

An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on 11 February 2025, 10.00am

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Jon Gibbons
General Manager

4 February 2025



Attachments

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20 December 2024 - 31 January 2025

Online submission

Your Say Lismore

Project: Code of Meeting Practice December 2024 - Public Exhibition



VISITORS

19

CONTRIBUTORS

9

RESPONSES

9

1

Registered

0

Unverified

8

Anonymous

1

Registered

0

Unverified

8

Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Jan 04, 2025 14:48:23 pm

Last Seen: Jan 04, 2025 14:48:23 pm

IP Address: n/a

Q1. Name

Ryan Dillon

Q2. Email



Q3. Submission

Generally, good governance is enabled by structures that allow community input i.e. mandatory attendance of Councilors at community pre-meeting forums (where this remains on the agenda). Having completed the AICD company directors course, and reviewing this against the materials in that course, it seems a logical extension that community input in that forum would only improve governance



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Jan 10, 2025 09:13:39 am

Last Seen: Jan 10, 2025 09:13:39 am

IP Address: n/a

Q1. **Name**

Laurel Grant

Q2. **Email**



Q3. **Submission**

Having stayed up past my bedtime for the last 18 months to watch councils meetings, I am very aware of the importance of the opportunity for the public to speak and be heard by council. Although my preference would be for evening meetings so that public who work can access more readily, i do understand the benefits of a daytime meeting. However I saw many people struggle to express all of their points to 4 minutes and to reduce the number of speakers and the time allotted is not in keeping with the council commitment to public access and input. On top of this for there to be no requirement for councillors to even bother to hear this input is blatant disregard for this commitment.



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Jan 21, 2025 14:32:04 pm

Last Seen: Jan 21, 2025 14:32:04 pm

IP Address: n/a

Q1. **Name**

Gwen Trimble

Q2. **Email**



Q3. **Submission**

This submission is regarding the Draft Code of Meeting Practice (Version DRAFT1.3) currently on public exhibition. Re 4.1 I have concerns about Council's proposed changes in Section 4 to remove the Public Access Session from the Council meeting to instead commence an hour before the Council meeting. I believe separating public access from the Council meeting, and as a consequence removing councillors obligation to attend and hear the representation of the public on the matters they are scheduled to debate, is contrary to community consultation best practice. It implies that the matters and concerns the community wish to present to councillors are not valued. Re 4.8 The proposal to limit public access to 2 speakers for and 2 against on each item of business assumes that prospective speakers come from the same group and so can co-ordinate their message, which may not be the case, particularly with complex matters. This draft proposal may potentially silence relevant representations. Re 4.9 If Council staff were to decide who could speak, then the comment in 4.8 above would further exacerbate the silencing of a full range of ideas or information. Re 4.12 The proposal to limit public access to a maximum of 10 speakers has a potential consequence of allowing only 3 agenda items to be addressed. Surely an undesirable outcome. Re 4.13 As we have observed many times during meetings, speakers often find it difficult to complete their presentation in 4 minutes. The proposal to limit each speaker to 3 minutes will further impede the whole of the information being heard. I would also note that, should Council adopt this draft as their Code of Meeting Practice, 10 speakers at 3 minutes each account for 30 minutes, maybe adding another 10 minutes for swapping over, amounts to 40 minutes. 40 minutes once a month for the public to voice comment or concern to their local representatives who may or may not be in the chamber to hear. Whilst I understand Council is trying to time manage their meetings, it seems to me that this draft has the public sidelined and I hope we can do better than that. I ask that public access sessions continue, as per last term, within the Council meeting structure. Sincerely Gwen Trimble 190 Gungas Road, Nimbin NSW 2480 0427486346



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Jan 22, 2025 15:43:51 pm

Last Seen: Jan 22, 2025 15:43:51 pm

IP Address: n/a

Q1. Name Anonymous

Q2. Email Anonymous

Q3. Submission

Meetings should be in the evenings when more people who work can attend.



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Jan 22, 2025 18:02:57 pm

Last Seen: Jan 22, 2025 18:02:57 pm

IP Address: n/a

Q1. **Name**

Robert Zanette

Q2. **Email**



Q3. **Submission**

Councillors are expected to work a normal day job and as well attend council meetings. This can only be achieved when council meetings are held outside of the normal work day week hours .. common sense and common curtesy given the service they provide the community they were elected to represent. Most community associations and clubs respect this and have their meetings out side of normal business work hours.



Respondent No: 6

Login: col baker

Email: [REDACTED]

Responded At: Jan 23, 2025 08:23:04 am

Last Seen: Jan 22, 2025 21:12:28 pm

IP Address: 206.83.114.52

Q1. **Name**

col baker

Q2. **Email**



Q3. **Submission**

Meetings should be returned to evening/nights To me severely impacts people who are working to take day of work to attend in daytime Submissions from audience should be limited in time and number. No more than one spokesperson advocating or denigrating a proposal. They say the same thing if in favour of a motion or against so all multiple speakers do is waste time. Perhaps signatures etc can be submitted with speech to reinforce their point. A lot of time is wasted on procedural nonsense, and often Councillors will virtually repeat what another Councillor has said. Simplify one to speak for and one against. Extraneous motions (eg letter about Julien Assange) should not get to the floor. If its not directly Council related shouldn't be mentioned. Col Baker



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Jan 23, 2025 20:07:14 pm

Last Seen: Jan 23, 2025 20:07:14 pm

IP Address: n/a

Q1. Name

Nathan Jenkins

Q2. Email



Q3. Submission

As the window for public speakers is being proposed to be moved forward, I think it is very important that Council adheres to 3.26 "For the purposes of clause 3.24, copies of agendas and business papers must be published on the council's website and made available to the public at a time that is as close as possible to the time they are available to councillors" Over the last 12 months we've seen minutes and agendas hit the website a couple of days before the meeting. Usually Councillors are talking about the agenda at least a week before they are published on the site. To ensure the public are given adequate time to review and submit their intention to speak Council must ensure this is upheld. This will also prevent staff time lost if the public choose to regularly submit GIPA requests to ensure that delays were truly "as close as possible to the time they are made available to Councillors.



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Jan 28, 2025 10:55:20 am

Last Seen: Jan 28, 2025 10:55:20 am

IP Address: n/a

Q1. **Name**

Lynn Barratt

Q2. **Email**



Q3. **Submission**

Daytime Council Meetings The meeting principles set out at section 2, are noted, and in particular the principles that : Council and committee meetings should be: informed and inclusive. It is self evident that in some circumstances one or more of the principles may be compromised to some extent to meet one or some other principle or principles. Inclusivity is perhaps the most important of all the principles. If inclusivity is achieved to the greatest extent possible, then all the other principles are more likely to be also achieved, because council will be made up of and informed by the most diverse character of citizens possible from the Lismore community and the maximum number of councillors possible will be participating in meetings , committees and other duties. For this reason in complying with and giving effect to the principles of informed inclusive meetings, it is considered to be in the best interests of the citizens of Lismore that council reconsider the decision to hold council meetings during the daytime and revert to holding them during the evening and night, as has occurred for some thirty or more years previously. This is advantageous in two ways: a) firstly, attracting a wider diversity of citizens to stand for election to council, and b) secondly, if elected to be able to participate equally with all other councillors in attendance at meetings, committees and performing other council duties. Under the present daytime meeting arrangement, those councillors who are employees during regular daytime work hours are subject to and reliant upon employer permission and having workplace conditions which enable time off during regular daytime hours to attend council meetings and duties. Business owners, retirees and other people not in an employee work relationship are less restricted in the arrangements they may have to make to enable their attendance at council meetings, committees and other functions in the performance of council duties. It is appreciated that some council employees may consider that attendance at night and evening council meetings deprives them of family time. However in modern society, many occupations require people to work during the evenings and nights. Night and evening work s required of staff who support the parliaments and committees of the state and federal jurisdictions. It is to be noted that what council employees are asked to work outside regular day time hours to support evening and night council meetings is modest and nowhere near as onerous as what is required of many essential workers in our community e.g. police men and women, nurses, doctors, paramedics, emergency services, factory and retail workers to name a few. Indeed night and evening council meetings may well be preferable for many of these kinds of workers, if elected to the council, because in many of these circumstances the majority of their work hours is during the day. Accordingly it is submitted that it is in the best interests of Lismore citizens, Lismore councillors and council functioning and performance as a whole, that council reverse the decision to hold council meetings in the daytime and revert to evening and night council meetings. Sections 3.10(a) and 3.14(a) – limiting notices of motion and questions on notice to three per councillor per ordinary council meeting Both these proposals limiting the numbers to three of each per councillor per meeting is reasonable. Both should contribute to the efficacy and efficiency of council meetings and council staff answering questions within ten days. The amendments still allow each councillor a good opportunity to submit notices of motion and questions on notice. This reduction will require councillors to prioritise their matters and reduce motions on matters which are insignificant or unimportant. It will reduce staff time being allocated to provide answers to questions which are similarly insignificant or unimportant. Section 4.1, 4.4, 4.8, 4.12, 4.16 – public access, number of speakers and time limitations These amendments are generally acceptable. The 4.1 amendment reduces public participation in the council meeting process and in so doing is taking away a valuable component of democracy in action. Public access as proposed will be before a meeting rather than being part of a meeting. Councillors will not be required to be in attendance to hear what members of the public have to say, notwithstanding that live streaming will permit but not require councillors to watch. Accordingly this amendment is not supported. It is submitted that public access time be part of the meeting and that it be democratically managed. It is understood Lismore has been a very engaged community, which is to be valued and encouraged not taken away. Limitations on the number of speakers and time permitted to speak are reasonable to achieve effectiveness and efficiency. However provision needs to be made to extend time and number of speakers to permit sufficiency of public comment on a

significant matter such as a major development proposal. Provision needs to be included to enable the time for public access to be extended in these circumstances say on the motion of a councillor and if necessary for the meeting to be adjourned to another evening time. Moving council meetings to the day will further decrease the opportunity for public participation and make it more difficult for councillors. Section 18 Time limits on council meetings Limiting conclusion to no longer than 5 hours after commencement with a possible extension of 30 minutes is reasonable (18.1 and 2). However provision should be made for the adjournment to be to an evening time. If council meetings revert to being in the evening the five hour limitation will be less cumbersome than in the day time when adjournments to enable compliance with workplace requirements for a lunch break will not arise in the same way. Long day time meetings and adjournments will make participation of full time employees who are also councillors more difficult than if council meetings are kept to evening and night.



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Jan 30, 2025 20:48:24 pm

Last Seen: Jan 30, 2025 20:48:24 pm

IP Address: n/a

Q1. **Name**

Dr Luke Robinson

Q2. **Email**



Q3. **Submission**

Dear Councillors, I am writing to urge you not to adopt the Code of Meeting Practice December 2024 in its current form. Democracy involves more than citizens just voting in elections every few years. In a healthy democracy, citizens continue to be engaged with political issues between elections, making their views known to their elected representatives, so that the latter can make better informed, up-to-date and nuanced decisions on their community's behalf. At a local council level, an important component of this is Public Access at council meetings. The recent decision by Lismore City Council to move its monthly meetings from 6pm to 10am (on the second Tuesday of each month) has already made it much more difficult for many members of the public, especially those with regular working hours, to attend meetings and to participate in Public Access. Now, this latest Code of Meeting Practice proposes to bring Public Access even earlier to 9am, and limit speakers to only 2 for and 2 against on any issue, while also reducing speaking time to only 3 minutes each, is another major restriction on our community's ability to share its views with Council and hold it to account. On important and contentious issues it is easy to imagine there being more than 2 speakers for or against a proposal with relevant and differing contributions to make to a debate. Unless the number of proposed speakers is clearly excessive, we should avoid leaving it to the General Manager in consultation with the mayor or the mayor's nominated chairperson" (section 4.10 draft Code of Meeting Practice December 2024) to decide who the speakers will be – there is an obvious incentive to select them to cause the least discomfort to Staff, the Mayor or his/her politically aligned Councillors. Furthermore, 3 minutes may often be insufficient time to present a case – citizens should at least be given the same time that Councillors are allowed. Finally, the removal of the requirement for Councillors to attend Public Access shows disrespect to those engaged citizens that have made the effort to attend and speak, to our community, and to democratic processes in general. The right of citizens to participate and be taken seriously in democratic processes such as Public Access and to be able to attend Council meetings is fundamental and should take primacy over other considerations - Councillors and Staff are there to serve the needs of the community, not the other way around. I therefore urge that you do not support the adoption of the Code of Meeting Practice December 2024 in its current form. Regards, Dr Luke Robinson Whian Whian

SUBMISSION TO LISMORE CITY COUNCIL

This submission is made to the Lismore City Council about changes to the Code of Meeting Practice.

COMPULSORY ATTENDANCE FOR PUBLIC ACCESS

⌘ It should be compulsory for Councillors to attend public access. It will show disregard for the public if they do not attend between 9am-10am.

⌘ Public access should remain part of the formal Council meeting process.

NUMBER OF SPEAKERS

⌘ Having 4 speakers for and against provides better representation for the Crs to hear what is important to the public. The one hour allotted ought to allow for this.

⌘ It is very common that speakers do not finish what they wanted to say in 4 minutes, let alone cutting it back to 3. This is a harsh change to reduce the only opportunity many in the community have to speak to Crs.

⌘ There should be no maximum number of 10 speakers. Some topics attract more speakers.

⌘ When there are many speakers nominating, the maximum can be determined by the Mayor if there is worth hearing from more speakers. Some reports attract more speakers on both sides, the number should be flexible, especially when the subject is of significance or urgent.

CLAUSE 4.25

⌘ This clause should NOT be deleted. The public should be allowed to speak to the Crs on this if they want. At times the public may have worthwhile input that should not be ignored.

NOTICES OF MOTION

⌘ Notices of motion could be limited to a specified number annually, instead of per meeting (or remain flexible). Changes in conditions, circumstances, emergencies, could mean urgency, e.g. after flood, fire, etc, then at other times there are none.

QUESTIONS WITH NOTICE

⌘ Again, a specified number annually instead of per meeting, due to the change in what is relevant at the time.

LIVESTREAMING

⌘ Live stream recordings of public access should be made available on Council's website, the same as Council meetings.

MAKING SUBMISSIONS

⌘ Submissions should be able to be made anonymously. There are some people who don't want their details published on the internet due to cyber security and other privacy reasons. Other submissions to governments allow for the writer to remain anonymous and their details are not published.

Submission on Lismore City Council Code of Meeting Practice Version on exhibition 2025

I object to the Code of Meeting Practice as currently exhibited.

I object to the proposed wording of Section 4, on the basis that it reduces democratic input to council decision-making by citizens. The capacity and importance of citizens to address councillors collectively and to ask questions on issues of concern should not be diminished. Nor should councillors and attending staff have the choice to avoid being addressed in public, and asked questions. The fact that Public Questions have been rarely used does not diminish the importance in providing an avenue for citizens to put on the public record questions and resultant answers that are of concern to them regarding the effective delivery of council's functions.

Section 4 should be worded to revert to the previous practice (last adopted in 2023 and in operation for several years before) and the wording should be, as far as possible:

Public Access Session - Addressing Council on an Agenda Item

4.1 ♣ The council holds public forums during each meeting of the council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting.

4.2 ◆ Public forums may be held by audio-visual link at the discretion of the mayor ♠.

4.3 ◆ Public forums are to be chaired by the mayor or their nominee.

4.4 ◆ To speak at public access, a person must first make an application to the council in the approved form. Applications to speak at the public forum must be received a minimum of 4 ♠ hours before the scheduled start time of the Council meeting and must identify the item of business on the agenda of the council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item.

4.5 ◆ A person may apply to speak on no more than three ♠ (3) items of business on the agenda of the council meeting.

4.6 □◆ Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at a public forum.

4.7 ◆ The general manager or their delegate may refuse an application to speak at a public forum. The general manager or their delegate must give reasons in writing for a decision to refuse an application.

4.8 ◆ No more than four ♠ (4) speakers are to be permitted to speak 'for' and four (4) speakers 'against' each item of business on the agenda for the council meeting.

4.9 □◆ If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to address the council on the item of business. If the speakers are not able to agree on whom to nominate to address the council, the general manager or their delegate is to determine who will address the council at public access.

4.10 □◆ If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may, in consultation with the mayor or the mayor's nominated chairperson, increase the number of speakers permitted to speak on an item of business, where they are satisfied that it is necessary to do so to allow the council to hear a fuller range of views on the relevant item of business.

4.11 □◆ Approved speakers at a public access are to register with the council any written, visual or audio material to be presented in support of their address to the council at the public forum, and to identify any equipment needs a minimum of four ♠ (4) hours before the scheduled

start time of the Council meeting. The general manager or their delegate may refuse to allow such material to be presented.

4.12 ♦ The general manager or their delegate is to determine the order of speakers at public access.

4.13 □♦ Each speaker will be allowed four ♠ (4) minutes to address the council. This time is to be strictly enforced by the chairperson.

4.14 □♦ Speakers at public access must not digress from the item on the agenda of the council meeting they have applied to address the council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

4.15 □♦ A councillor (including the chairperson) may, through the chairperson, ask questions of a speaker following their address at public access. Questions put to a speaker must be direct, succinct and without argument.

4.16 ♦ Speakers are under no obligation to answer a question put under clause 4.15. Answers by the speaker, to each question are to be limited to two ♠ (2) minutes.

4.17 ♦ Speakers at public access cannot ask questions of the council, councillors, or council staff.

4.18 □♦ The general manager or their nominee may, with the concurrence of the chairperson, address the council for up to four ♠ (4) minutes in response to an address to the council at a public forum after the address and any subsequent questions and answers have been finalised.

4.19 □♦ Where an address made at a public forum raises matters that require further consideration by council staff, the general manager may recommend that the council defer consideration of the matter pending the preparation of a further report on the matters.

4.20 □♦ When addressing the council, speakers at a public forum must comply with this code and all other relevant council codes, policies, and procedures. Speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the council's code of conduct or making other potentially defamatory statements.

4.21 □♦ If the chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in clause 4.20, the chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the chairperson's request, the chairperson may immediately require the person to stop speaking.

4.22 ♦ Clause 4.21 does not limit the ability of the chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 15 of this code.

4.23 □♦ Where a speaker engages in conduct of the type referred to in clause 4.20, the general manager or their delegate may refuse further applications from that person to speak at public forums for such a period as the general manager or their delegate considers appropriate.

4.24 □♦ Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the councillor who made the declaration.

♠ Public Question Time

4.25 ♠ A public question time will be held following public access at each ordinary meeting of the council for fifteen (15) minutes on the following basis:

11 (a) The person wishing to ask a question relating to a matter on the agenda must submit their question electronically via councils website at least fifteen (15) minutes before the scheduled start of the meeting.

(b) The person once called by the chairperson, will approach the microphone, give their name and ask their question as submitted.

(c) The person must not make any defamatory or insulting statements, and must not discuss another person's personal information.

(d) The chairperson may refuse to deal with any question.

(e) A councillor who has been asked a question may through the chairperson call on the

general manager to assist in answering the question.

(f) Any councillor or the general manager who has been asked a question may take the question on notice and respond in writing within ten working days. A copy of the written response will be sent to all councillors.

(g) Questions are limited to two (2) per person.

Of particular concern to me are the proposed reductions in the number of speakers on an item, and the time allowed for each.

The number of speakers has been halved, and their time reduced from four to three minutes.

This inevitably reduces the amount of publicly visible input by residents to councillors on contentious issues, and indicates an apparent walking away from taking public access seriously. Often issues considered by council are complex, and different speakers bring different perspectives and knowledge to the public access sessions. Permitting only two speakers for and against curtails the discussion significantly. And while councillors become adept at making their points succinctly, nervous inexperienced members of the public need a little more time to express themselves. *Three speakers for and against with three minutes each would be an appropriate compromise amendment if council finds itself unable to return to the previous effective procedures.*

=====

In the event that council declines to reinstate previous practice regarding Section 4 on public access and question time being within council's meeting, then Section 5 should be amended to ensure council and relevant staff attend public access forums.

This may be done by amending section 5 in relevant parts as follows:

Suggested amendments to Section 5 Coming together:

5.1 All councillors must make reasonable efforts to attend meetings **and public access sessions** of the council and of committees of the council of which they are members.

5.2 A councillor cannot participate in a meeting **and public access session** of the council or of a committee of the council unless personally present at the meeting, unless permitted to attend the meeting by audio-visual link under this code.

5.4 Where a councillor is unable to attend one or more ordinary meetings **and public access sessions** of the council, the councillor should request that the council grant them a leave of absence from those meetings **and public access sessions**. This clause does not prevent a councillor from making an apology if they are unable to attend a meeting. However, the acceptance of such an apology does not constitute the granting of a leave of absence for the purposes of this code and the Act.

5.5 A councillor's request for leave of absence from council meetings **and public access sessions** should, if practicable, identify (by date) the meetings **and public access sessions** from which the councillor intends to be absent and the grounds upon which the leave of absence is being sought.

5.6 The council must act reasonably when considering whether to grant a councillor's request for a leave of absence.

5.7 A councillor's civic office will become vacant if the councillor is absent from three (3) consecutive ordinary meetings of the council without prior leave of the council, or leave granted by the council at any of the meetings concerned, unless the holder is absent because they have been suspended from office under the Act, or because the council has been suspended under the Act, or as a consequence of a compliance order under section 438HA.

Note: Clause 5.7 reflects section 234(1) (d) of the Act.

5.8 A councillor who intends to attend a meeting **and public access session** of the council despite having been granted a leave of absence should, if practicable, give the general manager at least two (2) days notice of their intention to attend.

The quorum for a meeting

5.9 The quorum for a meeting of the council is a majority of the councillors of the council who hold office at that time and are not suspended from office.

Note: Clause 5.9 reflects section 368(1) of the Act.

5.10 Clause 5.9 does not apply if the quorum is required to be determined in accordance with directions of the Minister in a performance improvement order issued in respect of the council.

Note: Clause 5.10 reflects section 368(2) of the Act.

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5.11 A meeting **or public access session** of the council must be adjourned if a quorum is not present:

a) at the commencement of the meeting **and public access session** where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or
b) within half an hour after the time designated for the holding of the meeting **and public access session**, or

c) at any time during the meeting.

5.12 In either case, the meeting **and public access session** must be adjourned to a time, date and place fixed:

a) by the chairperson, or b) in the chairperson's absence, by the majority of the councillors present, or c) failing that, by the general manager.

5.13 The general manager must record in the council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting **or public access session of the council**, together with the names of the councillors present.

5.14 ♦ Where, prior to the commencement of a meeting **or public access session**, it becomes apparent that a quorum may not be present at the meeting or public access session, or that the health, safety or welfare of councillors, council staff and members of the public may be put at risk by attending the meeting because of a natural disaster or a public health emergency, the mayor may, in consultation with the general manager and, as far as is practicable, with each councillor, cancel the meeting **and public access session**. Where a meeting **and public access sessions** is cancelled, notice of the cancellation must be published on the council's website and in such other manner that the council is satisfied is likely to bring notice of the cancellation to the attention of as many people as possible.

5.15 ♦ Where a meeting **and public access session** is cancelled under clause 5.14, the business to be considered at the meeting may instead be addressed and considered, where practicable, at the next ordinary meeting **and public access session** of the council or at an extraordinary meeting **and public access session** called under clause 3.3.

Meetings held by audio-visual

5.16 ♦ A meeting **and public access session** of the council or a committee of the council may be held by audio-visual link where the mayor determines that the meeting should be held by audio-visual link because of a natural disaster or a public health emergency. The mayor may only make a determination under this clause where they are satisfied that attendance at the meeting **and public access session** may put the health and safety of councillors and staff at risk. The mayor must make a determination under this clause in consultation with the general manager and, as far as is practicable, with each councillor.

5.17 ♦ Where the mayor determines under clause 5.16 that a meeting **and public access session** is to be held by audio-visual link, the general manager must:

(a) give written notice to all councillors that the meeting **and public access session** is to be held by audio-visual link,
and

(b) take all reasonable steps to ensure that all councillors can participate in the meeting **and public access session** by audio-visual link, and

(c) cause a notice to be published on the council's website and in such other manner the general manager is satisfied will bring it to the attention of as many people as possible, advising that the meeting **and public access session** is to be held by audio-visual link and providing information about where members of the public may view the meeting **and public access session**.

5.18 ♦ This code applies to a meeting **and public access session** held by audio-visual link under clause 5.16 in the same way it would if the meeting and public access sessions was held in person.

Note: Where a council holds a meeting or public access session by audio-visual link under clause 5.16, it is still required under section 10 of the Act to provide a physical venue for members of the public to attend in person and observe the meeting and public access session.

13

Attendance by councillors at meetings and public access sessions by audio-visual link

5.19 ♦ Councillors may attend and participate in meetings **and public access sessions** of the council, and committees of the council by audio-visual link with the approval of the council or the relevant committee.

5.20 ♦ A request by a councillor for approval to attend a meeting **and public access session** by audio-visual link must be made in writing to the general manager prior to the meeting **and public access session** in question and must provide reasons why the councillor will be prevented from attending the meeting **and public access session** in person.

5.21 ♦ Councillors may request approval to attend more than one meeting **and public access session** by audio-visual link.

Where a councillor requests approval to attend more than one meeting **and public access session** by audio-visual link, the request must specify the meetings **and public access sessions** the request relates to in addition to the information required under clause 5.20.

5.22 ♦ The council must comply with the Health Privacy Principles prescribed under the *Health Records and Information Privacy Act 2002* when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting **and public access session** by audio-visual link.

5.23 ♦ A councillor who has requested approval to attend a meeting **and public access session** of the council or a committee of the council by audio-visual link may participate in the meeting **and public access session** by audio-visual link until the council or committee determines whether to approve their request and is to be taken as present at the meeting **and public access session**. The councillor may participate in a decision in relation to their request to attend the meeting **and public access session** by audio-visual link.

5.24 ♦ A decision whether to approve a request by a councillor to attend a meeting **and public access session** of the council or a committee of the council by audio-visual link must be made by a resolution of the council or the committee concerned. The resolution must state:

(a) the meetings **and public access sessions** the resolution applies to, and

(b) the reason why the councillor is being permitted to attend the meetings **and public access sessions** by audio-visual link where it is on grounds other than illness, disability, or caring responsibilities.

5.25 ♦ If the council or committee refuses a councillor's request to attend a meeting **and public access session** by audio-visual link, their link to the meeting **and public access session** is to be terminated.

5.26 ♦ A decision whether to approve a councillor's request to attend a meeting **and public access session** by audio-visual link is at the council's or the relevant committee's discretion. The council and committees of the council must act reasonably when considering requests by councillors to attend meetings **and public access sessions** by audio-visual link. However, the council and committees of the council are under no obligation to approve a councillor's request to attend a meeting **and public access session** by audio-visual link where the technical capacity

does not exist to allow the councillor to attend the meeting **and public access session** by these means.

5.27 ♦ The council and committees of the council may refuse a councillor's request to attend a meeting **and public access session** by audio-visual link where the council or committee is satisfied that the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or to comply with this code on one or more previous occasions they have attended a meeting **or public access session** of the council or a committee of the council by audio-visual link.

5.28 ♦ This code applies to a councillor attending a meeting **and public access session** by audio-visual link in the same way it would if the councillor was attending the meeting **and public access session** in person. Where a councillor is permitted to attend a meeting **and public access session** by audio-visual link under this code, they are to be taken as attending the meeting **and public access session** in person for the purposes of the code and will have the same voting rights as if they were attending the meeting in person.

5.29 ♦ A councillor must give their full attention to the business and proceedings of the meeting **and public access session** when attending a meeting **and public access session** by audio-visual link. The councillor's camera must be on at all times during the meeting **and public access session** except as may be otherwise provided for under this code.

5.30 ♦ A councillor must be appropriately dressed when attending a meeting **and public access session** by audio-visual link and must ensure that no items are within sight of the meeting **and public access session** that are inconsistent with the maintenance of order at the meeting **or public access session** or that are likely to bring the council or the committee into disrepute.

Entitlement of the public to attend council meetings and public access sessions

5.31 Everyone is entitled to attend a meeting **and public access session** of the council and committees of the council. The council must ensure that all meetings **and public access sessions** of the council and committees of the council are open to the public.

Note: Clause 5.31 reflects section 10(1) of the Act.

5.32 Clause 5.31 does not apply to parts of meetings that have been closed to the public under section 10A of the Act.

5.33 A person (whether a councillor or another person) is not entitled to be present at a meeting **or public access session** of the council or a committee of the council if expelled from the meeting **or public access session**

a) by a resolution of the meeting, or

b) by the person presiding at the meeting if the council has, by resolution, authorised the person presiding to exercise the power of expulsion.

Note: Clause 5.33 reflects section 10(2) of the Act.

♦ **Note: if adopted, clauses 15.14 and 15.15 confers a standing authorisation on all chairpersons of meetings of the council and committees of the council to expel persons from meetings. If adopted clause 15.14 authorises chairpersons to expel any person, including a councillor, from a council or committee meeting. Alternatively if adopted clause 15.15 authorises chairpersons to expel persons other than councillors from a council or committee meeting.**

Webcasting of meetings and public access sessions

5.34 Each meeting **and public access session** of the council or a committee of the council is to be recorded by means of an audio or audio-visual device.

5.35 At the start of each meeting **and public access session** of the council or a committee of the council, the chairperson must inform the persons attending the meeting **or public access session** that:

(a) the meeting **or public access session** is being recorded and made publicly available on the council's website, and

(b) persons attending the meeting **or public access session** should refrain from making any defamatory statements.

5.36 The recording of a meeting **and public access session** is to be made publicly available on the council's website:

(a) at the same time as the meeting **and public access session** is taking place, or

(b) as soon as practicable after the meeting **and public access session**.

5.37 The recording of a meeting **or public access session** is to be made publicly available on the council's website for at least 12 months after the meeting **or public access session**.

5.38 Clauses 5.36 and 5.37 do not apply to any part of a meeting that has been closed to the public in accordance with section 10A of the Act.

Note: Clauses 5.34 - 5.38 reflect section 236 of the Regulation.

5.39 Recordings of meetings **and public access sessions** may be disposed of in accordance with the *State Records Act 1998*.

Attendance of the general manager and other staff at meetings **and public access sessions**

5.40 The general manager is entitled to attend, but not to vote at, a meeting **and public access session** of the council or a meeting of a committee of the council of which all of the members are councillors.

Note: Clause 5.40 reflects section 376(1) of the Act.

5.41 The general manager is entitled to attend a meeting of any other committee of the council and may, if a member of the committee, exercise a vote.

Note: Clause 5.41 reflects section 376(2) of the Act.

5.42 The general manager may be excluded from a meeting of the council or a committee while the council or committee deals with a matter relating to the standard of performance of the general manager or the terms of employment of the general manager.

Note: Clause 5.42 reflects section 376(3) of the Act.

5.43 The attendance of other council staff at a meeting **or public access session**, (other than as members of the public) shall be with the approval of the general manager.

5.44 The general manager and other council staff may attend meetings **and public access sessions** of the council and committees of the council by audio-visual-link. Attendance by council staff at meetings **and public access sessions** by audio-visual link (other than as members of the public) shall be with the approval of the general manager.

Given the possible complexity in properly wording an amendment like this for Section 5, it might be appropriate for council to refer the exact wording to staff, [*if it accepts that it is desirable to require councilor and staff attendance at, and the recording and broadcast of, public access forums*] for adoption at a subsequent meeting.

Section 7.4 should be amended to read:

7.4 ♦ A council officer is to be addressed by Mr/Ms/Mrs/**other preferred honorific indicated by the officer** ♠ [surname].

Council, aiming to recognise that persons have the right to be addressed by their preferred honorific, as indicated by the addition of "Mrs" to the previous practice, it is appropriate to make this explicit for all honorifics.

Jim Richardson,

Clunes, 31/01/2025

Report

Report

Subject	Code of Meeting Practice Review
TRIM Record No	BP24/798:EF19/483-6
Prepared by	Governance & Risk Manager
Reason	Review the Code of Meeting Practice
Strategic Theme	Leadership and participation
Strategy	We provide effective management and responsible governance.
Action	Ensure the efficient and effective operation of Council.

Executive Summary

In accordance with provisions of the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2021* (the Reg) council must adopt a code of meeting practice within 12 months of an ordinary election of councillors.

The Code of Meeting Practice (COMP) must be placed on public exhibition for a period of not less than 28 days and submissions invited from members of the public.

The Office of Local Government (OLG) released a new Model Code of Meeting Practice in 2021 (the Model). The Model has both mandatory provisions and non mandatory provisions.

A Lismore City Council Code of Meeting Practice has been drafted consistent with the Model.

Recommendation

That:

1. in accordance with section 361 of the *Local Government Act 1993*, the Code of Meeting Practice at Attachment 1 to this report be placed on public exhibition for a period of 28 days and submissions received for 42 days.
2. if any objections are received during the submission period the Code of Meeting Practice be reported back to Council for further consideration. If no objections are received during the submission period the Code of Meeting Practice is adopted by Council.

Background

To comply with Section 360 of the Act as shown below Lismore City Council must adopt a COMP within 12 months of the election. The COMP adopted by Council must not contain anything that is inconsistent with the Model.

360 Conduct of meetings of councils and committees

- (1) The regulations may prescribe a model code of meeting practice for the conduct of meetings of councils and committees of councils of which all the members are councillors.
- (2) The model code may contain both mandatory and non-mandatory provisions.
- (3) A council must, not later than 12 months after an ordinary election of councillors, adopt a code of meeting practice that incorporates the mandatory provisions of the model code prescribed by the

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Meeting held 10 December 2024 - 11.10 - Code of Meeting Practice Review

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regulations. The adopted code may also incorporate the non-mandatory provisions and other provisions.

- (4) A code adopted or amended by the council must not contain provisions that are inconsistent with the mandatory provisions.
- (5) A council and a committee of the council of which all the members are councillors must conduct its meetings in accordance with the code of meeting practice adopted by it.

Section 361 of the Act prescribes that the COMP must be placed on public exhibition for a period of not less than 28 days. Members of the public must also be provided with a period of 42 days following the COMP being placed on exhibition to make submissions.

Section 232 of the Reg prescribes the Model as produced by the OLG.

The draft Code of Meeting Practice contains the following legend that will inform the reader whether the particular section is mandatory or otherwise.

Provision	Explanation	Identified by
Mandatory	Provisions must be included in the Code	No symbol
Optional	Provisions suggested by OLG which may be included in the Code	◆
Optional (amended)	Utilises or replaces non-mandatory provisions suggested by OLG to meet organisation needs	♣
Supplementary	Additional provisions drafted by council to meet organisational needs.	♠

Changes

The following changes are proposed in this review of Lismore City Council Code of Meeting Practice:

- include clauses 3.10(a) and 3.14(a). These clauses were resolved to be included and placed on public exhibition in May 2024. This was delayed and once put on public exhibition two submissions were received one supporting the change and one opposing the change – due to the time required to receive submissions it was not practical to return to council before the election.
- alter clause 4.1 public access to be held **prior** to each meeting of council. This is inline with the note in the Model Code of Meeting Practice that public forums should not be held as part of a council meeting.
- alter clause 4.4 to update the time applications need to be lodged – this reflects change in new time of council meetings.
- alter clause 4.8 to change number of speakers to two for and two against.
- alter clause 4.11 to update the time registration of materials for public access is required. This reflects change in new time of council meetings.
- alter clause 4.12 to include a maximum of ten (10) speakers. This is necessary because of the one hour time limit on public access. It allows for change over time of speakers, questions and responses to questions.
- alter clause 4.13 to each speaker will be allowed three (3) minutes.
- alter clause 4.16 to limit responses to questions to one (1) minute.
- remove clause 4.25 it was included in 2022 and has not been used.

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- alter clause 7.4 to include Mrs
- alter clause 8.2 to reflect holding public access prior to the meeting and swap items 9 and 10. This allows reports of the General Manager to be considered before reports of committees.
- alter clause 14.11 to update the time applications need to be lodged – this reflects change in new time of council meetings.
- alter clause 14.17 to change the time for speakers to be two (2) minutes. This is considered enough time for speakers to make representation as to whether the meeting should be closed to the public.
- alter clauses 18.1, 18.2 & 18.3 – this is to reflect change in the new time of council meetings.

The attached draft Code of Meeting Practice has the proposed changes highlighted for easy reference. Highlighting will be deleted and any formatting or spelling issues will be corrected when the Code is adopted.

Comments

Finance

Not required.

Public consultation

Any new or amended Code of Meeting Practice needs to be advertised, with the period of public exhibition not less than 28 days. The public notice must also specify a period of not less than 42 days after the date on which the draft COMP is placed on public exhibition during which submissions may be made to the council.

Conclusion

The draft Lismore City Council Code of Meeting Practice 2024 be placed on public exhibition and submissions accepted for the required time. If any submissions received do not support adoption of the code it will be reported back to Council for further consideration. If no unsupportive submissions are received the Code of Meeting Practice as attached to this report will be adopted.

Attachment/s

1. Draft LCC Code of Meeting Practice New Council 2024 (Over 7 pages)



Lismore City Council

CODE OF MEETING PRACTICE

Date of Adoption:

Version DRAFT 1.3

Version Control

VERSION	DESCRIPTION	APPROVAL	APPROVAL DATE
DRAFT	Code of Meeting Practice – Council Meeting August 2022		
DRAFT	Code of Meeting Practice – Public Exhibition Draft		
ADOPTED	Code of Meeting Practice – Adopted	Council	11 October 2022
DRAFT	Code of Meeting Practice – Public Exhibition Draft 3.16(a)		
1.1	Code of Meeting Practice – Adopted October 2023 clause 3.16(a)	Council	10 October 2023
1.2	Code of Meeting Practice – Adopted November 2023 clause 4.1	Council	21 November 2023
DRAFT	Code of Meeting Practice – Public Exhibition Draft 3.10(a) & 3.14(a)		
DRAFT 1.3	Code of Meeting Practice – Public Exhibition Draft New council term		

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1 INTRODUCTION

Lismore City Council's Code of Meeting Practice (the Code) is based on the Model Code of Meeting Practice for Local Councils in NSW (the Model Meeting Code) is made under section 360 of the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2021* (the Regulation).

The Code applies to all meetings of councils and committees of council of which all the members are councillors (committees of council). Council committees whose members include persons other than councillors may adopt their own rules for meetings unless the council determines otherwise.

Councils must adopt a code of meeting practice that incorporates the mandatory provisions of the Model Meeting Code. This Code meets those requirements.

The Code may also incorporate the non-mandatory provisions of the Model Meeting Code and other supplementary provisions. However, a code of meeting practice adopted by a council must not contain provisions that are inconsistent with the mandatory provisions of this Model Meeting Code.

This Code meets those requirements. Provisions used throughout the Code are shown below:

Provision	Explanation	Identified by:
Mandatory	Provisions which must be included in the Code	No symbol
Optional	Provisions suggested by OLG which may be included in the Code	◆
Optional (amended)	Utilises or replaces non-mandatory provisions suggested by OLG, to meet organisational needs	♣
Supplementary	Additional provisions drafted by Council to meet organisational needs.	♠

A council and a committee of the council of which all the members are councillors must conduct its meetings in accordance with the code of meeting practice adopted by the council.

2 MEETING PRINCIPLES

2.1 Council and committee meetings should be:

Transparent: Decisions are made in a way that is open and accountable.

Informed: Decisions are made based on relevant, quality information.

Inclusive: Decisions respect the diverse needs and interests of the local community.

Principled: Decisions are informed by the principles prescribed under Chapter 3 of the Act.

Trusted: The community has confidence that councillors and staff act ethically and make decisions in the interests of the whole community.

Respectful: Councillors, staff and meeting attendees treat each other with respect.

Effective: Meetings are well organised, effectively run and skillfully chaired.

Orderly: Councillors, staff and meeting attendees behave in a way that contributes to the orderly conduct of the meeting.

3 BEFORE THE MEETING

Timing of ordinary council meetings

3.1 (Omitted use 3.2)

3.2 The council shall, by resolution, set the frequency, time, date and place of its ordinary meetings.

Note: Councils must use either clause 3.1 or 3.2

Extraordinary meetings

3.3 If the mayor receives a request in writing, signed by at least two (2) councillors, the mayor must call an extraordinary meeting of the council to be held as soon as practicable, but in any event, no more than fourteen (14) days after receipt of the request. The mayor can be one of the two councillors requesting the meeting.

Note: Clause 3.3 reflects section 366 of the Act.

Notice to the public of council meetings

3.4 The council must give notice to the public of the time, date and place of each of its meetings, including extraordinary meetings and of each meeting of committees of the council.

Note: Clause 3.4 reflects section 9(1) of the Act.

3.5 For the purposes of clause 3.4, notice of a meeting of the council and of a committee of council is to be published before the meeting takes place. The notice must be published on the council's website, and in such other manner that the council is satisfied is likely to bring notice of the meeting to the attention of as many people as possible.

3.6 For the purposes of clause 3.4, notice of more than one (1) meeting may be given in the same notice.

Notice to councillors of ordinary council meetings

3.7 The general manager must send to each councillor, at least three (3) days before each meeting of the council, a notice specifying the time, date and place at which the meeting is to be held, and the business proposed to be considered at the meeting.

Note: Clause 3.7 reflects section 367(1) of the Act.

3.8 The notice and the agenda for, and the business papers relating to, the meeting may be given to councillors in electronic form, but only if all councillors have facilities to access the notice, agenda and business papers in that form.

Note: Clause 3.8 reflects section 367(3) of the Act.

Notice to councillors of extraordinary meetings

3.9 Notice of less than three (3) days may be given to councillors of an extraordinary meeting of the council in cases of emergency.

Note: Clause 3.9 reflects section 367(2) of the Act.

Giving notice of business to be considered at council meetings

- 3.10 A councillor may give notice of any business they wish to be considered by the council at its next ordinary meeting by way of a notice of motion. To be included on the agenda of the meeting, the notice of motion must be in writing and must be submitted **eleven* (11)** business days before the meeting is to be held.
- ♣ (a) A councillor may submit no more than three (3) notices of motion to be considered at each Ordinary meeting of the Council.
- 3.11 A councillor may, in writing to the general manager, request the withdrawal of a notice of motion submitted by them prior to its inclusion in the agenda and business paper for the meeting at which it is to be considered.
- 3.12 ◆ If the general manager considers that a notice of motion submitted by a councillor for consideration at an ordinary meeting of the council has legal, strategic, financial or policy implications which should be taken into consideration by the meeting, the general manager may prepare a report in relation to the notice of motion for inclusion with the business papers for the meeting at which the notice of motion is to be considered by the council.
- 3.13 ◆ A notice of motion for the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the notice of motion. If the notice of motion does not identify a funding source, the general manager must either:
- (a) prepare a report on the availability of funds for implementing the motion if adopted for inclusion in the business papers for the meeting at which the notice of motion is to be considered by the council, or
 - (b) by written notice sent to all councillors with the business papers for the meeting for which the notice of motion has been submitted, defer consideration of the matter by the council to such a date specified in the notice, pending the preparation of such a report.

Questions with notice

- 3.14 A councillor may, by way of a notice submitted under clause 3.10, ask a question for response by the general manager about the performance or operations of the council.
- ♣ (a) A councillor may submit no more than three (3) questions with notice for response at each Ordinary meeting of the Council.
- 3.15 A councillor is not permitted to ask a question with notice under clause 3.14 that comprises a complaint against the general manager or a member of staff of the council, or a question that implies wrongdoing by the general manager or a member of staff of the council.
- 3.16 The general manager or their nominee may respond to a question with notice submitted under clause 3.14 by way of a report included in the business papers for the relevant meeting of the council or orally at the meeting:
- ♣ (a) Any response provided to a question with notice submitted under clause 3.16 will be included in the minutes of the meeting. In the case of an oral response a transcript of the response is to be included on the minutes.

Agenda and business papers for ordinary meetings

- 3.17 The general manager must cause the agenda for a meeting of the council or a committee of the council to be prepared as soon as practicable before the meeting.
- ♣ Subject to unforeseen circumstances, the General Manager will endeavour to cause the business paper to be provided to Councillors no later than 1 week prior to the scheduled Ordinary Council meeting.

- 3.18 The general manager must ensure that the agenda for an ordinary meeting of the council states:
- (a) all matters to be dealt with arising out of the proceedings of previous meetings of the council, and
 - (b) if the mayor is the chairperson – any matter or topic that the chairperson proposes, at the time when the agenda is prepared, to put to the meeting, and
 - (c) all matters, including matters that are the subject of staff reports and reports of committees, to be considered at the meeting, and
 - (d) any business of which due notice has been given under clause 3.10.
- 3.19 Nothing in clause 3.18 limits the powers of the mayor to put a mayoral minute to a meeting under clause 9.6.
- 3.20 The general manager must not include in the agenda for a meeting of the council any business of which due notice has been given if, in the opinion of the general manager, the business is, or the implementation of the business would be, unlawful. The general manager must report, without giving details of the item of business, any such exclusion to the next meeting of the council.
- 3.21 Where the agenda includes the receipt of information or discussion of other matters that, in the opinion of the general manager, is likely to take place when the meeting is closed to the public, the general manager must ensure that the agenda of the meeting:
- (a) identifies the relevant item of business and indicates that it is of such a nature (without disclosing details of the information to be considered when the meeting is closed to the public), and
 - (b) states the grounds under section 10A(2) of the Act relevant to the item of business.

Note: Clause 3.21 reflects section 9(2A)(a) of the Act.

- 3.22 The general manager must ensure that the details of any item of business which, in the opinion of the general manager, is likely to be considered when the meeting is closed to the public, are included in a business paper provided to councillors for the meeting concerned. Such details must not be included in the business papers made available to the public and must not be disclosed by a councillor or by any other person to another person who is not authorised to have that information.

Statement of ethical obligations

- 3.23 Business papers for all ordinary and extraordinary meetings of the council and committees of the council must contain a statement reminding councillors of their oath or affirmation of office made under section 233A of the Act and their obligations under the council's code of conduct to disclose and appropriately manage conflicts of interest.

Availability of the agenda and business papers to the public

- 3.24 Copies of the agenda and the associated business papers, such as correspondence and reports for meetings of the council and committees of council, are to be published on the council's website, and must be made available to the public for inspection, or for taking away by any person free of charge at the offices of the council, at the relevant meeting and at such other venues determined by the council.

Note: Clause 3.24 reflects section 9(2) and (4) of the Act.

- 3.25 Clause 3.24 does not apply to the business papers for items of business that the general manager has identified under clause 3.21 as being likely to be considered when the meeting is closed to the public.

Note: Clause 3.25 reflects section 9(2A)(b) of the Act.

- 3.26 For the purposes of clause 3.24, copies of agendas and business papers must be published on the council's website and made available to the public at a time that is as close as possible to the time they are available to councillors.

Note: Clause 3.26 reflects section 9(3) of the Act.

- 3.27 A copy of an agenda, or of an associated business paper made available under clause 3.24, may in addition be given or made available in electronic form.

Note: Clause 3.27 reflects section 9(5) of the Act.

Agenda and business papers for extraordinary meetings

- 3.28 The general manager must ensure that the agenda for an extraordinary meeting of the council deals only with the matters stated in the notice of the meeting.
- 3.29 Despite clause 3.28, business may be considered at an extraordinary meeting of the council, even though due notice of the business has not been given, if:
- a) a motion is passed to have the business considered at the meeting, and
 - b) the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.
- 3.30 A motion moved under clause 3.29(a) can be moved without notice but only after the business notified in the agenda for the extraordinary meeting has been dealt with.
- 3.31 Despite clauses 10.20–10.30, only the mover of a motion moved under clause 3.29(a) can speak to the motion before it is put.
- 3.32 A motion of dissent cannot be moved against a ruling of the chairperson under clause 3.29(b) on whether a matter is of great urgency.

Briefing sessions

- 3.33 ◆ Prior to each ordinary meeting of the council, the general manager may arrange a pre-meeting briefing session to brief councillors on business to be considered at the meeting. Pre-meeting briefing sessions may also be held for extraordinary meetings of the council and meetings of committees of the council.
- 3.34 ◆ Pre-meeting briefing sessions are to be held in the absence of the public.
- 3.35 ◆ Pre-meeting briefing sessions may be held by audio-visual link.
- 3.36 ◆ The general manager or a member of staff nominated by the general manager is to preside at pre-meeting briefing sessions.
- 3.37 ◆ Councillors must not use pre-meeting briefing sessions to debate or make preliminary decisions on items of business they are being briefed on, and any debate and decision-making must be left to the formal council or committee meeting at which the item of business is to be considered.
- 3.38 ◆ Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of a briefing at a pre-meeting briefing session, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at pre-meeting briefing sessions

and how the conflict of interest was managed by the councillor who made the declaration.

- 3.39 ♠ Council manages other briefing sessions and workshops in line with policy
1.2.20 Council Briefings Policy

4 PUBLIC FORUMS

Public Access Session – Addressing Council on an Agenda Item

- 4.1 ♠ The council may hold a public forum **prior to each meeting** of the council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meeting. **Public Access will begin one (1) hour before the scheduled start of the meeting.**
- 4.2 ◆ Public forums may be held by audio-visual link at the discretion of the mayor ♠.
- 4.3 ◆ Public forums are to be chaired by the mayor or their nominee.
- 4.4 ◆ To speak at public access, a person must first make an application to the council in the approved form. Applications to speak at the public forum must be received by **4pm the day before the Council meeting** and must identify the item of business on the agenda of the council meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item.
- 4.5 ◆ A person may apply to speak on no more than three ♠ (3) items of business on the agenda of the council meeting.
- 4.6 ◆ Legal representatives acting on behalf of others are not to be permitted to speak at a public forum unless they identify their status as a legal representative when applying to speak at a public forum.
- 4.7 ◆ The general manager or their delegate may refuse an application to speak at a public forum. The general manager or their delegate must give reasons in writing for a decision to refuse an application.
- 4.8 ◆ No more than **two ♠ (2) speakers** are to be permitted to speak 'for' and **two (2) speakers** 'against' each item of business on the agenda for the council meeting.
- 4.9 ◆ If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to address the council on the item of business. If the speakers are not able to agree on whom to nominate to address the council, the general manager or their delegate is to determine who will address the council at public access.
- 4.10 ◆ If more than the permitted number of speakers apply to speak 'for' or 'against' any item of business, the general manager or their delegate may, in consultation with the mayor or the mayor's nominated chairperson, increase the number of speakers permitted to speak on an item of business, where they are satisfied that it is necessary to do so to allow the council to hear a fuller range of views on the relevant item of business.
- 4.11 ◆ Approved speakers at a public access are to register with the council any written, visual or audio material to be presented in support of their address to the council at the public forum, and to identify any equipment needs by **4pm ♠** the day before the scheduled start time of the Council meeting. The general manager or their delegate may refuse to allow such material to be presented.

- 4.12 ◆ The general manager or their delegate is to determine the order of speakers at public access. There will be a maximum of ten (10) speakers at any one public access session. ◆
- 4.13 ◆ Each speaker will be allowed three ◆ (3) minutes to address the council. This time is to be strictly enforced by the chairperson.
- 4.14 ◆ Speakers at public access must not digress from the item on the agenda of the council meeting they have applied to address the council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.
- 4.15 ◆ A councillor (including the chairperson) may, through the chairperson, ask questions of a speaker following their address at public access. Questions put to a speaker must be direct, succinct and without argument.
- 4.16 ◆ Speakers are under no obligation to answer a question put under clause 4.15. Answers by the speaker, to each question are to be limited to one ◆ (1) minute.
- 4.17 ◆ Speakers at public access cannot ask questions of the council, councillors, or council staff.
- 4.18 ◆ The general manager or their nominee may, with the concurrence of the chairperson, address the council for up to four ◆ (4) minutes in response to an address to the council at a public forum after the address and any subsequent questions and answers have been finalised.
- 4.19 ◆ Where an address made at a public forum raises matters that require further consideration by council staff, the general manager may recommend that the council defer consideration of the matter pending the preparation of a further report on the matters.
- 4.20 ◆ When addressing the council, speakers at a public forum must comply with this code and all other relevant council codes, policies, and procedures. Speakers must refrain from engaging in disorderly conduct, publicly alleging breaches of the council's code of conduct or making other potentially defamatory statements.
- 4.21 ◆ If the chairperson considers that a speaker at a public forum has engaged in conduct of the type referred to in clause 4.20, the chairperson may request the person to refrain from the inappropriate behaviour and to withdraw and unreservedly apologise for any inappropriate comments. Where the speaker fails to comply with the chairperson's request, the chairperson may immediately require the person to stop speaking.
- 4.22 ◆ Clause 4.21 does not limit the ability of the chairperson to deal with disorderly conduct by speakers at public forums in accordance with the provisions of Part 15 of this code.
- 4.23 ◆ Where a speaker engages in conduct of the type referred to in clause 4.20, the general manager or their delegate may refuse further applications from that person to speak at public forums for such a period as the general manager or their delegate considers appropriate.
- 4.24 ◆ Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the councillor who made the declaration.

5 COMING TOGETHER

Attendance by councillors at meetings

- 5.1 All councillors must make reasonable efforts to attend meetings of the council and of committees of the council of which they are members.

Note: A councillor may not attend a meeting as a councillor (other than the first meeting of the council after the councillor is elected or a meeting at which the councillor takes an oath or makes an affirmation of office) until they have taken an oath or made an affirmation of office in the form prescribed under section 233A of the Act.

- 5.2 A councillor cannot participate in a meeting of the council or of a committee of the council unless personally present at the meeting, unless permitted to attend the meeting by audio-visual link under this code.

- 5.3 Omitted

- 5.4 Where a councillor is unable to attend one or more ordinary meetings of the council, the councillor should request that the council grant them a leave of absence from those meetings. This clause does not prevent a councillor from making an apology if they are unable to attend a meeting. However, the acceptance of such an apology does not constitute the granting of a leave of absence for the purposes of this code and the Act.

- 5.5 A councillor's request for leave of absence from council meetings should, if practicable, identify (by date) the meetings from which the councillor intends to be absent and the grounds upon which the leave of absence is being sought.

- 5.6 The council must act reasonably when considering whether to grant a councillor's request for a leave of absence.

- 5.7 A councillor's civic office will become vacant if the councillor is absent from three (3) consecutive ordinary meetings of the council without prior leave of the council, or leave granted by the council at any of the meetings concerned, unless the holder is absent because they have been suspended from office under the Act, or because the council has been suspended under the Act, or as a consequence of a compliance order under section 438HA.

Note: Clause 5.7 reflects section 234(1)(d) of the Act.

- 5.8 A councillor who intends to attend a meeting of the council despite having been granted a leave of absence should, if practicable, give the general manager at least two (2) days notice of their intention to attend.

The quorum for a meeting

- 5.9 The quorum for a meeting of the council is a majority of the councillors of the council who hold office at that time and are not suspended from office.

Note: Clause 5.9 reflects section 368(1) of the Act.

- 5.10 Clause 5.9 does not apply if the quorum is required to be determined in accordance with directions of the Minister in a performance improvement order issued in respect of the council.

Note: Clause 5.10 reflects section 368(2) of the Act.

- 5.11 A meeting of the council must be adjourned if a quorum is not present:
- a) at the commencement of the meeting where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or
 - b) within half an hour after the time designated for the holding of the meeting, or
 - c) at any time during the meeting.
- 5.12 In either case, the meeting must be adjourned to a time, date and place fixed:
- a) by the chairperson, or
 - b) in the chairperson's absence, by the majority of the councillors present, or
 - c) failing that, by the general manager.
- 5.13 The general manager must record in the council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a meeting of the council, together with the names of the councillors present.
- 5.14 ♦ Where, prior to the commencement of a meeting, it becomes apparent that a quorum may not be present at the meeting, or that the health, safety or welfare of councillors, council staff and members of the public may be put at risk by attending the meeting because of a natural disaster or a public health emergency, the mayor may, in consultation with the general manager and, as far as is practicable, with each councillor, cancel the meeting. Where a meeting is cancelled, notice of the cancellation must be published on the council's website and in such other manner that the council is satisfied is likely to bring notice of the cancellation to the attention of as many people as possible.
- 5.15 ♦ Where a meeting is cancelled under clause 5.14, the business to be considered at the meeting may instead be considered, where practicable, at the next ordinary meeting of the council or at an extraordinary meeting called under clause 3.3.

Meetings held by audio-visual

- 5.16 ♦ A meeting of the council or a committee of the council may be held by audio-visual link where the mayor determines that the meeting should be held by audio-visual link because of a natural disaster or a public health emergency. The mayor may only make a determination under this clause where they are satisfied that attendance at the meeting may put the health and safety of councillors and staff at risk. The mayor must make a determination under this clause in consultation with the general manager and, as far as is practicable, with each councillor.
- 5.17 ♦ Where the mayor determines under clause 5.16 that a meeting is to be held by audio-visual link, the general manager must:
- (a) give written notice to all councillors that the meeting is to be held by audio-visual link, and

- (b) take all reasonable steps to ensure that all councillors can participate in the meeting by audio-visual link, and
- (c) cause a notice to be published on the council's website and in such other manner the general manager is satisfied will bring it to the attention of as many people as possible, advising that the meeting is to be held by audio-visual link and providing information about where members of the public may view the meeting

5.18 ◆ This code applies to a meeting held by audio-visual link under clause 5.16 in the same way it would if the meeting was held in person.

Note: Where a council holds a meeting by audio-visual link under clause 5.16, it is still required under section 10 of the Act to provide a physical venue for members of the public to attend in person and observe the meeting.

Attendance by councillors at meetings by audio-visual link

- 5.19 ◆ Councillors may attend and participate in meetings of the council and committees of the council by audio-visual link with the approval of the council or the relevant committee.
- 5.20 ◆ A request by a councillor for approval to attend a meeting by audio-visual link must be made in writing to the general manager prior to the meeting in question and must provide reasons why the councillor will be prevented from attending the meeting in person.
- 5.21 ◆ Councillors may request approval to attend more than one meeting by audio-visual link. Where a councillor requests approval to attend more than one meeting by audio-visual link, the request must specify the meetings the request relates to in addition to the information required under clause 5.20.
- 5.22 ◆ The council must comply with the Health Privacy Principles prescribed under the *Health Records and Information Privacy Act 2002* when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting by audio-visual link.
- 5.23 ◆ A councillor who has requested approval to attend a meeting of the council or a committee of the council by audio-visual link may participate in the meeting by audio-visual link until the council or committee determines whether to approve their request and is to be taken as present at the meeting. The councillor may participate in a decision in relation to their request to attend the meeting by audio-visual link.
- 5.24 ◆ A decision whether to approve a request by a councillor to attend a meeting of the council or a committee of the council by audio-visual link must be made by a resolution of the council or the committee concerned. The resolution must state:
- (a) the meetings the resolution applies to, and
 - (b) the reason why the councillor is being permitted to attend the meetings by audio-visual link where it is on grounds other than illness, disability, or caring responsibilities.
- 5.25 ◆ If the council or committee refuses a councillor's request to attend a meeting by audio-visual link, their link to the meeting is to be terminated.
- 5.26 ◆ A decision whether to approve a councillor's request to attend a meeting by audio-visual link is at the council's or the relevant committee's discretion. The council and committees of the council must act reasonably when considering requests by councillors to attend meetings by audio-visual link. However, the council and committees of the council are under no obligation to approve a councillor's request to attend a meeting by audio-visual link where the technical capacity does not exist to allow the councillor to attend the meeting by these means.

- 5.27 ◆ The council and committees of the council may refuse a councillor's request to attend a meeting by audio-visual link where the council or committee is satisfied that the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or to comply with this code on one or more previous occasions they have attended a meeting of the council or a committee of the council by audio-visual link.
- 5.28 ◆ This code applies to a councillor attending a meeting by audio-visual link in the same way it would if the councillor was attending the meeting in person. Where a councillor is permitted to attend a meeting by audio-visual link under this code, they are to be taken as attending the meeting in person for the purposes of the code and will have the same voting rights as if they were attending the meeting in person.
- 5.29 ◆ A councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. The councillor's camera must be on at all times during the meeting except as may be otherwise provided for under this code.
- 5.30 ◆ A councillor must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.

Entitlement of the public to attend council meetings

- 5.31 Everyone is entitled to attend a meeting of the council and committees of the council. The council must ensure that all meetings of the council and committees of the council are open to the public.

Note: Clause 5.31 reflects section 10(1) of the Act.

- 5.32 Clause 5.31 does not apply to parts of meetings that have been closed to the public under section 10A of the Act.

- 5.33 A person (whether a councillor or another person) is not entitled to be present at a meeting of the council or a committee of the council if expelled from the meeting:

- a) by a resolution of the meeting, or
- b) by the person presiding at the meeting if the council has, by resolution, authorised the person presiding to exercise the power of expulsion.

Note: Clause 5.33 reflects section 10(2) of the Act.

◆ **Note: if adopted, clauses 15.14 and 15.15 confers a standing authorisation on all chairpersons of meetings of the council and committees of the council to expel persons from meetings. If adopted clause 15.14 authorises chairpersons to expel any person, including a councillor, from a council or committee meeting. Alternatively if adopted clause 15.15 authorises chairpersons to expel persons other than councillors from a council or committee meeting.**

Webcasting of meetings

- 5.34 Each meetings of the council or a committee of the council is to be recorded by means of an audio or audio-visual device.

- 5.35 At the start of each meeting of the council or a committee of the council, the chairperson must inform the persons attending the meeting that:
- (a) the meeting is being recorded and made publicly available on the council's website, and
 - (b) persons attending the meeting should refrain from making any defamatory statements.
- 5.36 The recording of a meeting is to be made publicly available on the council's website:
- (a) at the same time as the meeting is taking place, or
 - (b) as soon as practicable after the meeting.
- 5.37 The recording of a meeting is to be made publicly available on the council's website for at least 12 months after the meeting.
- 5.38 Clauses 5.36 and 5.37 do not apply to any part of a meeting that has been closed to the public in accordance with section 10A of the Act.
- Note: Clauses 5.34 – 5.38 reflect section 236 of the Regulation.**
- 5.39 Recordings of meetings may be disposed of in accordance with the *State Records Act 1998*.

Attendance of the general manager and other staff at meetings

- 5.40 The general manager is entitled to attend, but not to vote at, a meeting of the council or a meeting of a committee of the council of which all of the members are councillors.
- Note: Clause 5.40 reflects section 376(1) of the Act.**
- 5.41 The general manager is entitled to attend a meeting of any other committee of the council and may, if a member of the committee, exercise a vote.
- Note: Clause 5.41 reflects section 376(2) of the Act.**
- 5.42 The general manager may be excluded from a meeting of the council or a committee while the council or committee deals with a matter relating to the standard of performance of the general manager or the terms of employment of the general manager.
- Note: Clause 5.42 reflects section 376(3) of the Act.**
- 5.43 The attendance of other council staff at a meeting, (other than as members of the public) shall be with the approval of the general manager.
- 5.44 The general manager and other council staff may attend meetings of the council and committees of the council by audio-visual-link. Attendance by council staff at meetings by audio-visual link (other than as members of the public) shall be with the approval of the general manager.

6 THE CHAIRPERSON

The chairperson at meetings

- 6.1 The mayor, or at the request of or in the absence of the mayor, the deputy mayor (if any) presides at meetings of the council.
- Note: Clause 6.1 reflects section 369(1) of the Act.**
- 6.2 If the mayor and the deputy mayor (if any) are absent, a councillor elected to chair the meeting by the councillors present presides at a meeting of the council.

Note: Clause 6.2 reflects section 369(2) of the Act.

Election of the chairperson in the absence of the mayor and deputy mayor

- 6.3 If no chairperson is present at a meeting of the council at the time designated for the holding of the meeting, the first business of the meeting must be the election of a chairperson to preside at the meeting.
- 6.4 The election of a chairperson must be conducted:
- a) by the general manager or, in their absence, an employee of the council designated by the general manager to conduct the election, or
 - b) by the person who called the meeting or a person acting on their behalf if neither the general manager nor a designated employee is present at the meeting, or if there is no general manager or designated employee.
- 6.5 If, at an election of a chairperson, two (2) or more candidates receive the same number of votes and no other candidate receives a greater number of votes, the chairperson is to be the candidate whose name is chosen by lot.
- 6.6 For the purposes of clause 6.5, the person conducting the election must:
- a) arrange for the names of the candidates who have equal numbers of votes to be written on similar slips, and
 - b) then fold the slips so as to prevent the names from being seen, mix the slips and draw one of the slips at random.
- 6.7 The candidate whose name is on the drawn slip is the candidate who is to be the chairperson.
- 6.8 Any election conducted under clause 6.3, and the outcome of the vote, are to be recorded in the minutes of the meeting.

Chairperson to have precedence

- 6.9 When the chairperson rises or speaks during a meeting of the council:
- a) any councillor then speaking or seeking to speak must cease speaking and, if standing, immediately resume their seat, and
 - b) every councillor present must be silent to enable the chairperson to be heard without interruption.

7 MODES OF ADDRESS

- 7.1 ◆ If the chairperson is the mayor, they are to be addressed as 'Mr Mayor' or 'Madam Mayor'.
- 7.2 ◆ Where the chairperson is not the mayor, they are to be addressed as either 'Mr Chairperson' or 'Madam Chairperson'.
- 7.3 ◆ A councillor is to be addressed as 'Councillor [surname]'.
- 7.4 ◆ A council officer is to be addressed by Mr/Ms/Mrs ♣ [surname].

8 ORDER OF BUSINESS FOR ORDINARY COUNCIL MEETINGS

- 8.1 (Omitted use 8.2)

8.2 ♣ The general order of business for an ordinary meeting of the council shall be:

1. Opening of meeting
2. Acknowledgement of country
3. Pause for reflection
4. Apologies and applications for leave of absence or attendance by audio-visual link.
5. Confirmation of minutes
6. Disclosures of Interest
7. Mayoral minute(s) and condolence motions
8. Matters arising
9. Reports of the general manager
10. Reports of committees
11. Notices of motion/Questions with notice.
12. Confidential matters
13. Conclusion of the meeting

Note: Councils must use either clause 8.1 or 8.2.

8.3 The order of business as fixed under clause 8.2 may be altered for a particular meeting of the council if a motion to that effect is passed at that meeting. Such a motion can be moved without notice.

Note: Part 13 allows council to deal with items of business by exception.

8.4 Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 8.3 may speak to the motion before it is put.

9 CONSIDERATION OF BUSINESS AT COUNCIL MEETINGS

Business that can be dealt with at a council meeting

9.1 The council must not consider business at a meeting of the council:

- a) unless a councillor has given notice of the business, as required by clause 3.10, and
- b) unless notice of the business has been sent to the councillors in accordance with clause 3.7 in the case of an ordinary meeting or clause 3.9 in the case of an extraordinary meeting called in an emergency.

9.2 Clause 9.1 does not apply to the consideration of business at a meeting, if the business:

- a) is already before, or directly relates to, a matter that is already before the council, or
- b) is the election of a chairperson to preside at the meeting, or
- c) subject to clause 9.9, is a matter or topic put to the meeting by way of a mayoral minute, or
- d) is a motion for the adoption of recommendations of a committee, including, but not limited to, a committee of the council.

9.3 Despite clause 9.1, business may be considered at a meeting of the council even though due notice of the business has not been given to the councillors if:

- a) a motion is passed to have the business considered at the meeting, and
- b) the business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.

- 9.4 A motion moved under clause 9.3(a) can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 9.3(a) can speak to the motion before it is put.
- 9.5 A motion of dissent cannot be moved against a ruling by the chairperson under clause 9.3(b).

Mayoral minutes

- 9.6 Subject to clause 9.9, if the mayor is the chairperson at a meeting of the council, the mayor may, by minute signed by the mayor, put to the meeting without notice any matter or topic that is within the jurisdiction of the council, or of which the council has official knowledge.
- 9.7 A mayoral minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The chairperson (but only if the chairperson is the mayor) may move the adoption of a mayoral minute without the motion being seconded.
- 9.8 A recommendation made in a mayoral minute put by the mayor is, so far as it is adopted by the council, a resolution of the council.
- 9.9 A mayoral minute must not be used to put without notice matters that are routine and not urgent, or matters for which proper notice should be given because of their complexity. For the purpose of this clause, a matter will be urgent where it requires a decision by the council before the next scheduled ordinary meeting of the council.
- 9.10 ♦ Where a mayoral minute makes a recommendation which, if adopted, would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan, it must identify the source of funding for the expenditure that is the subject of the recommendation. If the mayoral minute does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the recommendation if adopted.

Staff reports

- 9.11 A recommendation made in a staff report is, so far as it is adopted by the council, a resolution of the council.

Reports of committees of council

- 9.12 The recommendations of a committee of the council are, so far as they are adopted by the council, resolutions of the council.
- 9.13 If in a report of a committee of the council distinct recommendations are made, the council may make separate decisions on each recommendation.

Questions

- 9.14 A question must not be asked at a meeting of the council unless it concerns a matter on the agenda of the meeting or notice has been given of the question in accordance with clauses 3.10 and 3.14.
- 9.15 A councillor may, through the chairperson, put a question to another councillor about a matter on the agenda.
- 9.16 A councillor may, through the general manager, put a question to a council employee about a matter on the agenda. Council employees are only obliged to answer a question put to them through the general manager at the direction of the general manager.

- 9.17 A councillor or council employee to whom a question is put is entitled to be given reasonable notice of the question and, in particular, sufficient notice to enable reference to be made to other persons or to information. Where a councillor or council employee to whom a question is put is unable to respond to the question at the meeting at which it is put, they may take it on notice and report the response to the next meeting of the council.
- 9.18 Councillors must put questions directly, succinctly, respectfully and without argument.
- 9.19 The chairperson must not permit discussion on any reply to, or refusal to reply to, a question put to a councillor or council employee.

10 RULES OF DEBATE

Motions to be seconded

- 10.1 Unless otherwise specified in this code, a motion or an amendment cannot be debated unless or until it has been seconded.

Notices of motion

- 10.2 A councillor who has submitted a notice of motion under clause 3.10 is to move the motion the subject of the notice of motion at the meeting at which it is to be considered.
- 10.3 If a councillor who has submitted a notice of motion under clause 3.10 wishes to withdraw it after the agenda and business paper for the meeting at which it is to be considered have been sent to councillors, the councillor may request the withdrawal of the motion when it is before the council.
- 10.4 In the absence of a councillor who has placed a notice of motion on the agenda for a meeting of the council:
- a) any other councillor may, with the leave of the chairperson, move the motion at the meeting, or
 - b) the chairperson may defer consideration of the motion until the next meeting of the council.

Chairperson's duties with respect to motions

- 10.5 It is the duty of the chairperson at a meeting of the council to receive and put to the meeting any lawful motion that is brought before the meeting.
- 10.6 The chairperson must rule out of order any motion or amendment to a motion that is unlawful or the implementation of which would be unlawful.
- 10.7 Before ruling out of order a motion or an amendment to a motion under clause 10.6, the chairperson is to give the mover an opportunity to clarify or amend the motion or amendment.
- 10.8 Any motion, amendment, or other matter that the chairperson has ruled out of order is taken to have been lost.

Motions requiring the expenditure of funds

- 10.9 ◆ A motion or an amendment to a motion which if passed would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the motion. If the motion does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the motion if adopted.

Amendments to motions

- 10.10 An amendment to a motion must be moved and seconded before it can be debated.
- 10.11 An amendment to a motion must relate to the matter being dealt with in the original motion before the council and must not be a direct negative of the original motion. An amendment to a motion which does not relate to the matter being dealt with in the original motion, or which is a direct negative of the original motion, must be ruled out of order by the chairperson.
- 10.12 The mover of an amendment is to be given the opportunity to explain any uncertainties in the proposed amendment before a seconder is called for.
- 10.13 If an amendment has been lost, a further amendment can be moved to the motion to which the lost amendment was moved, and so on, but no more than one (1) motion and one (1) proposed amendment can be before council at any one time.
- 10.14 While an amendment is being considered, debate must only occur in relation to the amendment and not the original motion. Debate on the original motion is to be suspended while the amendment to the original motion is being debated.
- 10.15 If the amendment is carried, it becomes the motion and is to be debated. If the amendment is lost, debate is to resume on the original motion.
- 10.16 An amendment may become the motion without debate or a vote where it is accepted by the councillor who moved the original motion.

Foreshadowed motions

- 10.17 A councillor may propose a foreshadowed motion in relation to the matter the subject of the original motion before the council, without a seconder during debate on the original motion. The foreshadowed motion is only to be considered if the original motion is lost or withdrawn and the foreshadowed motion is then moved and seconded. If the original motion is carried, the foreshadowed motion lapses.
- 10.18 Where an amendment has been moved and seconded, a councillor may, without a seconder, foreshadow a further amendment that they propose to move after the first amendment has been dealt with. There is no limit to the number of foreshadowed amendments that may be put before the council at any time. However, no discussion can take place on foreshadowed amendments until the previous amendment has been dealt with and the foreshadowed amendment has been moved and seconded.
- 10.19 Foreshadowed motions and foreshadowed amendments are to be considered in the order in which they are proposed. However, foreshadowed motions cannot be considered until all foreshadowed amendments have been dealt with.

Limitations on the number and duration of speeches

- 10.20 A councillor who, during a debate at a meeting of the council, moves an original motion, has the right to speak on each amendment to the motion and a right of general reply to all observations that are made during the debate in relation to the motion, and any amendment to it at the conclusion of the debate before the motion (whether amended or not) is finally put.
- 10.21 A councillor, other than the mover of an original motion, has the right to speak once on the motion and once on each amendment to it.
- 10.22 A councillor must not, without the consent of the council, speak more than once on a motion or an amendment, or for longer than five (5) minutes at any one time.

- 10.23 Despite clause 10.22, the chairperson may permit a councillor who claims to have been misrepresented or misunderstood to speak more than once on a motion or an amendment, and for longer than five (5) minutes on that motion or amendment to enable the councillor to make a statement limited to explaining the misrepresentation or misunderstanding.
- 10.24 Despite clause 10.22, the council may resolve to shorten the duration of speeches to expedite the consideration of business at a meeting.
- 10.25 Despite clauses 10.20 and 10.21, a councillor may move that a motion or an amendment be now put:
- a) if the mover of the motion or amendment has spoken in favour of it and no councillor expresses an intention to speak against it, or
 - b) if at least two (2) councillors have spoken in favour of the motion or amendment and at least two (2) councillors have spoken against it.
- 10.26 The chairperson must immediately put to the vote, without debate, a motion moved under clause 10.25. A seconder is not required for such a motion.
- 10.27 If a motion that the original motion or an amendment be now put is passed, the chairperson must, without further debate, put the original motion or amendment to the vote immediately after the mover of the original motion has exercised their right of reply under clause 10.20.
- 10.28 If a motion that the original motion or an amendment be now put is lost, the chairperson must allow the debate on the original motion or the amendment to be resumed.
- 10.29 All councillors must be heard without interruption and all other councillors must, unless otherwise permitted under this code, remain silent while another councillor is speaking.
- 10.30 Once the debate on a matter has concluded and a matter has been dealt with, the chairperson must not allow further debate on the matter.

Participation by non-voting representatives in joint organisation board meetings

10.31 Omitted

VOTING

Voting entitlements of councillors

11.1 Each councillor is entitled to one (1) vote.

Note: Clause 11.1 reflects section 370(1) of the Act.

11.2 The person presiding at a meeting of the council has, in the event of an equality of votes, a second or casting vote.

Note: Clause 11.2 reflects section 370(2) of the Act.

11.3 Where the chairperson declines to exercise, or fails to exercise, their second or casting vote, in the event of an equality of votes, the motion being voted upon is lost.

11.4 Omitted

Voting at council meetings

- 11.5 A councillor who is present at a meeting of the council but who fails to vote on a motion put to the meeting is taken to have voted against the motion.
- 11.6 (omitted)
- 11.7 (omitted)
- 11.8 (omitted)
- 11.9 (omitted)
- 11.10 Voting at a meeting, including voting in an election at a meeting, is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system). However, the council may resolve that the voting in any election by councillors for mayor or deputy mayor is to be by secret ballot.
- 11.11 ♦ All voting at council meetings, (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

Note: If clause 11.11 is adopted, clauses 11.6 – 11.9 and clause 11.13 may be omitted.

Voting on planning decisions

- 11.12 The general manager must keep a register containing, for each planning decision made at a meeting of the council or a council committee (including, but not limited to a committee of the council), the names of the councillors who supported the decision and the names of any councillors who opposed (or are taken to have opposed) the decision.
- 11.13 (omitted)
- 11.14 Each decision recorded in the register is to be described in the register or identified in a manner that enables the description to be obtained from another publicly available document.
- 11.15 Clauses 11.12–11.14 apply also to meetings that are closed to the public.

Note: Clauses 11.12–11.15 reflect section 375A of the Act.

Note: The requirements of clause 11.12 may be satisfied by maintaining a register of the minutes of each planning decision.

12 COMMITTEE OF THE WHOLE

- 12.1 The council may resolve itself into a committee to consider any matter before the council.

Note: Clause 12.1 reflects section 373 of the Act.

- 12.2 All the provisions of this code relating to meetings of the council, so far as they are applicable, extend to and govern the proceedings of the council when in committee of the whole, except the provisions limiting the number and duration of speeches.

Note: Clauses 10.20–10.30 limit the number and duration of speeches.

12.3 The general manager or, in the absence of the general manager, an employee of the council designated by the general manager, is responsible for reporting to the council the proceedings of the committee of the whole. It is not necessary to report the proceedings in full, but any recommendations of the committee must be reported.

12.4 The council must ensure that a report of the proceedings (including any recommendations of the committee) is recorded in the council's minutes. However, the council is not taken to have adopted the report until a motion for adoption has been made and passed.

13 DEALING WITH ITEMS BY EXCEPTION

13.1 ♦ The council or a committee of council may, at any time, resolve to adopt multiple items of business on the agenda together by way of a single resolution.

13.2 ♦ Before the council or committee resolves to adopt multiple items of business on the agenda together under clause 13.1, the chairperson must list the items of business to be adopted and ask councillors to identify any individual items of business listed by the chairperson that they intend to vote against the recommendation made in the business paper or that they wish to speak on.

13.3 ♦ The council or committee must not resolve to adopt any item of business under clause 13.1 that a councillor has identified as being one they intend to vote against the recommendation made in the business paper or to speak on.

13.4 ♦ Where the consideration of multiple items of business together under clause 13.1 involves a variation to the order of business for the meeting, the council or committee must resolve to alter the order of business in accordance with clause 8.3.

13.5 ♦ A motion to adopt multiple items of business together under clause 13.1 must identify each of the items of business to be adopted and state that they are to be adopted as recommended in the business paper.

13.6 ♦ Items of business adopted under clause 13.1 are to be taken to have been adopted unanimously.

13.7 ♦ Councillors must ensure that they declare and manage any conflicts of interest they may have in relation to items of business considered together under clause 13.1 in accordance with the requirements of the council's code of conduct.

14 CLOSURE OF COUNCIL MEETINGS TO THE PUBLIC

Grounds on which meetings can be closed to the public

14.1 The council or a committee of the council may close to the public so much of its meeting as comprises the discussion or the receipt of any of the following types of matters:

- a) personnel matters concerning particular individuals (other than councillors),
- b) the personal hardship of any resident or ratepayer,
- c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
- d) commercial information of a confidential nature that would, if disclosed:
 - i. prejudice the commercial position of the person who supplied it, or
 - ii. confer a commercial advantage on a competitor of the council, or
 - iii. reveal a trade secret,
- e) information that would, if disclosed, prejudice the maintenance of law,
- f) matters affecting the security of the council, councillors, council staff or council property,
- g) advice concerning litigation, or advice that would otherwise be privileged from

- h) production in legal proceedings on the ground of legal professional privilege, information concerning the nature and location of a place or an item of Aboriginal significance on community land,
- i) alleged contraventions of the council's code of conduct.

Note: Clause 14.1 reflects section 10A(1) and (2) of the Act.

- 14.2 The council or a committee of the council may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.

Note: Clause 14.2 reflects section 10A(3) of the Act.

Matters to be considered when closing meetings to the public

- 14.3 A meeting is not to remain closed during the discussion of anything referred to in clause 14.1:

- a) except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and
- b) if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret – unless the council or committee concerned is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

Note: Clause 14.3 reflects section 10B(1) of the Act.

- 14.4 A meeting is not to be closed during the receipt and consideration of information or advice referred to in clause 14.1(g) unless the advice concerns legal matters that:

- a) are substantial issues relating to a matter in which the council or committee is involved, and
- b) are clearly identified in the advice, and
- c) are fully discussed in that advice.

Note: Clause 14.4 reflects section 10B(2) of the Act.

- 14.5 If a meeting is closed during the discussion of a motion to close another part of the meeting to the public (as referred to in clause 14.2), the consideration of the motion must not include any consideration of the matter or information to be discussed in that other part of the meeting other than consideration of whether the matter concerned is a matter referred to in clause 14.1.

Note: Clause 14.5 reflects section 10B(3) of the Act.

- 14.6 For the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:

- a) a person may misinterpret or misunderstand the discussion, or
- b) the discussion of the matter may:
 - i. cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or
 - ii. cause a loss of confidence in the council or committee

Note: Clause 14.6 reflects section 10B(4) of the Act.

- 14.7 In deciding whether part of a meeting is to be closed to the public, the council or committee concerned must consider any relevant guidelines issued by the Departmental Chief Executive of the Office of Local Government.

Note: Clause 14.7 reflects section 10B(5) of the Act.

Notice of likelihood of closure not required in urgent cases

- 14.8 Part of a meeting of the council, or of a committee of the council, may be closed to the public while the council or committee considers a matter that has not been identified in the agenda for the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed, but only if:
- a) it becomes apparent during the discussion of a particular matter that the matter is a matter referred to in clause 14.1, and
 - b) the council or committee, after considering any representations made under clause 14.9, resolves that further discussion of the matter:
 - i. should not be deferred (because of the urgency of the matter), and
 - ii. should take place in a part of the meeting that is closed to the public.

Note: Clause 14.8 reflects section 10C of the Act.

Representations by members of the public

- 14.9 The council, or a committee of the council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

Note: Clause 14.9 reflects section 10A(4) of the Act.

- 14.10 A representation under clause 14.9 is to be made after the motion to close the part of the meeting is moved and seconded.
- 14.11 Where the matter has been identified in the agenda of the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed to the public, in order to make representations under clause 14.9, members of the public must first make an application to the council in the approved form. Applications must be received **by 4pm the day before the meeting** * at which the matter is to be considered.
- 14.12 The general manager (or their delegate) may refuse an application made under clause 14.11. The general manager or their delegate must give reasons in writing for a decision to refuse an application.
- 14.13 No more than four (4) speakers * are to be permitted to make representations under clause 14.9.
- 14.14 If more than the permitted number of speakers apply to make representations under clause 14.9, the general manager or their delegate may request the speakers to nominate from among themselves the persons who are to make representations to the council. If the speakers are not able to agree on whom to nominate to make representations under clause 14.9, the general manager or their delegate is to determine who will make representations to the council.
- 14.15 The general manager (or their delegate) is to determine the order of speakers.

- 14.16 Where the council or a committee of the council proposes to close a meeting or part of a meeting to the public in circumstances where the matter has not been identified in the agenda for the meeting under clause 3.21 as a matter that is likely to be considered when the meeting is closed to the public, the chairperson is to invite representations from the public under clause 14.9 after the motion to close the part of the meeting is moved and seconded. The chairperson is to permit no more than four (4) speakers * to make representations in such order as determined by the chairperson.
- 14.17 Each speaker will be allowed two (2) minutes * to make representations, and this time limit is to be strictly enforced by the chairperson. Speakers must confine their representations to whether the meeting should be closed to the public. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.

Expulsion of non-councillors from meetings closed to the public

- 14.18 If a meeting or part of a meeting of the council or a committee of the council is closed to the public in accordance with section 10A of the Act and this code, any person who is not a councillor and who fails to leave the meeting when requested, may be expelled from the meeting as provided by section 10(2)(a) or (b) of the Act.
- 14.19 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary restrain that person from re-entering that place for the remainder of the meeting.

Obligations of councillors attending meetings by audio-visual link

- 14.20 ♦ Councillors attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting is closed to the public under section 10A of the Act.

Information to be disclosed in resolutions closing meetings to the public

- 14.21 The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting. The grounds must specify the following:
- a) the relevant provision of section 10A(2) of the Act,
 - b) the matter that is to be discussed during the closed part of the meeting,
 - c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Note: Clause 14.21 reflects section 10D of the Act.

Resolutions passed at closed meetings to be made public

- 14.22 If the council passes a resolution during a meeting, or a part of a meeting, that is closed to the public, the chairperson must make the resolution public as soon as practicable after the meeting, or the relevant part of the meeting, has ended, and the resolution must be recorded in the publicly available minutes of the meeting.

- 14.23 Resolutions passed during a meeting, or a part of a meeting that is closed to the public must be made public by the chairperson under clause 14.21 during a part of the meeting that is webcast.

15 KEEPING ORDER AT MEETINGS

Points of order

- 15.1 A councillor may draw the attention of the chairperson to an alleged breach of this code by raising a point of order. A point of order does not require a seconder.
- 15.2 A point of order cannot be made with respect to adherence to the principles contained in clause 2.1.
- 15.3 A point of order must be taken immediately it is raised. The chairperson must suspend the business before the meeting and permit the councillor raising the point of order to state the provision of this code they believe has been breached. The chairperson must then rule on the point of order – either by upholding it or by overruling it.

Questions of order

- 15.4 The chairperson, without the intervention of any other councillor, may call any councillor to order whenever, in the opinion of the chairperson, it is necessary to do so.
- 15.5 A councillor who claims that another councillor has committed an act of disorder, or is out of order, may call the attention of the chairperson to the matter.
- 15.6 The chairperson must rule on a question of order immediately after it is raised but, before doing so, may invite the opinion of the council.
- 15.7 The chairperson's ruling must be obeyed unless a motion dissenting from the ruling is passed.

Motions of dissent

- 15.8 A councillor can, without notice, move to dissent from a ruling of the chairperson on a point of order or a question of order. If that happens, the chairperson must suspend the business before the meeting until a decision is made on the motion of dissent.
- 15.9 If a motion of dissent is passed, the chairperson must proceed with the suspended business as though the ruling dissented from had not been given. If, as a result of the ruling, any motion or business has been rejected as out of order, the chairperson must restore the motion or business to the agenda and proceed with it in due course.
- 15.10 Despite any other provision of this code, only the mover of a motion of dissent and the chairperson can speak to the motion before it is put. The mover of the motion does not have a right of general reply.

Acts of disorder

- 15.11 A councillor commits an act of disorder if the councillor, at a meeting of the council or a committee of the council:
- a) contravenes the Act, the Regulation, or
 - b) assaults or threatens to assault another councillor or person present at the meeting, or
 - c) moves or attempts to move a motion or an amendment that has an unlawful purpose or that deals with a matter that is outside the jurisdiction of the council or the committee, or addresses or attempts to address the council or the committee on such

- d) a motion, amendment or matter, or
- e) insults, makes unfavourable personal remarks about, or imputes improper motives to any other council official, or alleges a breach of the council's code of conduct, or says or does anything that is inconsistent with maintaining order at the meeting or is likely to bring the council or the committee into disrepute.

Note: Clause 15.11 reflects section 233 of the Regulation.

- 15.12 The chairperson may require a councillor:
- a) to apologise without reservation for an act of disorder referred to in clauses 15.11(a), (b), or (e), or
 - b) to withdraw a motion or an amendment referred to in clause 15.11(c) and, where appropriate, to apologise without reservation, or
 - c) to retract and apologise without reservation for any statement that constitutes an act of disorder referred to in clauses 15.11(d) and (e).

Note: Clause 15.12 reflects section 182 of the Regulation.

How disorder at a meeting may be dealt with

- 15.13 If disorder occurs at a meeting of the council, the chairperson may adjourn the meeting for a period of not more than fifteen (15) minutes and leave the chair. The council, on reassembling, must, on a question put from the chairperson, decide without debate whether the business is to be proceeded with or not. This clause applies to disorder arising from the conduct of members of the public as well as disorder arising from the conduct of councillors.

Expulsion from meetings

- 15.14 Omitted– use 15.15
- 15.15 ♦ All chairpersons of meetings of the council and committees of the council are authorised under this code to expel any person other than a councillor, from a council or committee meeting, for the purposes of section 10(2)(b) of the Act. Councillors may only be expelled by resolution of the council or the committee of the council.

Note: Councils may use either clause 15.14 or clause 15.15.

- 15.16 ♦ Clause 15.15 does not limit the ability of the council or a committee of the council to resolve to expel a person, including a councillor, from a council or committee meeting, under section 10(2)(a) of the Act.
- 15.17 A councillor may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for having failed to comply with a requirement under clause 15.12. The expulsion of a councillor from the meeting for that reason does not prevent any other action from being taken against the councillor for the act of disorder concerned.

Note: Clause 15.17 reflects section 233(2) of the Regulation.

- 15.18 A member of the public may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a meeting of the council for engaging in or having engaged in disorderly conduct at the meeting.
- 15.19 Where a councillor or a member of the public is expelled from a meeting, the expulsion and the name of the person expelled, if known, are to be recorded in the minutes of the meeting.
- 15.20 If a councillor or a member of the public fails to leave the place where a meeting of the council

is being held immediately after they have been expelled, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the councillor or member of the public from that place and, if necessary, restrain the councillor or member of the public from re-entering that place for the remainder of the meeting.

How disorder by councillors attending meetings by audio-visual link may be dealt with

- 15.21 ◆ Where a councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the councillor's audio link to the meeting for the purposes of enforcing compliance with this code.
- 15.22 ◆ If a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson, may terminate the councillor's audio-visual link to the meeting.

Use of mobile phones and the unauthorised recording of meetings

- 15.23 Councillors, council staff and members of the public must ensure that mobile phones are turned to silent during meetings of the council and committees of the council.
- 15.24 A person must not live stream or use an audio recorder, video camera, mobile phone or any other device to make a recording of the proceedings of a meeting of the council or a committee of the council without the prior authorisation of the council or the committee.
- 15.25 Without limiting clause 15.18, a contravention of clause 15.24 or an attempt to contravene that clause, constitutes disorderly conduct for the purposes of clause 15.18. Any person who contravenes or attempts to contravene clause 15.22, may be expelled from the meeting as provided for under section 10(2) of the Act.
- 15.26 If any such person, after being notified of a resolution or direction expelling them from the meeting, fails to leave the place where the meeting is being held, a police officer, or any person authorised for the purpose by the council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary, restrain that person from re-entering that place for the remainder of the meeting.

16 CONFLICTS OF INTEREST

- 16.1 All councillors and, where applicable, all other persons, must declare and manage any conflicts of interest they may have in matters being considered at meetings of the council and committees of the council in accordance with the council's code of conduct. All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the meeting at which the declaration was made.
- 16.2 ◆ Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the council's code of conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting must be suspended or terminated and the councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the council or committee, or at any time during which the council or committee is voting on the matter.

17 DECISIONS OF THE COUNCIL

Council decisions

- 17.1 A decision supported by a majority of the votes at a meeting of the council at which a quorum is present is a decision of the council.

Note: Clause 17.1 reflects section 371 of the Act in the case of councils and section 400T(8) in the case of joint organisations.

- 17.2 Decisions made by the council must be accurately recorded in the minutes of the meeting at which the decision is made.

Rescinding or altering council decisions

- 17.3 A resolution passed by the council may not be altered or rescinded except by a motion to that effect of which notice has been given under clause 3.10.

Note: Clause 17.3 reflects section 372(1) of the Act.

- 17.4 If a notice of motion to rescind a resolution is given at the meeting at which the resolution is carried, the resolution must not be carried into effect until the motion of rescission has been dealt with.

Note: Clause 17.4 reflects section 372(2) of the Act.

- 17.5 If a motion has been lost, a motion having the same effect must not be considered unless notice of it has been duly given in accordance with clause 3.10.

Note: Clause 17.5 reflects section 372(3) of the Act.

- 17.6 A notice of motion to alter or rescind a resolution, and a notice of motion which has the same effect as a motion which has been lost, must be signed by three (3) councillors if less than three (3) months has elapsed since the resolution was passed, or the motion was lost.

Note: Clause 17.6 reflects section 372(4) of the Act.

- 17.7 If a motion to alter or rescind a resolution has been lost, or if a motion which has the same effect as a previously lost motion is lost, no similar motion may be brought forward within three (3) months of the meeting at which it was lost. This clause may not be evaded by substituting a motion differently worded, but in principle the same.

Note: Clause 17.7 reflects section 372(5) of the Act.

- 17.8 The provisions of clauses 17.5–17.7 concerning lost motions do not apply to motions of adjournment.

Note: Clause 17.8 reflects section 372(7) of the Act.

- 17.9 A notice of motion submitted in accordance with clause 17.6 may only be withdrawn under clause 3.11 with the consent of all signatories to the notice of motion.

- 17.10 ♦ A notice of motion to alter or rescind a resolution relating to a development application must be submitted to the general manager no later than 4pm on the day after the meeting at which the resolution was adopted.

- 17.11 A motion to alter or rescind a resolution of the council may be moved on the report of a committee of the council and any such report must be recorded in the minutes of the meeting of the council.

Note: Clause 17.11 reflects section 372(6) of the Act.

- 17.12 Omitted
- 17.13 Omitted
- 17.14 Omitted

Recommitting resolutions to correct an error

- 17.15 ◆ Despite the provisions of this Part, a councillor may, with the leave of the chairperson, move to recommit a resolution adopted at the same meeting:
- (a) to correct any error, ambiguity or imprecision in the council's resolution, or
 - (b) to confirm the voting on the resolution.
- 17.16 ◆ In seeking the leave of the chairperson to move to recommit a resolution for the purposes of clause 17.15(a), the councillor is to propose alternative wording for the resolution.
- 17.17 ◆ The chairperson must not grant leave to recommit a resolution for the purposes of clause 17.15(a), unless they are satisfied that the proposed alternative wording of the resolution would not alter the substance of the resolution previously adopted at the meeting.
- 17.18 ◆ A motion moved under clause 17.15 can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 17.15 can speak to the motion before it is put.
- 17.19 ◆ A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.15.
- 17.20 ◆ A motion moved under clause 17.15 with the leave of the chairperson cannot be voted on unless or until it has been seconded.

18 TIME LIMITS ON COUNCIL MEETINGS

- 18.1 ◆ Meetings of the council and committees of the council are to conclude no later than 5 hours after it begins♣.
- 18.2 ◆ If the business of the meeting is unfinished after 5 hours* the council or the committee may, by resolution, extend the time of the meeting by a maximum * of 30 minutes.
- 18.3 ◆ If the business of the meeting is unfinished after 5 hours* and the council does not resolve to extend the meeting, the chairperson must either:
- a) defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or
 - b) adjourn the meeting to a time, date and place fixed by the chairperson but no later than fourteen (14) days after the deferred meeting.
- 18.4 ◆ Clause 18.3 does not limit the ability of the council or a committee of the council to resolve to adjourn a meeting at any time. The resolution adjourning the meeting must fix the time, date and place that the meeting is to be adjourned to.

- 18.5 ◆ Where a meeting is adjourned under clause 18.3 or 18.4, the general manager must:
- a) individually notify each councillor of the time, date and place at which the meeting will reconvene, and
 - b) publish the time, date and place at which the meeting will reconvene on the council's website and in such other manner that the general manager is satisfied is likely to bring notice of the time, date and place of the reconvened meeting to the attention of as many people as possible.

19 AFTER THE MEETING

Minutes of meetings

- 19.1 The council is to keep full and accurate minutes of the proceedings of meetings of the council.

Note: Clause 19.1 reflects section 375(1) of the Act.

- 19.2 At a minimum, the general manager must ensure that the following matters are recorded in the council's minutes:

- a) ◆ the names of councillors attending a council meeting and whether they attended the meeting in person or by audio-visual link,
- b) details of each motion moved at a council meeting and of any amendments moved to it,
- c) the names of the mover and seconder of the motion or amendment,
- d) whether the motion or amendment was passed or lost, and
- e) such other matters specifically required under this code.

- 19.3 The minutes of a council meeting must be confirmed at a subsequent meeting of the council.

Note: Clause 19.3 reflects section 375(2) of the Act.

- 19.4 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

- 19.5 When the minutes have been confirmed, they are to be signed by the person presiding at the subsequent meeting.

Note: Clause 19.5 reflects section 375(2) of the Act.

- 19.6 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

- 19.7 The confirmed minutes of a council meeting must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of its meetings on its website prior to their confirmation.

Access to correspondence and reports laid on the table at, or submitted to, a meeting

- 19.8 The council and committees of the council must, during or at the close of a meeting, or during the business day following the meeting, give reasonable access to any person to inspect correspondence and reports laid on the table at, or submitted to, the meeting.

Note: Clause 19.8 reflects section 11(1) of the Act.

- 19.9 Clause 19.8 does not apply if the correspondence or reports relate to a matter that was received or discussed or laid on the table at, or submitted to, the meeting when the meeting was closed to the public.

Note: Clause 19.9 reflects section 11(2) of the Act.

- 19.10 Clause 19.8 does not apply if the council or the committee resolves at the meeting, when open to the public, that the correspondence or reports are to be treated as confidential because they relate to a matter specified in section 10A(2) of the Act.

Note: Clause 19.10 reflects section 11(3) of the Act.

- 19.11 Correspondence or reports to which clauses 19.9 and 19.10 apply are to be marked with the relevant provision of section 10A(2) of the Act that applies to the correspondence or report.

Implementation of decisions of the council

- 19.12 The general manager is to implement, without undue delay, lawful decisions of the council.

Note: Clause 19.12 reflects section 335(b) of the Act.

20 COUNCIL COMMITTEES

Application of this Part

- 20.1 This Part only applies to committees of the council whose members are all councillors.

Council committees whose members are all councillors

- 20.2 The council may, by resolution, establish such committees as it considers necessary.
- 20.3 A committee of the council is to consist of the mayor and such other councillors as are elected by the councillors or appointed by the council.
- 20.4 The quorum for a meeting of a committee of the council is to be:
- a) such number of members as the council decides, or
 - b) if the council has not decided a number – a majority of the members of the committee.

Functions of committees

- 20.5 The council must specify the functions of each of its committees when the committee is established but may from time to time amend those functions.

Notice of committee meetings

- 20.6 The general manager must send to each councillor, regardless of whether they are a committee member, at least three (3) days before each meeting of the committee, a notice specifying:
- a) the time, date and place of the meeting, and
 - b) the business proposed to be considered at the meeting.
- 20.7 Notice of less than three (3) days may be given of a committee meeting called in an emergency.

Attendance at committee meetings

- 20.8 A committee member (other than the mayor) ceases to be a member of a committee if the committee member:
- a) has been absent from three (3) consecutive meetings of the committee without having given reasons acceptable to the committee for the member's absences, or
 - b) has been absent from at least half of the meetings of the committee held during the immediately preceding year without having given to the committee acceptable reasons for the member's absences.
- 20.9 Clause 20.8 does not apply if all of the members of the council are members of the committee.

Non-members entitled to attend committee meetings

- 20.10 A councillor who is not a member of a committee of the council is entitled to attend, and to speak at a meeting of the committee. However, the councillor is not entitled:
- a) to give notice of business for inclusion in the agenda for the meeting, or
 - b) to move or second a motion at the meeting, or
 - c) to vote at the meeting.

Chairperson and deputy chairperson of council committees

- 20.11 The chairperson of each committee of the council must be:
- a) the mayor, or
 - b) if the mayor does not wish to be the chairperson of a committee, a member of the committee elected by the council, or
 - c) if the council does not elect such a member, a member of the committee elected by the committee.
- 20.12 The council may elect a member of a committee of the council as deputy chairperson of the committee. If the council does not elect a deputy chairperson of such a committee, the committee may elect a deputy chairperson.
- 20.13 If neither the chairperson nor the deputy chairperson of a committee of the council is able or willing to preside at a meeting of the committee, the committee must elect a member of the committee to be acting chairperson of the committee.
- 20.14 The chairperson is to preside at a meeting of a committee of the council. If the chairperson is unable or unwilling to preside, the deputy chairperson (if any) is to preside at the meeting, but if neither the chairperson nor the deputy chairperson is able or willing to preside, the acting chairperson is to preside at the meeting.

Procedure in committee meetings

- 20.15 Subject to any specific requirements of this code, each committee of the council may regulate its own procedure. The provisions of this code are to be taken to apply to all committees of the council unless the council or the committee determines otherwise in accordance with this clause.
- 20.16 Whenever the voting on a motion put to a meeting of the committee is equal, the chairperson of the committee is to have a casting vote as well as an original vote unless the council or the committee determines otherwise in accordance with clause 20.15.
- 20.17 Omitted

20.18 Voting at a council committee meeting is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system).

Closure of committee meetings to the public

20.19 The provisions of the Act and Part 14 of this code apply to the closure of meetings of committees of the council to the public in the same way they apply to the closure of meetings of the council to the public.

20.20 If a committee of the council passes a resolution, or makes a recommendation, during a meeting, or a part of a meeting that is closed to the public, the chairperson must make the resolution or recommendation public as soon as practicable after the meeting or part of the meeting has ended, and report the resolution or recommendation to the next meeting of the council. The resolution or recommendation must also be recorded in the publicly available minutes of the meeting.

20.21 Resolutions passed during a meeting, or a part of a meeting that is closed to the public must be made public by the chairperson under clause 20.20 during a part of the meeting that is webcast.

Disorder in committee meetings

20.22 The provisions of the Act and this code relating to the maintenance of order in council meetings apply to meetings of committees of the council in the same way as they apply to meetings of the council.

Minutes of council committee meetings

20.23 Each committee of the council is to keep full and accurate minutes of the proceedings of its meetings. At a minimum, a committee must ensure that the following matters are recorded in the committee's minutes:

- a) ◆ the names of councillors attending a meeting and whether they attended the meeting in person or by audio-visual link,
- b) details of each motion moved at a meeting and of any amendments moved to it,
- c) the names of the mover and seconder of the motion or amendment,
- d) whether the motion or amendment was passed or lost, and
- e) such other matters specifically required under this code.

20.24 ◆ All voting at meetings of committees of the council (including meetings that are closed to the public), must be recorded in the minutes of meetings with the names of councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

20.25 The minutes of meetings of each committee of the council must be confirmed at a subsequent meeting of the committee.

20.26 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the meeting they relate to.

20.27 When the minutes have been confirmed, they are to be signed by the person presiding at that subsequent meeting.

20.28 The confirmed minutes of a meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the meeting.

20.29 The confirmed minutes of a meeting of a committee of the council must be published on the council's website. This clause does not prevent the council from also publishing unconfirmed minutes of meetings of committees of the council on its website prior to their confirmation.

21 IRREGULARITIES

21.1 Proceedings at a meeting of a council or a council committee are not invalidated because of:

- a) a vacancy in a civic office, or
- b) a failure to give notice of the meeting to any councillor or committee member, or
- c) any defect in the election or appointment of a councillor or committee member, or
- d) a failure of a councillor or a committee member to declare a conflict of interest, or to refrain from the consideration or discussion of, or vote on, the relevant matter, at a council or committee meeting in accordance with the council's code of conduct, or
- e) a failure to comply with this code.

Note: Clause 21.1 reflects section 374 of the Act.

22 DEFINITIONS

the Act	means the <i>Local Government Act 1993</i>
act of disorder	means an act of disorder as defined in clause 15.11 of this code
amendment	in relation to an original motion, means a motion moving an amendment to that motion
audio recorder	any device capable of recording speech
audio-visual link	means a facility that enables audio and visual communication between persons at different places
business day	means any day except Saturday or Sunday or any other day the whole or part of which is observed as a public holiday throughout New South Wales
chairperson	in relation to a meeting of the council – means the person presiding at the meeting as provided by section 369 of the Act and clauses 6.1 and 6.2 of this code, and in relation to a meeting of a committee – means the person presiding at the meeting as provided by clause 20.11 of this code
this code	means the council's adopted code of meeting practice
committee of the council	means a committee established by the council in accordance with clause 20.2 of this code (being a committee consisting only of councillors) or the council when it has resolved itself into committee of the whole under clause 12.1
council official	has the same meaning it has in the Model Code of Conduct for Local Councils in NSW
day	means calendar day

division	means a request by two councillors under clause 11.7 of this code requiring the recording of the names of the councillors who voted both for and against a motion
foreshadowed amendment	means a proposed amendment foreshadowed by a councillor under clause 10.18 of this code during debate on the first amendment
foreshadowed motion	means a motion foreshadowed by a councillor under clause 10.17 of this code during debate on an original motion
open voting	means voting on the voices or by a show of hands or by a visible electronic voting system or similar means
planning decision	means a decision made in the exercise of a function of a council under the <i>Environmental Planning and Assessment Act 1979</i> including any decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but not including the making of an order under Division 9.3 of Part 9 of that Act
performance improvement order	means an order issued under section 438A of the Act
quorum	means the minimum number of councillors or committee members necessary to conduct a meeting
the Regulation	means the <i>Local Government (General) Regulation 2021</i>
webcast	a video or audio broadcast of a meeting transmitted across the internet either concurrently with the meeting or at a later time
year	means the period beginning 1 July and ending the following 30 June



Delivery Program Progress Report

1 July 2024 to 31 December 2024

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed




1


A: An inclusive and healthy community




A1: Our community is safe healthy and happy





A1.1: Support community members to participate in healthy eating and active living.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A1.1.01	Offer and promote a range of aquatic and fitness programs at the Goonellabah Sports and Aquatic Centre and/or Lismore Memorial Baths	50%	<p>Goonellabah Sports and Aquatic Centre (1 Jul 24 - 31 Dec 24):</p> <ul style="list-style-type: none"> - Total Attendance: 124,267 - Total Attendance Gym: 31,743 - Total Attendance Learn to Swim: 7,677 <p>Goonellabah Sports and Aquatic Centre facility used and hired for futsal, pickleball, basketball, boxing, netball, dance, wheelchair basketball, vacation care, school use, community events and private hire for birthday parties and meetings.</p> <p>Lismore Memorial Baths (1 Sept 24 - 31 Dec 24):</p> <ul style="list-style-type: none"> - Total Attendance: 19,726 - Total Attendance Learn to Swim: 1,276 <p>Lismore Memorial Baths facility used and hired for lap swimmers, general swimming, school use, water polo, swimmer's club and private/community events.</p>		Chief Corporate and Community Office

A1.2: Provide responsive emergency management and emergency prevention services.







Code	Action	Progress	Quarterly Update	Status	Responsible Division
A1.2.01	Facilitate Council's Floodplain Management Committee to monitor flood risk and mitigation	50%	Ongoing.		Chief Corporate and Community Office

LEGEND:  Not Updated  On Track  Taking Action To Address  Needs Critical Attention  Not Due to Start  Cancelled/Deferred  Completed

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A1.2.02	Review and update the Lismore Floodplain Risk Management Plan	100%	Adopted by Council in November 2024.		Chief Corporate and Community Office
A1.2.04	Prepare a Lismore Local Government Area Climate Resilience and Adaptation Strategy	45%	Draft Strategy prepared by staff.		Chief Corporate and Community Office
A1.2.05	Facilitate meetings of the Community Resilience Network	50%	LCC now co-chairing Community Resilience Network (CRN) with Resilient Lismore. Throughout 2024 Emergency Management Coordinator has attended CRN meetings and has had regular contact (including dissemination of warnings) with CRN members.		Chief Operating and Financial Office
A1.2.06	Execute the deliverables associated with the Community Recovery Officer Workplan including establishing operations, developing plans and facilitating community events	100%	Both Community Recovery Officer delivery programs were completed according to their approved workplans in 2024. Final reports were provided to the funding body - NSW Reconstruction Authority - and any legacy programs were handed to relevant teams within Council. These included representation at the Community Recovery Network meetings and ongoing monitoring and management of Lismore City Council's recovery inbox which have been absorbed by the Emergency Management Office, as well as the coordination of the quarterly interhall meetings in the Lismore LGA and the monthly distribution of the Community Resilience Newsletter which has been absorbed by Council's Stakeholder Engagement team.		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed










Code	Action	Progress	Quarterly Update	Status	Responsible Division
A1.2.07	Manage and maintain the Lismore Levee System and Flood Telemetry Network to ensure it is functional and operational when required for flood mitigation	50%	6 monthly levee inspection completed with Rous water. Trades team completing quarterly and annual inspections of flood pumps and works and inspections are being captured in MEX Maintenance Software.		Chief Operating and Financial Office
A1.2.08	Review the Northern Rivers Emergency Management Plan in line with Government requirements and LEMC direction	70%	First draft produced and gone to Local Emergency Management Committee (LEMC) for initial endorsement. Not yet endorsed as some information to be finalised such as updated maps and LCC airport details.		Chief Operating and Financial Office
A1.2.09	Participate in the Northern Rivers Local Emergency Management Committee (LEMC)	50%	Next LEMC meeting is scheduled for 04/03/2025		Chief Operating and Financial Office
A1.2.10	Provide funding and in-kind support to NSW Rural Fire Service to provide local brigade vehicles, firefighting equipment, training and building maintenance	80%	2 Invoices paid, 1 to go		Chief Operating and Financial Office
A1.2.11	Provide funding to Fire and Rescue NSW to operate the service	80%	All invoices paid and up to date.		Chief Operating and Financial Office
A1.2.12	Participate in the Northern Rivers Bushfire Management Committee (BFMC) and Zone arrangement with Richmond Valley and Kyogle Councils	70%	2025 First BFMC to be scheduled.		Chief Operating and Financial Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed









A1.3: Maintain public health, safety and amenity.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A1.3.01	Inspect swimming pools to ensure compliance with NSW legislation	50%	Annual inspection program implemented and on track		Chief Operating and Financial Office
A1.3.02	Certify and audit commercial and industrial buildings to ensure adequate fire safety	0%	Monthly inspections being undertaken		Chief Corporate and Community Office
A1.3.03	The running and maintenance of CCTV system in strategic locations	85%	Council's closed circuit television plans continue with ongoing roll-out in specific locations. Daily monitoring of the network ensures it is functional and serviceable.		Chief Corporate and Community Office
A1.3.04	Undertake fire hazard reduction activities in line with Rural Fire Service	50%	The Manager of Open Spaces collaborates with the Rural Fire Service to address any identified necessary works. Additionally, the Open Spaces tree officer conducts inspections based on reactive customer requests.		Chief Operating and Financial Office
A1.3.05	Maintain operational Pound facility - Impound companion animals	50%	Pound operations are on track.		Chief Operating and Financial Office
A1.3.06	Inspect and register commercial businesses offering food for sale or skin penetration/beauty treatments to ensure compliance with food safety and public health standards	50%	Commercial business application assessment and annual inspections ongoing.		Chief Operating and Financial Office
A1.3.07	Undertake regular parking patrols to ensure compliance with adopted parking strategies	50%	Routine parking patrols completed during the reporting period		Chief Operating and Financial Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed




Code	Action	Progress	Quarterly Update	Status	Responsible Division
A1.3.08	Encourage responsible pet ownership through education programs and take appropriate action in response to complaints about companion animals	50%	Ongoing		Chief Operating and Financial Office
A1.3.09	Remove abandoned vehicles and wandering stock from public places in accordance with adopted procedures and NSW legislation	50%	Removal of abandoned vehicles and wandering stock from public areas on track.		Chief Operating and Financial Office
A1.3.10	Implement and manage CitySafe program in the Lismore CBD including the provision and maintenance of Lismore and Nimbin CCTV cameras, representation on the CitySafe Committee, Lismore Late Nighter bus service	50%	Lismore's Late Nighter bus service is operational. CCTV cameras are operational and Street Beat Patrol services are ongoing.		Chief Operating and Financial Office
A1.3.11	Take compliance action in response to customer requests or complaints relating to public health, safety and amenity	50%	Compliance action is ongoing and on track.		Chief Operating and Financial Office
A1.3.12	Work with Essential Energy to ensure appropriate street lighting is provided and properly maintained within the Lismore LGA	50%	Ongoing relationship between Council and Essential Energy now being maintained by new Head of Fleet & Open Spaces. Requests will continue to be responded to as required.		Chief Operating and Financial Office
A1.3.13	Seek funding for a footpath/cycleway from Dunoon to Modanville	10%	Not started. Grant funding through Get NSW Active was investigated, however was unsuitable due to the requirement that the path to be identified in Council's Walking, Cycling and Micromobility Strategy.		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed





A2: We recognise our Aboriginal and Torres Strait Islander community and cultures

A2.1: Provide opportunities for Aboriginal and Torres Strait Islander people to participate in community events and programs.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A2.1.01	Celebrate and participate in National Reconciliation Week by hosting events to promote reconciliation within Council	50%	Due to wet weather, planned events were cancelled.		General Manager Office





A2.2: Support and promote Aboriginal and Bundjalung art and artists.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A2.2.01	Work with Lismore City Council's Aboriginal Advisory Group to ensure consultation and engagement with the Aboriginal and Torres Strait Islander artist community	50%	Progress with consultation for ProppaNOW: OCCURRENT AFFAIR, First Nations Gathering Space. Delivery of 'Buruugaa Garaa Buruu Garaa Budgeramgali' in consultation with elders and community. Successful delivery of Koori Mail Indigenous Art Award.		Chief Corporate and Community Office
A2.2.02	Facilitate a minimum of one major art project with Aboriginal and Bundjalung content biennially	100%	Presentation of 'Buruugaa Garaa Buruu Garaa Budgeramgali' in September, and the Koori Mail Indigenous Art Award in December 2024. The Quad delivered 'Grounded' project and exhibition in October 2024. First Nations Gathering space continues monthly led by Kylie Caldwell.		Chief Corporate and Community Office


LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed



A2.3: Implement actions in the Reconciliation Action Plan.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A2.3.01	Continue to observe cultural protocols, such as Welcome to Country and Acknowledgement of Country at the commencement of all Council meetings, external meetings and public events	50%	A Welcome to Country or Acknowledgement of Country is performed at all council meetings and events.		General Manager Office
A2.3.02	Continue to display Aboriginal and Torres Strait Islander flags in Council Chambers and hoist daily at Council's Corporate Centre	50%	Flags being displayed everyday.		Chief Corporate and Community Office
A2.3.03	Host annual NAIDOC Family Day to provide information and services to local Aboriginal and Torres Strait Islander people and encourage understanding and cultural sharing between Aboriginal and non-Aboriginal community members	100%	Event was planned to be held on 2nd July 2024 but due to inclement weather the event was unfortunately cancelled. Council received advice that it would be inappropriate to host a NAIDOC week event outside close proximity to the actual week. All options were explored and there was no opportunity to execute this year.		Chief Corporate and Community Office
A2.3.04	Facilitate the implementation of the Reconciliation Action Plan across our workforce	20%	Consultants have been engaged to develop a new Reconciliation Action Plan. Stakeholder engagement has commenced and drafting is underway.		Chief Corporate and Community Office




A2.4: Conserve items, areas and places of Aboriginal cultural heritage significance.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A2.4.01	Provide Native Title advice in respect of any proposed activity/lease/development affecting crown land	0%	Awaiting Crown to provide training dates for staff to attend training to become Native Title Managers.		Chief Operating and Financial Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed




A2.5: Ensure workforce planning strategies, human resource practices and all stages of the employment lifecycle reflect Reconciliation Action Plan commitments and responsibilities.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A2.5.01	Support Aboriginal and Torres Strait Islander leadership	60%	Recruitment of replacement RAP Coordinator unsuccessful. Consultants have been engaged to develop a new Reconciliation Action Plan.		Chief Corporate and Community Office
A2.5.02	Award the Cory James Memorial Scholarship annually	100%	Award conferred in July 2024.		Chief Corporate and Community Office
A2.5.03	Provide opportunities for Aboriginal and Torres Strait Islander staff to engage with their culture and communities, and for non-Aboriginal and Torres Strait Islander staff to learn about cultures, at Council's NAIDOC Week event	70%	RAP Consultant engaged and conducted Yarn and Yol consultation sessions. NAIDOC weeks event planned and resourced but cancelled last minute due to weather and localised flooding. Advice was sought on postponement and it was agreed that an event outside the formal week was not appropriate.		Chief Corporate and Community Office




A3: Our sporting facilities and recreational spaces encourage active and passive community participation

A3.1: Provide major parklands that caters for the local and regional community while providing economic benefits to the CBD.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A3.1.01	Complete construction of the new Lismore Skate Park and Youth Precinct	50%	Project progressing through concrete works, most ramps, platforms and rails installed. Contractor preparing main bowl ready for pouring.		Chief Operating and Financial Office







LEGEND:  Not Updated  On Track  Taking Action To Address  Needs Critical Attention  Not Due to Start  Cancelled/Deferred  Completed

A3.2: Provide high-quality open spaces, parks and reserves.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A3.2.01	Cleaning and maintenance of BBQ and picnic areas	50%	The cleaning and maintenance of BBQ and picnic areas fall under the responsibility of the Manager of Public and Open Spaces. Everything is running smoothly with external cleaners handling the service, but the Manager is currently reviewing the feasibility of combining BBQ and amenity cleaning services, to assess whether internal or external servicing would be more effective.		Chief Operating and Financial Office
A3.2.02	Maintain existing open spaces, parks and gardens by undertaking inspections and routine maintenance of playgrounds	50%	Regular visual inspections are conducted by the mowing and maintenance teams, though no written reports are generated. However, an inspector is assigned to carry out quarterly playground inspections and annual park inspections. Everything is progressing smoothly, with numerous defects identified and a repair/maintenance plan in place through REFLECT.		Chief Operating and Financial Office
A3.2.03	Develop and implement parks upgrade program according to the Open Spaces Asset Management Plan	20%	Open Spaces is in the process of developing a decision-making matrix to support capital works planning. This matrix will serve as the foundation for determining how and why parks are upgraded, in alignment with the Open Spaces asset management plan.		Chief Operating and Financial Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed






Code	Action	Progress	Quarterly Update	Status	Responsible Division
A3.2.04	Maintain and clean public amenities	50%	Amenities are cleaned regularly as part of scheduled service. The Manager of Public and Open Spaces is currently assessing whether to keep the cleaning service in-house or outsource it. Regardless, the amenities are consistently maintained and cleaned, with amenity blocks serviced based on their usage frequency.		Chief Operating and Financial Office
A3.2.07	Complete design and construction of Nimbin Rainbow Walk	90%	Signage and handrails being installed.		Chief Operating and Financial Office
A3.2.08	Complete construction of the Lismore to Bentley stage of the Northern Rivers Rail Trail	100%	Works are completed, official opening was on 14/12/24.		Chief Operating and Financial Office
A3.2.09	Develop masterplan for Wade Park and seek funding opportunities to construct	100%	Toilets are due to be installed February/March 2025 by the Flood Recovery Team. Applied for the Housing Support Grant Program (\$14m), Yet to be advised of outcome.		Chief Corporate and Community Office
A3.2.10	Identify and develop projects that increase the amenity and accessibility of public open spaces throughout the LGA, including seeking funding. Projects include Nimbin Village Wayfinding and Her Way	50%	Work has continued to support the delivery of Safer Cities Her Way within Lismore as well as ongoing work to progress actions from the Destination Management Plan.		Chief Corporate and Community Office
A3.2.11	Seek funding opportunities to implement the Open Spaces strategy	30%	Ongoing. Appropriate grants are being sought and applied for as they become available e.g. Housing Support Grant Program applied for.		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed




A3.3: Provide high-quality sporting facilities to meet the diverse needs of the community.



Code	Action	Progress	Quarterly Update	Status	Responsible Division
A3.3.01	Maintain the Lismore, Goonellabah and Nimbin Skate parks	50%	A visual inspection is conducted weekly, while an operational inspection is carried out quarterly. Maintenance is provided as needed, and this process is ongoing.		Chief Operating and Financial Office
A3.3.02	Maintain the Nesbitt Park pump track and mountain bike track	60%	The Open Spaces team maintains the Nesbitt Park pump track and mountain bike track. While it currently needs some minor repairs, the necessary repair kits and materials have been ordered and delivered. Repairs are scheduled for early 2025, after the holiday season.		Chief Operating and Financial Office
A3.3.03	Operate the Goonellabah Sports and Aquatic Centre and the Lismore Memorial Baths aquatic facilities	50%	<p>Goonellabah Sports and Aquatic Centre (1 Jul 24 - 31 Dec 24):</p> <ul style="list-style-type: none"> - Total Attendance: 124,267 - Total Attendance Gym: 31,743 - Total Attendance Learn to Swim: 7,677 <p>Goonellabah Sports and Aquatic Centre facility used and hired for futsal, pickleball, basketball, boxing, netball, dance, wheelchair basketball, vacation care, school use, community events and private hire for birthday parties and meetings.</p> <p>Lismore Memorial Baths (1 Sept 24 - 31 Dec 24):</p> <ul style="list-style-type: none"> - Total Attendance: 19,726 - Total Attendance Learn to Swim: 1,276 <p>Lismore Memorial Baths facility used and hired for lap swimmers, general swimming, school use, water polo, swimmer's club and private/community events.</p>		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed




Code	Action	Progress	Quarterly Update	Status	Responsible Division
A3.3.04	Upgrade Goonellabah Skatepark	100%	Works completed ahead of schedule (June 28). Opening celebrations included school holiday skate workshops July 9-17th.		Chief Corporate and Community Office








A3.4: Continued improvement of Lismore’s sport and recreation facilities.



Code	Action	Progress	Quarterly Update	Status	Responsible Division
A3.4.01	Review and create new sport and recreation plan	50%	Underway. Internal review complete. Sporting peak body stakeholder workshop completed November 2024. Survey sent to local sporting clubs.		Chief Corporate and Community Office
A3.4.02	Undertake upgrades to Albert Park Baseball/Softball Complex inline with State Plan	50%	Redesign of the hub building underway. Decision to proceed will be dependent on project cost.		Chief Corporate and Community Office

A4: Our community is a desirable place to live, an easy place to work and a welcoming place to visit





A4.1: Promote positive attitudes and behaviours toward people with disability.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A4.1.01	Program activities for artists and audiences living with a disability	50%	Presentation of 'Sprung News' in September 2024 and associated public programs. Accessible programming in development with recent funding award from Museums and Galleries NSW for Audience Development.		Chief Corporate and Community Office

LEGEND:  Not Updated  On Track  Taking Action To Address  Needs Critical Attention  Not Due to Start  Cancelled/Deferred  Completed

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A4.1.02	Provide regular updates to the community on progress of implementation of the Disability Inclusion Action Plan (DIAP), including through progress reports and the annual report	50%	The Disability Inclusion Advisory Group was put on hold during caretaker period and post-2024 Council election in Q2 2024/25. DIAP update on progress of implementation was included in the 2023/24 Annual Report, and lodged into the portal in Dec 2024.		Chief Corporate and Community Office
A4.1.03	Deliver on actions from the Disability Inclusion Action Plan	50%	Delivery of Disability Inclusion Action Plan continues, with implementation and regular reporting underway.		Chief Corporate and Community Office

A4.2: Create liveable communities for all.


Code	Action	Progress	Quarterly Update	Status	Responsible Division
A4.2.02	Maximise accessibility of all Council events for all members of the community	70%	Accessibility requirements have been included on Council organised events and have been carried out by external event organisers.		Chief Corporate and Community Office
A4.2.03	Development of a Digital City Strategy	15%	Draft IT strategy developed and being reviewed.		Chief Corporate and Community Office
A4.2.04	Install an adult change facility at the Lismore Transit Centre	100%	Works are complete, official opening is pending flood works completion on the transit centre.		Chief Operating and Financial Office
A4.2.05	Continue to establish the shared pathway network which incorporates accessible standards as funding becomes available	50%	Shared pathway program progressing		Chief Operating and Financial Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed





Code	Action	Progress	Quarterly Update	Status	Responsible Division
A4.2.06	Facilitate Visioning Strategy for Lismore post-flood	0%	This program has been incorporated into the Community Strategic Plan review which will be reported to Council in Q4. Community engagement has commenced.		Chief Corporate and Community Office

A4.3: Support access to meaningful employment to cater for community diversity.


Code	Action	Progress	Quarterly Update	Status	Responsible Division
A4.3.01	Support access to meaningful employment to cater for community diversity through alignment between workforce management plan, EEOMP, RAP & DIAP	55%	New Reconciliation Action Plan and Workforce Management Strategy under development. EEO Management Plan currently under review.		Chief Corporate and Community Office

A4.4: Improve systems and processes to ensure accessibility for all.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A4.4.01	Provide AUSLAN interpreter services at Lismore Regional Gallery and Council events as required or upon request	50%	AUSLAN interpretation is provided for exhibitions and events.		Chief Corporate and Community Office
A4.4.02	Council's website maintains technologies to make more accessible for people with a vision impairment	100%	The new website meets all guidelines: - reader built in for the visually impaired. Content continues to be maintained so that it meets criteria of the Web Content Accessibility Guidelines (WCAG), which is an internationally recognised standard created by the World Wide Web Consortium (W3C).		Chief Corporate and Community Office


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Code	Action	Progress	Quarterly Update	Status	Responsible Division
A4.4.03	Continue to build the collection of accessible resources at the Lismore Area Library	50%	We continue to build the collection of accessible resources at the Lismore Area Library, with 60% of resources successfully returned following the 2022 floods. At the Goonellabah Library, resources are being regularly evaluated through an AI system, which helps identify trends across genres and highlights emerging authors to ensure our collection stays relevant and responsive to community interests.		Chief Corporate and Community Office

A5: Our community has access to essential services


A5.1: Provide suitable and well-planned cemeteries, chapel and crematorium services.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A5.1.01	Operate the Lismore Memorial Gardens, Crematorium and cemeteries across the Lismore LGA, and provide memorial options and burial advice to the community	50%	The focus is on managing the operations of Lismore Memorial Gardens, Crematorium, and cemeteries to ensure an appropriate level of service across the department. Everything is running smoothly, with ongoing efforts to identify areas for improvement. The Manager of Public and Open Spaces has taken responsibility for this area, offering guidance and advice to the community and collaborating with funeral directors to ensure services are delivered successfully for clients. This is an ongoing service.		Chief Operating and Financial Office

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A5.2: Assist in improving regional health facilities and services in Lismore.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
A5.2.01	Continue partnership with Lismore Base Hospital, University Centre for Rural Health, Southern Cross University, St Vincent's Private Hospital and allied health professionals to address emerging health needs	50%	On going communication with key stakeholders occurring on a regular and as needs basis.		Chief Corporate and Community Office





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B: A prosperous and vibrant city


B1: Our community has diverse business and industry as well as opportunities for investment and growth

B1.1: Support and encourage a diverse and competitive mix of business and industry.


Code	Action	Progress	Quarterly Update	Status	Responsible Division
B1.1.01	Develop a business investment and attraction action plan	60%	Following the Back Lismore campaign an Economic Development strategy is being prepared. Business prospectus' are being prepared to attract new business and industry in to Lismore.		Chief Corporate and Community Office
B1.1.02	Develop an Economic Development Strategy	0%	This program is to be commenced during the second half of FY 2024/25.		Chief Corporate and Community Office
B1.1.03	Work collaboratively to build and maintain relationships with private and public sector stakeholders to support projects of economic and social benefit	50%	Continued business engagement to support the Northern Rivers Rail Trail, delivery of the CONVERGE program, regular collaboration with Business Lismore, Nimbin Chamber of Commerce and state and federal agencies. CBD audit carried out in December with insights scheduled for release in January 2025. Delivery of seven business education workshops across the local government area.		Chief Corporate and Community Office
B1.1.04	Support business development, innovation and economic activity through strategic initiatives.	0%	An Economic development strategy is to be developed, commencing Quarter 3 of FY2024/25.		Chief Corporate and Community Office








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Code	Action	Progress	Quarterly Update	Status	Responsible Division
B1.1.05	Provide access to comprehensive information on available grants to the community via web site based 'Grant Guru' digital platform	50%	Grant information is disseminated regularly to our community via the Monthly Business Newsletter. As at November 2024, the Grant Guru platform had 511 registrants with 372 registered to receive alerts. During October 2024 a workshop was also delivered on Grants and Awards to our community.		Chief Corporate and Community Office


B1.2: Promote Lismore city centre through the Lismore Business Promotion Program.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B1.2.01	Deliver business activation initiatives in accordance with the Business Activation Plan (BAP)	50%	Business Activation Plan projects progressed included: promoting funded microgrant and sponsorship activities, expansion of Loving Local Gift Card across Lismore, extensive engagement and planning for Christmas activations. The two Parklets were placed in new locations within the CBD, a CBD Photography shoot was undertaken to support the delivery of future promotions, new fairy lights were delivered in South Lismore and the CBD Occupation Audit was undertaken in December.		Chief Corporate and Community Office


LEGEND:  Not Updated  On Track  Taking Action To Address  Needs Critical Attention  Not Due to Start  Cancelled/Deferred  Completed

B2: Our city and villages are attractive meeting places that provide for diverse activity and strengthen our social connections


B2.1: Facilitate ongoing growth opportunities and improvements within the Lismore CBD.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B2.1.02	Develop a business investment and attraction action plan for the CBD	25%	Various city activation programs have being delivered within the CBD. An Economic Development Strategy and various investment prospectus are being prepared for Lismore.		Chief Corporate and Community Office

B2.2: Use placemaking to enhance, activate and manage the CBD, Quadrangle, and riverbank precincts.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B2.2.01	Use placemaking to enhance, activate and manage the CBD, quadrangle and riverbank precinct	50%	Activities included micro-grants and sponsorships, loving local gift card engagement and new business community photo shoots. The Quad delivered 10 activities, including workshops, performances, and live music events, engaged 25 performers, musicians, and creatives, and directly attracted 570 audience members to these activities.		Chief Corporate and Community Office

B2.3: Facilitate unique events that celebrate our diversity.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B2.3.01	Coordinate activities associated with Australia Day/Citizenship Celebrations	50%	A ceremony was held on 17 September 2024 with 11 conferees taking the oath.		General Manager Office

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Code	Action	Progress	Quarterly Update	Status	Responsible Division
B2.3.02	Mentor, support and train local event practitioners and provide research and evaluation assistance to local events	60%	The Events Team continues to support community events to ensure they are better prepared. This includes direction in how to navigate LCC and what forms, documents and plans they may require to deliver and subsequently review their events.		Chief Corporate and Community Office
B2.3.04	Develop annual event calendar	60%	Lismore has attracted a number of sporting and cultural events. In these two quarters these included state women's master's hockey and regional Aboriginal rugby league. Negotiations continue for potential new events for 2025 including an outdoor/caravan expo and state rural women's gathering.		Chief Corporate and Community Office
B2.3.05	Host, support and promote a range of annual events including Lismore Lantern Parade, Masters Games, Eat the Street, Carols by Candlelight	85%	From July - December 2024 a number of events were delivered or supported by Council including NAIDOC Community Day (cancelled due to weather), Women's State Hockey Championships, Darrel Chapman Fun Run, Aboriginal Rugby League Knockout Carnival, North Coast National Show, Carols in the Heart (cancelled during event due to weather event), Tropical Fruits. Planning underway for early 2025 events including Legends of Cricket Weekend, Eat The Street		Chief Corporate and Community Office

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B2.4: Provide socially inclusive, vital and welcoming services that support the education, social and recreational needs of the community.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B2.4.01	Washing and maintenance of tourism and information signs in LGA	75%	A new high-pressure cleaner has been recently purchased, and a trades assistant has been hired. Everything is in place and operating smoothly. Tourism and information signs in the CBD will be added to a regular maintenance program.		Chief Operating and Financial Office
B2.4.02	Maintain entrances to City and villages	85%	Open Spaces is responsible for managing and maintaining the city and village entrances, with a focus on continually enhancing their appearance. This ongoing effort includes the completion of entry signs and gardens in the city, with the development of green tree corridors next on the agenda.		Chief Operating and Financial Office
B2.4.03	Operate a Mobile Library to service outlying villages in the region	50%	We continue to operate the Mobile Library, serving outlying villages across the region, while actively exploring opportunities to extend urban library services to rural areas, enhancing community engagement. Additionally, a refresh of our library resources has been carried out to ensure they remain relevant and meet the evolving needs of our users. The mobile library currently carries approximately 17,000 resources.		Chief Corporate and Community Office
B2.4.05	Operate the Lismore and Goonellabah Libraries as per the Service Level Agreement (SLA)	50%	All elements of the 2024/25 Service Level Agreement (SLA) are being delivered in the operation of the Lismore and Goonellabah Libraries.		Chief Corporate and Community Office



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Code	Action	Progress	Quarterly Update	Status	Responsible Division
B2.4.06	Deliver a wide range of community programs to cater to all ages through the Lismore and Goonellabah Libraries, including book clubs, story time, baby bounce, and author talks	50%	We are meeting this target, as reflected in the service level agreements undertaken every three months, by offering a variety of community programs at the Lismore Children's, pop up Library and Goonellabah library, including book clubs, story time, baby bounce, and author talks.		Chief Corporate and Community Office
B2.4.07	Implement innovative technology and programs across multiple locations	50%	A comprehensive review is currently underway of all business systems used by RTRL. This review aims to assess their relevance, current performance, and ability to meet future needs, ensuring that our services remain efficient and aligned with evolving community expectations.		Chief Corporate and Community Office

B3: Our community has a diverse and thriving arts and cultural life


B3.1: Develop a diverse gallery program resonating with wide audiences.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B3.1.01	Operate the Lismore Regional Gallery and the Quadrangle	50%	Both facilities open and operational as of September 2024.		Chief Corporate and Community Office
B3.1.02	Stage regular exhibitions, workshops, talks and creative events at the Lismore Regional Gallery for the community to connect and learn	50%	Over 157 activities delivered, welcoming 60,500+ audiences and participants, and engaging over 306 artists and creatives to deliver the programs.		Chief Corporate and Community Office



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B3.2: Support the careers of Aboriginal and Bundjalung artists.








Code	Action	Progress	Quarterly Update	Status	Responsible Division
B3.2.01	Facilitate a minimum of one major art project with Aboriginal and Bundjalung content biennially	100%	Presentation of 'Buruugaa Garaa Buruu Garaa Budgeramgali' in September, and the Koori Mail Indigenous Art Award in December 2024. The Quad delivered 'Grounded' project and exhibition in October 2024. First Nations Gathering space continues monthly led by Kylie Caldwell.		Chief Corporate and Community Office

B3.3: Provide a framework for ongoing public art and cultural growth.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B3.3.01	Implement public art projects	10%	Public Art Policy is currently under review. The Gallery supported projects including Safer Cities Her Way and Library Mural.		Chief Corporate and Community Office
B3.3.02	Undertake an Arts & Cultural strategy for Lismore	0%	An Arts and Cultural Strategy to be commenced during second half of 2024/25.		Chief Corporate and Community Office

B3.4: Support cultural partnerships and collaborations.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B3.4.01	Collaborate with partner organisations to generate and promote a diverse cultural program to activate the Quadrangle space	50%	While closed for restoration for most of 2024, the Quad delivered 10 activities, such as workshops, performances, and live music events, engaged 25 performers, musicians, and creatives, and directly attracted 570 audience members to these activities.		Chief Corporate and Community Office

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Code	Action	Progress	Quarterly Update	Status	Responsible Division
B3.4.02	Work with NORPA to support the Cultural Alliance and the continued operation of Lismore City Hall	0%	In May 2024 Council resolved to sign a Deed of Surrender to dissolve the Cultural Alliance Agreement. As part of the resolution Council also resolved to develop an MOU between Council and NORPA. This matter will be reported to Council in second half of this financial year.		Chief Corporate and Community Office

B4: Our community is connected and convenient

B4.1: Maintain regular passenger transport to Lismore and the region.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B4.1.01	Operate and maintain the Lismore Regional Airport for passenger flights, general aviation, aviation business, aviation training and emergency services	50%	Works continuing to repair and rebuild airport infrastructure post flood. General aviation operating at pre flood levels.		Chief Operating and Financial Office


B4.2: Maintain and develop airport and aviation services.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B4.2.01	Review airport masterplan	75%	Following the draft Airport Masterplan a further report has been developed for the airport. This report will be reported to Council in the third quarter of the FY 2024/25.		Chief Corporate and Community Office
B4.2.02	Ensure regulatory compliance of Lismore Regional Airport	90%	Continuing to identify and remedy defects ahead of February CASA Inspection. Some items will not be completed but will have clear plans in place.		Chief Operating and Financial Office




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B4.3: Advocate for regional integrated transport services.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B4.3.01	Provide support to the operation of the Lismore Late Nighter bus service	50%	On track		Chief Operating and Financial Office

B4.4: Provide footpaths, cycle ways and pedestrian access that is safe and serviceable.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
B4.4.02	Undertake annual inspections and required maintenance of the footpath and cycleway network	40%	Annual Inspections and maintenance program continues.		Chief Operating and Financial Office
B4.4.03	Cleaning of CBD footpaths	50%	Streetscapes are maintained with daily footpath cleaning five days a week and street sweeping twice a week. High-pressure cleaning of CBD footpaths is conducted three times annually, ensuring efficient and smooth operations. This is an ongoing service.		Chief Operating and Financial Office
B4.4.04	Seek funding opportunities to implement a Cycle & Walkway Strategy	80%	Awaiting outcomes. Get NSW Active Grants sought for: - Rail Trail - Dibbs Street to Ballina Rd - North Lismore to new Richmond River Highschool site. - Lismore Boulevard Housing Support Grant Sought for: - North Lismore pathways connecting North Lismore shops to new Richmond River High School site.		Chief Corporate and Community Office




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C: Our natural environment

C1: Our waterways and catchments are healthy

C1.1: Enhance riparian vegetation and manage off-stream impacts to improve water quality.



Code	Action	Progress	Quarterly Update	Status	Responsible Division
C1.1.01	Implement and review the Urban Green Corridors Plan	50%	Contracted review process is on target, community engagement to occur in early 2025. Progress slowed due to September elections.		Chief Corporate and Community Office
C1.1.02	Collaborate with the NSW State Government, neighbouring Councils, and community groups to develop and implement strategies to improve the health of the Wilsons and Richmond Rivers	50%	Ongoing		Chief Corporate and Community Office
C1.1.03	Manage the impacts of development in water catchment areas through compliance with the Lismore Local Environment Plan and Council's On-Site Wastewater Management Strategy	50%	On Site Sewage Management tasks and compliance on track		Chief Operating and Financial Office

C1.2: Provide a safe and serviceable stormwater drainage system.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
C1.2.01	Complete the annual stormwater capital works program including projects identified in the Urban Stormwater Management Plan (USMP)	30%	Urban Stormwater Capital Project completed Victoria Street. (Partial Collapse). Oakley Avenue scheduled for March 2025 that will consume budget. USMP projects being reviewed as part of the USMP review. Two major projects currently identified are part of open spaces masterplans.		Chief Operating and Financial Office





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Code	Action	Progress	Quarterly Update	Status	Responsible Division
C1.2.02	Undertake annual inspections and required maintenance and renewal of stormwater drainage network	75%	Maintenance and renewal progressing to available budget		Chief Operating and Financial Office
C1.2.03	Review and update the Urban Stormwater Management Plan (USMP)	50%	Currently underway and on target to be completed by 30 June 2025.		Chief Operating and Financial Office

C2: We are committed to resource recovery, waste management and recycling innovation




C2.1: Provide effective and efficient waste collection and disposal services.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
C2.1.01	Provide effective, efficient waste and resource recovery services to residents and businesses	50%	Rollout of new waste service offerings completed in August/September 2024. Currently 70% resource recovery rate.		Chief Operating and Financial Office
C2.1.02	Review waste operating model and implement 4 year improvement pathway to be efficient, effective and compliant	50%	Balanced Regional Model A adopted at December Council, to retain collections in house.		Chief Operating and Financial Office
C2.1.03	Provide kerbside domestic and commercial waste collection services	50%	Residential and Commercial Collection undertaken as scheduled. Funding received to replace collections fleet.		Chief Operating and Financial Office
C2.1.04	Provide waste bins and collection in public places, parks, and town centres, and for public events	50%	Provision of waste collection in public places (parks and town centres) continued by our waste collections team in both landfill and recycling streams. New bins & waste management needs in parks within the Local Government Area are assessed on a case-by-case basis. Asset condition assessment of all public place bins planned for January 2025.		Chief Operating and Financial Office


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C2.2: Maximise resource recovery and minimise waste to landfill.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
C2.2.01	Deliver capital compliance projects for the waste facility	10%	Investigations in progress to determine fill capacity following Flood restoration, approach to landfill capping, and infrastructure needed for longer term leachate storage and treatment.		Chief Operating and Financial Office
C2.2.02	Develop Landfill Management Plan for Lismore Resource Recovery Centre	0%	Landfill Management Plan will be updated on completion of Landfill reinstatement and other flood repairs.		Chief Operating and Financial Office
C2.2.03	Ensure environmental compliance across all waste operation activities in accordance with Environmental Protection Authority license conditions	50%	Compliance tasks on track and all non compliance self reported.		Chief Operating and Financial Office

C2.3: Provide community education about resource recovery, waste management and recycling.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
C2.3.01	Operate a NSW Container Deposit Scheme and assist the scheme through promotion and community education	50%	NSW Container Deposit Scheme being operated safely and efficiently.		Chief Operating and Financial Office

LEGEND:  Not Updated  On Track  Taking Action To Address  Needs Critical Attention  Not Due to Start  Cancelled/Deferred  Completed


Code	Action	Progress	Quarterly Update	Status	Responsible Division
C2.3.02	Conduct community and business education programs and produce educational materials on sustainable waste management	50%	<p>The following waste education programs and activities were carried out between July and December:</p> <ul style="list-style-type: none"> - Excursions by Lismore U3A, East Lismore Preschool, St Carthage's Primary and Summerland Christian College to Lismore Recycling & Recovery Centre - Incursions to Corndale PS, Modanville PS, Lismore Heights PS and Whian Whian PS to run waste education activities and deliver resources - Promotion of a 2-year NSW Government trial to accept embedded battery products at Lismore's Community Recycling Centre (CRC) - A Household Chemical Cleanout event at Lismore Recycling & Recovery Centre - Participated in Second Hand Saturday - Conducted a bin audit of Council's Corporate Centre 		Chief Operating and Financial Office
C2.3.03	Provide support to the Lismore Rainforest Botanic Gardens to continue building the gardens as a community asset for education and visitation	50%	<p>Between July and December a lot of work was done to provide support for the Botanic Gardens:</p> <ul style="list-style-type: none"> - Completion of a new 5-year Memorandum of Understanding between Council and the Friends of Lismore Rainforest Botanic Gardens (FLRBG) and Botanic Gardens Management Plan (2025 - 2029), with an associated Capital Works and Asset Renewal Register - Three (3) liaison meetings between Council and the FLRBG - An end of year celebration at which the MOU was signed by the General Manager and President of the FLRBG 		Chief Operating and Financial Office

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C3: We are committed to environmental sustainability

C3.1: Make Council self-sufficient in electricity from renewable sources.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
C3.1.01	Ensure that the Lismore Community floating solar farm is included in any rebuild options considered	50%	Being noted for inclusion in Concept Design.		Chief Operating and Financial Office


C3.2: Ensure sustainability principles are understood and applied in Council’s business operations.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
C3.2.01	Review Council business operations for potential carbon reduction initiatives	50%	Council's corporate greenhouse gas emissions have been calculated and a tool for continued annual calculations has been acquired. A plan for reducing emissions is now being developed.		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed





C3.3: Build corporate and community sustainability through active partnerships.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
C3.3.01	Maintain collaborative partnerships with Govt agencies and NGOs in Northern Rivers	50%	Staff continue to engage with agencies and NGO's to bring collaborative and informed projects to improve environmental values to the LGA. Regular meetings held with Northern Rivers Joint Organisation NRM Working Group, Richmond Rivers Collaborative Partnerships Committee, Regional Koala Partnerships Group, Northern Rivers Koala Network, NE Coastal and Estuary Practitioners Network, NBS Project Control Group and Working Group, LGA Invasive Species Group, Koala Implementation Group, as well as developing collaborative grant proposals, reviewing flood recovery programs, attending steering committees managing ongoing collaborative projects.		Chief Corporate and Community Office





C4: Our diverse natural environment is protected and enhanced

C4.1: Protect and improve biodiversity on public and private land in Lismore’s urban and rural landscapes.


Code	Action	Progress	Quarterly Update	Status	Responsible Division
C4.1.02	Review options for land use controls, including LEP overlay maps, to define high priority areas for biodiversity conservation.	0%			Chief Corporate and Community Office
C4.1.03	Provide support and education for biodiversity conservation to residents and groups in urban areas throughout the Lismore LGA	50%	Ongoing		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed




Code	Action	Progress	Quarterly Update	Status	Responsible Division
C4.1.04	Undertake a review of the Biodiversity Management Strategy (BMS)	10%	Review of BMS will commence in 2025. Approval provided for funding to engage external consultancy		Chief Corporate and Community Office
C4.1.05	Implement Biodiversity Management Strategy (BMS) framework for Internal operations	50%	Vegetation Management Plan guidelines complete and published; DA process improvements are ongoing; habitat loss/gains mapping developed; ongoing spatial data refinement; roadside HCV program ongoing		Chief Corporate and Community Office
C4.1.06	Implement Biodiversity Management Strategy (BMS) framework for Rural landholders	50%	Continuation of current and new projects delivery with private landholders in the local government area; review of delivery mechanisms TRIAL IN PROGRESS with grant program currently in EOI phase		Chief Corporate and Community Office
C4.1.07	Implement Biodiversity Management Strategy (BMS) framework for urban environment	50%	Urban programs delivered through actions of the Urban Green Corridor Plan. Parks and Open Spaces delivered with Environmental Strategies. Additional ~\$2M grant money successfully received through Urban Riparian and Catchments Program (project planning underway)		Chief Corporate and Community Office

C4.2: Protect and improve Lismore’s koala population.


Code	Action	Progress	Quarterly Update	Status	Responsible Division
C4.2.01	Conserve and improve health of Lismore’s Koala population	50%	Koala conservation and extension program continuing - revegetation and management work continues through BMS supplemented by grant funds		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed



Code	Action	Progress	Quarterly Update	Status	Responsible Division
C4.2.02	Identify and implement strategies in relation to reducing wildlife death and injury from road strike	50%	Ongoing management of wildlife protection fences and varied message signage assets. Continued delivery of community awareness campaign for koala road strikes. Bruxner Hwy wildlife fence in progress (externally funded).		Chief Corporate and Community Office

C4.3: Report on the condition of our environment.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
C4.3.01	Support the development of a regional State of the Environment Report	0%	Not due to start. State of the Environment Report is not required in the current financial year.		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed



D: Our built environment

D1: Our city and village services are well managed and maintained



D1.1: Provide a road network that is safe and serviceable.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D1.1.01	Develop capital works programs for the road network according to the Transport Asset Management Plan	40%	Capital works program for road network progressing.		Chief Operating and Financial Office
D1.1.02	Develop resurfacing program for the road network according to the Transport Asset Management Plan	50%	Resurfacing Program developed and underway		Chief Operating and Financial Office
D1.1.03	Develop rehabilitation and capital works program for bridges according to the Transport Asset Management Plan	50%	Program developed and funding applications ongoing		Chief Operating and Financial Office
D1.1.04	Maintain streetscapes	50%	Streetscapes are maintained with daily footpath cleaning five days a week and street sweeping twice a week. High-pressure cleaning of CBD footpaths is conducted three times annually, ensuring efficient and smooth operations. This is an ongoing service.		Chief Operating and Financial Office
D1.1.05	Undertake annual road maintenance programs	50%	Routine Maintenance program underway		Chief Operating and Financial Office
D1.1.06	Undertake annual bridge inspections and carry out maintenance program	40%	Annual bridge inspections and maintenance program progressing		Chief Operating and Financial Office
D1.1.07	Undertake annual car park maintenance program	50%	Car park maintenance items are progressing according to priority and budget		Chief Operating and Financial Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed





D1.2: Plan for infrastructure that meets the needs of the community.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D1.2.01	Develop Essential Public Asset Restoration (EPAR) program and implement for all impacted asset classes	40%	Lismore City Council's Flood Restoration Portfolio (FRP) manages over 338 projects worth \$917 million, with \$830 million approved and \$240 million received. This includes EPAR and related capital works. Strategic governance frameworks and partnerships with government agencies enable efficient delivery of critical assets. With \$43.6 million in capital spend this financial year, the FRP continues to rebuild resilient infrastructure, supported by additional funding and strengthened industry relationships to deliver improved community outcomes.		Chief Operating and Financial Office
D1.2.02	Scope and deliver the Flood Restoration Portfolio of works for Roads and Bridges	40%	The Roads and Bridges Program achieved significant milestones this period. In December 2024, TfNSW approved the Landslip EPAR (LCC108), initiating Phase 2 procurement for the Landslip Restoration Package (LRP)—Council's largest procurement. Phase 1 contractors were shortlisted in December, with Phase 2 and construction commencing January 2025. Outside the LRP, 109 projects are in development, 23 in delivery, and 51 completed. Pavement design tenders closed with strong industry interest, with work starting January 2025. With \$622M approved, \$147.9M received, and \$21.6M spent this financial year, the program is actively managing risks to sustain progress.		Chief Operating and Financial Office


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Code	Action	Progress	Quarterly Update	Status	Responsible Division
D1.2.03	Scope and deliver the Flood Restoration Portfolio of works for Water & Wastewater	20%	The Water & Wastewater program is progressing with 9 projects in planning, 2 in development and 1 completed as of December 2024. The program is being delivered under the sponsorship of NSW Reconstruction Authority. Key achievements include the execution of the Framework Agreement, completion of the Nimbin Water Main project, and award of the East Lismore STP concept design to GHD. The Nimbin Temporary Water Treatment Plant contract has been extended to ensure service continuity under the construction of a permanent treatment plant is complete. With \$78.3M approved for rebuild efforts under Phase 2, \$2.4m has been received.		Chief Operating and Financial Office
D1.2.04	Scope and deliver the Flood Restoration Portfolio of works for Buildings & Community Assets	75%	The Buildings Program (FRBD) is advancing with 1 project in development, 10 in delivery, and 35 completed. In November 2024, Council secured an additional \$9.9M, enabling the recommencement of City Hall restoration, with construction starting in January 2025. Key updates include nearing completion of Lismore Library renovations, ongoing safety and accessibility upgrades at the Municipal Building, completion of Stage 2 restoration at Lismore Regional Airport (generator testing pending), and progress on public amenities in parks. With \$89.15M in eligible funding, \$65.1M received, and \$20.6M spent on Capital this financial year, the program is delivering strong outcomes.		Chief Operating and Financial Office

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Code	Action	Progress	Quarterly Update	Status	Responsible Division
D1.2.05	Scope and deliver the Flood Restoration Portfolio of works for Flood Mitigation Assets	30%	The Flood Resilience Program is advancing with 8 projects in development, 5 in delivery and 1 completed. Pump station upgrade designs are progressing with hydrology modelling completed. Urban drain cleaning has enhanced drainage and received positive community feedback. Key updates: Brewster St Culvert design contract awarded, utility relocation underway; flood pump station fibre tenders awarded; East Towns Drains in progress. The program has \$29.4m approved, \$10.2m received, and \$250k spent this financial year, with refined schedules boosting efficiency and multiple construction activities occurring in the remainder of the year.		Chief Operating and Financial Office

D1.3: Provide Council buildings that are safe and fit for purpose.





Code	Action	Progress	Quarterly Update	Status	Responsible Division
D1.3.01	Undertake a strategic review of existing and potential future Council-owned property	30%	A review has commenced and is in the early stages.		Chief Operating and Financial Office
D1.3.02	Undertake annual inspections and required maintenance for buildings.	50%	Work continuing with Strategic Assets coordinator aligning the areas overall to produce more effective maintenance schedule		Chief Operating and Financial Office
D1.3.03	Develop renewal program for buildings according to the Buildings Asset Management Plan	50%	Work continuing with Strategic Assets coordinator aligning the areas overall to produce the capital strategy and renewal program		Chief Operating and Financial Office

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Code	Action	Progress	Quarterly Update	Status	Responsible Division
D1.3.05	Manage Council's property portfolio and develop and implement policies and procedures that align with Crown Lands Review 2031	50%	Ongoing.		Chief Operating and Financial Office
D1.3.06	Manage Council's Land Register and update as required	45%	On going task.		Chief Operating and Financial Office

D1.4: Provide a safe water supply and associated services.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D1.4.01	Review and update Asset Management Plans to reflect annual budget allocations	40%	Currently underway and on target to be completed by 30 June 2025.		Chief Operating and Financial Office
D1.4.02	Develop Water and Wastewater renewal and capital works program according to the Water & Wastewater Asset Management Plan	50%	Capital works program for 24/25 is on track. Future capital works planning to inform asset management plan being progressed through multiple projects including hydraulic water model update which include capital planning component and Strategic planning for the Nimbin town water supply,		Chief Operating and Financial Office
D1.4.03	Develop and implement Water and Wastewater maintenance program	50%	NPI reporting has been completed.		Chief Operating and Financial Office
D1.4.04	Complete construction of new static water supplies, improve turnaround areas on narrow roads and upgrade facilities at the Nimbin and Lismore Showgrounds to improve readiness for bushfire response	100%	Construction completed.		Chief Operating and Financial Office

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D1.5: Provide wastewater supply and associated services.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D1.5.01	Operate and maintain sewage treatment plants across the Lismore LGA	50%	Operation of water and wastewater assets have been conducted in accordance with EPA and NSW Health requirements		Chief Operating and Financial Office

D1.6: Provide quality road materials and asphalt production.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D1.6.01	Operate efficient and cost-effective quarries, including the production of quarry materials	50%	Quarry operations are stable		Chief Operating and Financial Office
D1.6.02	Ensure regulatory and licencing compliance of all Council-owned quarry sites	50%	Compliance tasks on track		Chief Operating and Financial Office

D2: Our built environment is managed and enhanced to meet the needs of our growing community





D2.1: Ensure new development enhances the area in which it is located.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D2.1.01	Monitor and review the Lismore Development Control Plan to include contemporary controls that will result in development that improves the local area	50%	Ongoing. This is business as usual.		Chief Corporate and Community Office



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D2.2: Provide development assessments in a timely, customer friendly and sustainable manner.



Code	Action	Progress	Quarterly Update	Status	Responsible Division
D2.2.01	Process development applications in accordance with relevant legislation and Council policies, to ensure development is compatible with its surrounding area	50%	As per the NSW Planning League table, LCC is meeting targets set by the Minister for Planning		Chief Corporate and Community Office
D2.2.02	Process locality boundary, street numbering and road naming, and update council's property and parcel register	50%	Ongoing task.		Chief Operating and Financial Office
D2.2.03	Provide relevant, accurate and timely planning advice	50%	Duty Planner and Duty Building Surveyor services continue to provide advice to in excess of 30 queries per week		Chief Corporate and Community Office
D2.2.04	Review and implement new software to streamline processing of development applications	50%	Streamlining of development process is occurring, vendor software to assist new process are being explored.		Chief Corporate and Community Office

D2.3: Ensure new buildings and infrastructure meets relevant standards.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D2.3.01	Take compliance action in response to community concerns about unlawful development in accordance with Council policy	50%	Compliance program is managing complaints and taking action in accordance with policy and procedure.		Chief Corporate and Community Office
D2.3.02	Certify and inspect new buildings and infrastructure in accordance with NSW legislation and Council policies, strategies and procedures	0%	Building and infrastructure inspection and certification programs undertaken in accordance with legislative requirements and are functioning effectively		Chief Corporate and Community Office




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Code	Action	Progress	Quarterly Update	Status	Responsible Division
D2.3.03	Provide access to new buildings and facilities for people with disabilities in accordance with legislation	0%	Disability access requirements are statutory consideration in assessments.		Chief Corporate and Community Office
D2.3.04	Assess development applications and associated approvals in accordance with NSW legislation and Council's planning controls	50%	Peer review process occurs for 100% of DAs processed		Chief Corporate and Community Office

D3: Our land use planning caters for all sectors of the community




D3.1: Ensure land is available and serviced to meet population growth in locations that are accessible, close to services and employment, and suitable for development.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D3.1.02	Process rezoning planning proposals	50%	Ongoing. This is business as usual.		Chief Corporate and Community Office
D3.1.03	Monitor development activity and update the Strategic Business Plan for Water Supply and Wastewater Services as required	50%	Have implemented regular coordination meeting between water and Strategic planning teams to monitor development activity for future planning. The water and sewer comments in the Lismore Residential Development map (ED24/37209) and the Lismore Residential Development Summary Table (ED24/37210) have been recently updated. Currently working on water and sewer assessments for 1055 Bruxner Hwy development.		Chief Operating and Financial Office
D3.1.04	Review the Growth & Realignment Strategy (GARS)	0%			Chief Corporate and Community Office


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D3.2: Ensure a diverse range of land use and development opportunities are available.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D3.2.01	Monitor the Local Environmental Plan (LEP) and amend as required in response to community and development industry needs	50%	Ongoing. This is business as usual.		Chief Corporate and Community Office
D3.2.02	Develop and implement a Rural Land Use Strategy	0%	Strategy being drafted based on initial feedback received from the community.		Chief Corporate and Community Office
D3.2.03	Facilitate development of Master Planning Projects including: East Lismore, CBD, North & South Lismore, Clunes and Nimbin	30%	Nimbin Place Plan adopted in November 2024. Clunes Masterplan project commenced.		Chief Corporate and Community Office

D3.3: Protect resources, including prime agricultural land and extractive industries, for future use by the community.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D3.3.01	Implement and monitor changes to Local Environmental Plan to facilitate agritourism in line with updated planning rules	100%			Chief Corporate and Community Office



D3.4: Provide opportunities for community engagement in the preparation of land-use strategies and zone reviews.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D3.4.01	Provide opportunities for community engagement in the preparation of land use strategies and zone reviews	50%	Ongoing. This is business as usual.		Chief Corporate and Community Office

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D3.5: Contribute to state and federal government planning and related policy and legislation reviews.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D3.5.01	Review and make submissions on proposed changes to Environment Protection & Assessment Act and associated regulations and planning policies as opportunities arise	50%	Ongoing. This is business as usual.		Chief Corporate and Community Office
D3.5.02	Review Local Strategic Planning Statements as part of the strategic land use planning framework	50%	Ongoing		Chief Corporate and Community Office

D4: Our community has a diversity of affordable housing options

D4.1: Plan for a mix of housing needs and facilitate increased supply of affordable housing.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
D4.1.01	Facilitate the delivery of affordable housing on Council-owned land	50%	Ongoing		Chief Corporate and Community Office
D4.1.02	Implement affordable and diverse housing strategy	50%	Ongoing		Chief Corporate and Community Office



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E: Leadership and participation




E1: We engage and communicate with our community

E1.1: Provide effective communication and information delivery, marketing, and promotions.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E1.1.01	Consult with the community to review the Community Strategic Plan in line with the Local Government election cycle	50%	The CSP community engagement and communications strategy and activities generated the largest survey response council has ever received from our local community. Lismore City Council received approximately 3,700 comments, reflecting aspirations and suggestions, with over 136,100 words from 1,500+ respondents across the LGA—a 200% increase over previous records. This rich data informs sentiment analysis and priority ranking for the new Community Strategic Plan. March 2025 workshops will test these findings, helping finalise the draft CSP for endorsement for public display in May 2025.		Chief Corporate and Community Office
E1.1.02	Support and encourage inclusive public engagement methods which invite comment from a diverse range of community members	50%	Engagement and Communications Plans utilising methods such as Your Say, Listening Posts, public meetings, workshops, forums and surveys, supported by tailored and targeted engagement communications continue. Your Say engagements during the quarter included Clunes Master Plan Sport and Recreation Plan Lismore Roads Design Program Youth Engagement - High Schoolers Haven, Sporting Club EOI - Lismore, and Lismore CBD Business Engagement.		Chief Corporate and Community Office

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Code	Action	Progress	Quarterly Update	Status	Responsible Division
E1.1.03	Disseminate timely and accurate information to all sectors of the community through the use of various media	50%	26 media releases produced, 1.7 million Facebook views, 443 new Facebook followers, 12 videos produced, approximately 105 uploads to web/intranet, approximately 11 media events, 721 media mentions		Chief Corporate and Community Office
E1.1.04	Inform and educate the community about Council activities, projects and events through the development of flyers, brochures, educational campaigns, videos and other marketing collateral	50%	development and roll-out of successful CSP campaign, including use of video vox pops, development of towards respect campaign		Chief Corporate and Community Office
E1.1.05	Review and update Communications Plan	50%	Review is currently underway		Chief Corporate and Community Office

E1.2: Coordinate and initiate community engagement in Council activities and decision-making.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E1.2.01	Support and report on Council Advisory and Action Groups	50%	Advisory Groups had their final meetings prior to the September 2024 local government elections. Council is currently reviewing the status of the groups.		General Manager Office


E1.3: Engage with rural communities to encourage community involvement, connectedness, and cohesion.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E1.3.01	Encourage community engagement with the development and implementation of a Rural Land Use Strategy	40%	Initial period of community engagement complete. Feedback being analysed and used to draft a Rural Land Use Strategy. Another period of community engagement is expected mid 2025.		Chief Corporate and Community Office


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E2: We collaborate with other agencies to achieve great outcomes

E2.1: Embrace a partnership approach to achieve community outcomes.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E2.1.01	Stakeholder relationship management to encourage collaboration with regional partners	50%	Council actively participates and collaborates with regional partner organisations including the Northern Rivers Joint Organisation, Regional Cities NSW, Country Mayors Association, NSW Reconstruction Authority, other local governments, the NSW Office of Local Government, Local Government NSW, and other agencies together or independently, which maintain close working relationships and regional collaboration.		General Manager Office


E2.2: Build capacity of and provide support to community organisations and groups.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E2.2.01	Financially assist rural halls through the section 356 donations program as a rebate of annual general rates	100%	Financial assistance of \$2,000 each was provided in December 2024 for 30 halls.		Chief Operating and Financial Office



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E2.3: Facilitate programs and activities that celebrate young people, older people and multiculturalism.



Code	Action	Progress	Quarterly Update	Status	Responsible Division
E2.3.01	Offer and promote a range of programs at the council facilities that celebrate young people, older people and multiculturalism	50%	We continue to offer and promote a variety of programs across the Libraries, specifically aimed at youth, seniors, and multiculturalism. These programs are designed to address the diverse needs of the Lismore community, with certain events conducted in collaboration with other Business Units of Lismore City Council such as seniors week. We will continue to establish partnerships with local organisations and groups to ensure the programs remain pertinent and bring positive outcomes for all participants. This collaboration is anticipated to expand significantly upon the reopening of the Magellan Street Library in early February 2025.		Chief Corporate and Community Office

E2.4: Develop working relationships with government, non-government, private sector and community-based agencies.


Code	Action	Progress	Quarterly Update	Status	Responsible Division
E2.4.01	Collaborate and coordinate with NRRC, local planning panel and other agencies to deliver post-flood strategic planning	50%	Ongoing. This is business as usual.		Chief Corporate and Community Office
E2.4.02	Actively build, seek and strengthen strategic and working relationships with local and regional organisations and groups	50%	Through its processes, Council builds strong and strategic relationships with the Northern Rivers Joint Organisation, Regional Cities NSW and Country Mayors Association, government agencies, private and community based organisations and others to understand roadblocks, and to identify where regional support is required.		General Manager Office

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Code	Action	Progress	Quarterly Update	Status	Responsible Division
E2.4.03	Advocate for open communication channels with NSW Reconstruction Authority to ensure integration with Council activities	50%	The Council is active in maintaining strong relationships with government agencies and funding bodies in particular with the NSW Reconstruction Authority, Transport for NSW, and Public Works etc to ensure support for Council's activities, community recovery and flood recovery activities and often working hard to establish the path forward for other local governments. Council has strong working relationships with these bodies enabling open and frank communication and advocacy.		General Manager Office
E2.4.04	Work with NSW Reconstruction Authority ICO to collaborate and coordinate on relevant major infrastructure projects	100%	ICO has been disbanded by NSW Reconstruction Authority.		Chief Operating and Financial Office




E2.5: Participate in cultural relationships.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E2.5.01	Organisation of a Student Exchange Program with Yamato Takada, Japan	50%	Successful implementation of Sister City Exchange Program during 2024, which included a chaperone and cohort of five students travelled to Japan for the in June. The Japanese delegation including a chaperone and students visited Lismore in July/August 2024, with a curated program / itinerary successfully rolled out, with support from businesses and education hubs in the Lismore LGA.		Chief Corporate and Community Office

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E2.6: Manage regional services with other councils.





Code	Action	Progress	Quarterly Update	Status	Responsible Division
E2.6.01	Provide a leading edge library service which utilises current technology to meet the expectations of customers	50%	The Library Management System has evolved over the past 12 months with regular system updates, as staff continue to explore opportunities to enhance the customer experience. New features have been introduced to allow customers to self serve, while still ensuring ongoing support when needed. The recent update to the RTRL App now offers push notifications, digital wallet integration for library membership cards, and an overall improved user experience within the app. Planning is also underway for a new RTRL website to further enhance our service delivery.		Chief Corporate and Community Office
E2.6.02	Investigation to digitalise, protect local history documents and catalogue onto the library website	10%	The Local Family History collection has been relocated to Level 2 of Lismore Library. We are exploring the NSW Public Libraries Infrastructure Grants for 2025/26 FY to digitalise the collection, with guidance from the Team Leader for Family History at NSW Public Libraries, to protect and catalogue the local history documents on the library website.		Chief Corporate and Community Office
E2.6.03	Investigate innovative technology and programs across multiple locations, both in and outside of the library buildings	50%	The introduction of the Monitor Print, Scan, Copy, and Computer booking system has positively impacted the community, standardising services across all RTRL locations and ensuring a smoother, more efficient customer experience. This innovation supports our commitment to providing a leading-edge library service that aligns with the evolving needs of our customers.		Chief Corporate and Community Office

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E3: Our decisions and actions are open, transparent, effective and in the interests of all

E3.1: Manage Council meetings and provide support to Councillors in fulfilling their role.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E3.1.01	Provide Councillors with relevant information and access to professional staff through the Councillor Request System to facilitate good decision-making practices	50%	Between July-December 2024, 321 councillor requests were received. The Councillor & Officer Interaction Policy, which governs the councillor request system, was reviewed and adopted by Council in December 2024.		General Manager Office
E3.1.02	Coordinate requests from the community to the Mayors Discretionary Fund to facilitate small grants for projects that represent or promote Lismore	50%	Two applications were received and approved.		General Manager Office
E3.1.03	Enable our elected representatives to undertake their duties effectively through administration of the Councillor Expenses & Facilities policy and provision of ongoing professional development	50%	Councillors Expenses and Facilities have been administered in line with the policy with a half yearly report presented to the August 2024 Council meeting. The policy was reviewed by Council at the December 2024 and placed on public exhibition for 28 days.		General Manager Office
E3.1.04	Ensure good governance through appropriate management of Code of Conduct matters, administration of Legislative compliance framework and maintenance of Fraud Prevention framework	35%	Code of Conduct matters are managed appropriately. Other actions are being progressed as resources allow,		Chief Corporate and Community Office



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Code	Action	Progress	Quarterly Update	Status	Responsible Division
E3.1.05	Administering updates and training on Code of Meeting Practice and Council policies	70%	Code of Meeting Practice has been reviewed and will be endorsed by Council in early 2025. A number of Council Policies have been reviewed and reported to Council. Updating and reviewing policies is an ongoing process.		Chief Corporate and Community Office





E4: We provide effective management and responsible governance

E4.1: Ensure the efficient and effective operation of Council.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.1.01	Implement the Capability, Capacity & Recovery Roadmap (CCRR) to deliver long-term improvements to Council's sustainability as an organisation that can continue to provide valuable services to our community	50%	Capability, Capacity & Recovery Roadmap delivery is progressing. The funding for projects will be delivered or committed by 30 June 2025.		Chief Operating and Financial Office
E4.1.02	Improve collaboration across Council services to ensure all our people think outside their own departments, plans, needs and budgets to consider the impact on the organisation and community as a whole	50%	Council's business analysts and teams continue to identify methods of streamlining processes to ensure Council's services deliver efficiencies and meet organisational and customer needs and expectations.		General Manager Office







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Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.1.03	Oversee development of Integrated Planning & Reporting (IP&R) and coordinate activities to ensure alignment with strategic vision	50%	Community Scorecard survey and workshop project being run to identify strategic vision for next 10 - 20 years. Survey completed, workshops scheduled for March 2025. The results of this project will guide the development of the new Community Strategic Plan, Community Engagement Strategy, Delivery Program, Operational Plan and Resourcing Strategy.		Chief Financial Office
E4.1.04	Implement the Integrated Planning & Reporting Framework	50%	Annual Report completed and published within 5 months of the end of financial year. State of our City Report completed and presented to Council at the second Council meeting after the election. Community Scorecard completed and work commenced on new Community Strategic Plan, Delivery Program, Operational Plan, Community Engagement Strategy and Workforce Management Strategy.		Chief Financial Office
E4.1.05	Promote and support the progression of innovative ideas from across Council	50%	The Executive Leadership Team is active in its pursuit of innovation from across the organisation to ensure efficiencies, value for money and improved methods of work can be delivered and financial savings found.		General Manager Office
E4.1.06	Engage an Internal Audit service provider to provide an independent view on Council's business activities, identify improvements and support compliance with legislation	50%	Grant Thornton are engaged as Council's Internal Auditor. Two reviews were conducted during the reporting period.		Chief Corporate and Community Office





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Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.1.07	Coordinate and provide secretariat for the Audit Risk and Improvement Committee (ARIC)	50%	ARIC meetings were held 24 June 2024 and 21 October 2024. Next meeting scheduled for 24 February 2025		Chief Corporate and Community Office
E4.1.08	Coordinate completion of audit actions from external and internal audit reports	30%	Co-ordination and recording of audit actions is ongoing		Chief Corporate and Community Office
E4.1.09	Coordinate insurance claims	50%	Management of insurance claims is ongoing		Chief Corporate and Community Office
E4.1.10	Coordinate the 2024 Local Government Elections and Councillor induction process	100%	Election conducted by the NSW Electoral Commission in September 2024. Induction program commenced in October once election results confirmed and completed early December 2024		Chief Corporate and Community Office
E4.1.11	Maintain and update Council's Delegations Register	50%	Council's Delegations Register is updated regularly due to changes in positions and responsibilities. This is an ongoing process		Chief Corporate and Community Office
E4.1.12	Conduct asset revaluations according to State Government guidelines	50%	Council was due to revalue its Roads, Bridges and Footpaths assets during 2024/2025. A position paper is being written to our auditors to defer the revaluation for one year due to a number of issues, including accessing condition data and the significant level of natural disaster restoration works currently underway. Other infrastructure assets classes will be indexed in line with previous years.		Chief Operating and Financial Office






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Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.1.13	Collect and manage all Council funds and provide information and advice to support sound financial decision making	50%	Quarterly Budget Review statements adopted by Council in accordance with Office of Local Government guidelines. Finance have implemented a month end close and an internal management report process from 1 July 2024.		Chief Operating and Financial Office
E4.1.14	Effectively manage Council's finances to support long-term financial sustainability through continuous improvement of business processes for best practice delivery of financial services to stakeholders	50%	The 2024/2025 Budget, Long Term Financial Plan (LTFP) and Asset Management Plans (AMPs) were adopted in June 2024. The Quarterly Budget Review Statement (QBRS) for September was adopted by Council in November 2024 and the December 2024 is being presented to the February 2025 Council Meeting. The 2023/2024 Financial Statements were lodged on 31 October 2024, in line with Office of Local Government (OLG) deadline. A new management reporting tool (Maqic) was implemented in July 2024.		Chief Operating and Financial Office
E4.1.15	Investigate and implement financial modelling tools to increase access of quality reports to internal users while also improving integration and automation	50%	Monthly Finance reports presented to Executive Leadership Team. A new management reporting tool (Maqic) has been implemented, commencing July 2024, as well as a new end of month process, with reporting timelines set with Executive Leadership Team.		Chief Operating and Financial Office
E4.1.16	Implementation of business processes and procedures for Council's Name and Address Register (NAR)	30%	Council is reviewing the IT strategy with the objective to develop a coordinated integrated council wide strategy. This will form part of the strategy development.		Chief Corporate and Community Office







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Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.1.17	Continuous improvement of Council's cyber security	90%	Council has employed a cybersecurity specialist, who is implementing various cybersecurity initiatives (including policy, procedures and software) as per the broader cybersecurity improvement strategy. Council conducts regular staff training, awareness programs and testing of council's readiness on cybersecurity.		Chief Corporate and Community Office
E4.1.18	Develop and implement plan to transform the recruitment, induction and onboarding processes	90%	Full onboarding process mapping completed with People & Culture and new Business Analysts. Implementation through second half of F2024/25.		Chief Corporate and Community Office
E4.1.19	Ensure all areas of Council have clear, achievable goals to align operations to strategic direction through performance development framework	40%	New Workforce Management Strategy being developed to be adopted by 30 June 2025. The new plan will align with the new Community Strategic Plan currently under development.		Chief Corporate and Community Office
E4.1.20	Strive for exceptional workplace culture through development of expected behaviours, incentives and ways of working	50%	To be readdressed in the new Workforce Management Strategy currently being developed.		Chief Corporate and Community Office
E4.1.21	Design a development and training framework for workforce	75%	Pulse Learning Management Module implemented Sept/October 24 with initial roll out of Code of Conduct refresher to all workers. This introduced workers to the module and future functionality. WHS and existing competencies have been uploaded and are now being monitored for expiry. As new competency records are received via People & Culture or WHS these are recorded and tracked.		Chief Corporate and Community Office

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Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.1.22	Develop leadership pathway framework for workforce	55%	Mandatory training in leadership areas is underway Calendar Year 2025, including 'difficult conversations', financial and budgeting development, leadership 101, fraud, Public Interest Disclosures and performance management.		Chief Corporate and Community Office
E4.1.23	Administer rates and water billing	50%	Rates and water billing notices have been issued in accordance with statutory requirements.		Chief Operating and Financial Office
E4.1.25	Create, capture and dispose of records in accordance with the State Archives and Records Authority of NSW standards and provide enhancements to the records management system as required	50%	There were six thousand two hundred and forty documents created in Content Manager by Records officers for the period. Four categories of records have been appraised for destruction. Twelve categories of previously appraised records have been approved for destruction.		Chief Corporate and Community Office
E4.1.26	Meet requests for access to Council documents as per Government guidelines and manage paper and electronic files to ensure security of documents is maintained	50%	There were a total of six hundred and forty six open access requests received during the period. Four hundred and sixty seven of these required payment so that records could be made available electronically.		Chief Corporate and Community Office
E4.1.27	Investigate record storage options	50%	Record storage options have been investigated - some records will be transferred to State Records. Some hardcopy files will be scanned for future storage		Chief Corporate and Community Office
E4.1.29	Review project management framework to enable improved project delivery	25%	Pulse pre-projects are being formulated for implementation.		Chief Operating and Financial Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed







E4.2: Provide a central point of contact for the community to interact with Council and access services.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.2.01	Development of Complaints Management Framework	0%	This work will be undertaken at the completion of the Risk Management Framework implementation.		Chief Corporate and Community Office
E4.2.02	Operate and continually improve Customer Contact Centre to provide community access to Council	50%	Knowledge database being updated on a daily basis and continuous process improvements are being implemented based on feedback from internal and external stakeholders.		Chief Corporate and Community Office
E4.2.03	Full review of Council's Customer Relationship Management (CRM) system and implement efficiency change	10%	Have had initial conversations with some teams about refining CRM categories in the future, will continue discussions and look to roadmap changes for the future.		Chief Corporate and Community Office
E4.2.04	Introduce online chats through the contact centre	0%	The introduction of online chats is currently on hold. No further action has been taken to either investigate the use of or implement an online chat option for customers.		Chief Corporate and Community Office
E4.2.05	Implementation of new Customer Service Knowledge Management System to provide accurate and timely information to the community	0%	Implementation of new knowledge management system was put on hold whilst organisational technology review was/is being completed. Will recommence looking into this project with budgeting for next financial year.		Chief Corporate and Community Office
E4.2.06	Improve customer engagement including full review of Council's Customer Service Charter	25%	Have done initial research into customer charters of other local government organisations. This project will be completed in early 2025 in preparation for the official launch of the "Respect campaign"		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed




E4.3: Provide a safe working environment to ensure the health and wellbeing of all Council staff and volunteers.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.3.01	Continuous improvement in work health & safety to develop a culture of wellbeing	50%	WHS Turnaround strategy was to complete in December 2024. Full team now implemented and ongoing. A phase 2 strategy to elevate Safety Management System to a 'Best Practice' level is being developed.		Chief Operating and Financial Office
E4.3.02	Write and implement the Equal Employment Opportunity Management Plan (EEOMP)	30%	Organisation development team developing Equal Employment Opportunity Management Plan and taking action to address and incorporate key aspects into the new Workforce Management Strategy		Chief Corporate and Community Office
E4.3.03	Create strategy to adopt requirements under Australian Human Rights Commission (AHRC)	50%	New Workforce Management Strategy under development that will cover requirements that are overseen by the Australian Human Rights Commission including anti-discrimination, fair work practices and WHS.		Chief Corporate and Community Office
E4.3.04	Implement initiatives determined in the Workforce Management Plan	50%	Workforce Management Strategy is currently being updated to refresh and realign it with the new Community Strategic Plan.		Chief Corporate and Community Office


LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed




E4.4: Improve gender equality in Council’s workforce.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.4.01	Implement actions in the Workforce Management Plan to improve gender equality in Council's workforce	85%	Completion of Elevate Programme which sought to provide development and career guidance and support to 12 female staff. The 12 were selected from a pool of 20+ applicants and a 2025 Programme is to be proposed. All participants provided excellent and positive feedback with an end of programme review open to all and the Executive.		Chief Corporate and Community Office


E4.5: Ensure well-managed buildings, land and property assets.








Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.5.01	Develop Plans of Management for Council land as required	30%	Plans of Management process and oversight currently under review.		Chief Operating and Financial Office




E4.6: Ensure sound risk management practices.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.6.01	Adapt Council's risk register to allow identification and early mitigation of risks to Council and our workforce	0%	The draft Risk Management Plan Framework is being reviewed and to be completed by Q4.		Chief Corporate and Community Office



E4.7: Ensure well-managed procurement, tendering and contracting services.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.7.01	Develop the strategic skills of the procurement and contracts team in order to pursue best practice and excellence in procurement	0%	Procurement procedures are being reviewed. Relevant training will be undertaken following the review.		Chief Corporate and Community Office

LEGEND:  Not Updated  On Track  Taking Action To Address  Needs Critical Attention  Not Due to Start  Cancelled/Deferred  Completed



Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.7.02	Ensure construction and infrastructure project payments are aligned with Security of Payment Act obligations	50%	Council has taken steps to improve its payment processes to ensure it adheres to the Security of Payments Act. Creditor terms have been updated and are now maintained regularly by a dedicated officer. Payments are also closely monitored to ensure they are aligned with the requirements of the Act.		Chief Operating and Financial Office
E4.7.03	Implement a new streamlined efficient and effective procurement and contract management process and guidelines.	70%	Contract Management roll-out plans are being reviewed. The Procurement Guidelines are being developed.		Chief Corporate and Community Office
E4.7.04	Update Council procurement and contract management template suite including new Council specific contract templates	90%	The first phase of this activity is completed. A second round of review is required to ensure the documents/templates are suitable to needs of broader organisation.		Chief Corporate and Community Office

E4.8: Ensure Council’s fleet and workshop is well-maintained, managed and fit for purpose.


Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.8.01	Operate an efficient fleet management program, including replacement, allocation, and external hire	50%	Operating efficiently however discussions underway on staff restructure to improve effectiveness.		Chief Operating and Financial Office
E4.8.02	Operate an efficient maintenance workshop for Council fleet	50%	Fleet operating efficiently. Some repair works required. Lube station destroyed in flood now having replacement work planned. Revised quotations with Flood Restoration Portfolio for review. Manager is also reviewing options for maintenance of bitumen.		Chief Operating and Financial Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed



Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.8.03	Operate efficient sign and metal fabrication workshops	50%	Sign shop and fabrications shop operating efficiently.		Chief Operating and Financial Office
E4.8.04	Implement fleet transformation project	90%	90% completion. Awaiting final testing. Interim system is working well and FY24 income above expectations with record income in FY24 \$8.82M.		Chief Operating and Financial Office

E4.9: Ensure the efficient operation of Richmond Tweed Regional Library.


Code	Action	Progress	Quarterly Update	Status	Responsible Division
E4.9.01	Administer the Deed of Agreement as the Executive Council for Richmond Tweed Regional Library	40%	To date, all elements of the Deed of Agreement have been administered with the participation of all four member councils, led by Lismore City Council as the Executive Council for the Richmond Tweed Regional Library.		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed




E5: We continue to grow our reputation and capacity as a regional city

E5.1: Attract new visitors and provide tourists with information and services to explore the Rainbow Region.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E5.1.03	Facilitate Visitor Economy services across the Local Government Area to support business and visitor growth.	50%	During this period the following activities have been undertaken to support the attraction of new visitors to the Rainbow Region: <ul style="list-style-type: none"> - Launched new destination brand through presentations to business chambers in Lismore and Nimbin. - Launched new destination website, Visit Lismore to reposition and strengthen brand and increase distribution through Australian Tourism Data Warehouse (ATDW). - Launched Xmas in Lismore marketing campaign and promotion of Loving Local Gift Cards. - Completed three destination photoshoots, updating photo library through Destination NSW. - Renewed over 500 business and event listings through the Australian Tourism Data Warehouse (ATDW). 		Chief Corporate and Community Office




E5.2: Ensure diverse events catering for a wide audience that deliver social and economic benefits to the community.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E5.2.01	Proactively seek and bid for new events and conferences for the city and region.	80%	Lismore has attracted a number of sporting and cultural events. In these two quarters these included state women's masters hockey and regional Aboriginal rugby league. Negotiations continue for potential new events for 2025 including an outdoor/caravan expo and state rural women's gathering.		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed



E5.3: Attract private investment and public funding to the city.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E5.3.01	Lobby and advocate for support and funding with a specific focus on opportunities that support core assets	50%	The Council continues to successfully lobby and advocate to the NSW and Australian Governments for funding support for core community assets.		General Manager Office
E5.3.02	Lobby and advocate for support from the State and Federal Government	50%	The Council continue to lobby and advocate for support from the NSW and Australian Governments through active participation in meetings and activities in order to seek support for Council's service delivery, disaster rebuilding activities and capital projects.		General Manager Office
E5.3.03	Identify new areas for growth and investment potential including the research and development of business cases	40%	The Local Strategic Planning Statement review commencing in 2nd half of FY2024/25. Growth areas and other land uses to be reviewed as part of this process. Economic development strategy is to be developed as part of this process.		Chief Corporate and Community Office

E5.4: Facilitate the ongoing development of the Central Growth Corridor Project.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E5.4.01	Engage with State Government to encourage inclusion of Northern Rivers into regional growth priorities	50%	LCC remains a focus of state government in terms of regional growth and the rebuild process post 2022 floods		Chief Corporate and Community Office

LEGEND: Not Updated On Track Taking Action To Address Needs Critical Attention Not Due to Start Cancelled/Deferred Completed

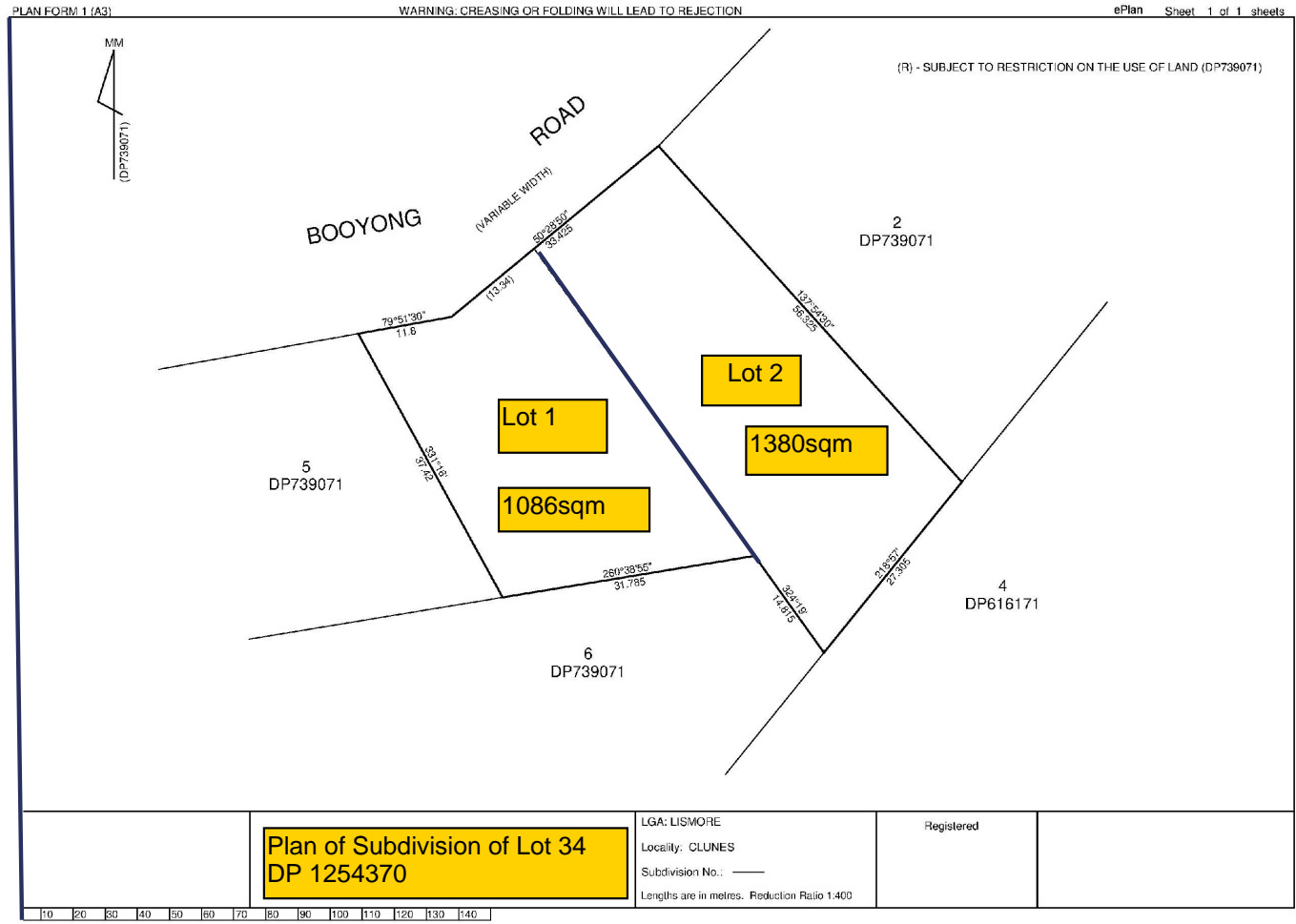


E5.5: Support initiatives that grow Lismore City as a regional centre.

Code	Action	Progress	Quarterly Update	Status	Responsible Division
E5.5.01	Develop and maintain Council's identified priority projects register	10%	Resilience Feasibility Study - Water Security and Flood Mitigation - Awaiting CSIRO report; Airport - Draft Report being developed and to be reported to Council in Q4. NRRT - first stage complete, funding being sought for other stages; Event Legacy Program - seeking funding to progress; Riverside Precinct Development - seeking grant funding opportunities to progress.		Chief Corporate and Community Office
E5.5.02	Implement actions from the 2023-2033 Lismore Economic Development Strategy, which aims to highlight key industry sectors	0%	Economic Development Strategy to be developed through 2025.		Chief Corporate and Community Office
E5.5.03	Facilitate ongoing research, business case development and funding applications to support the progression of Council's identified priority projects	10%	Resilience Feasibility Study - Water Security and Flood Mitigation - Awaiting CSIRO report; Airport - Draft Report being developed. NRRT - first stage complete, funding being sought for other stages; Event Legacy Program - seeking funding to progress; Riverside Precinct Development - seeking grant funding opportunities to progress.		Chief Corporate and Community Office

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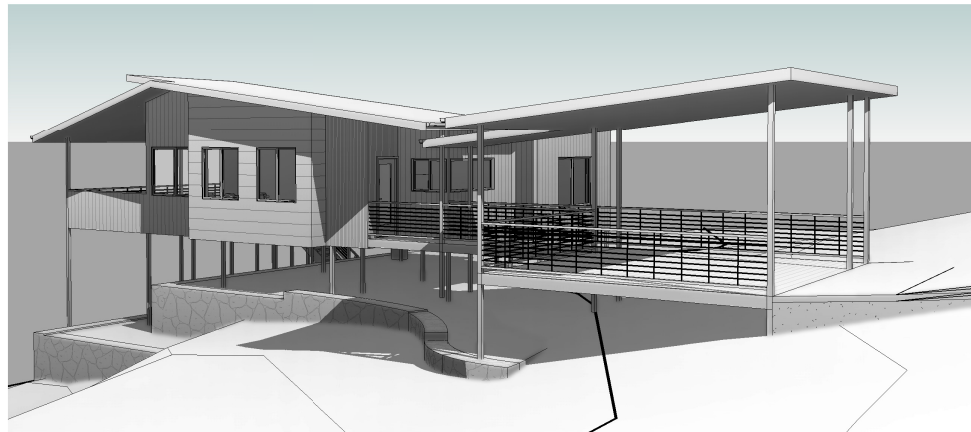




DEVELOPMENT APPLICATION


PROPOSED DWELLING

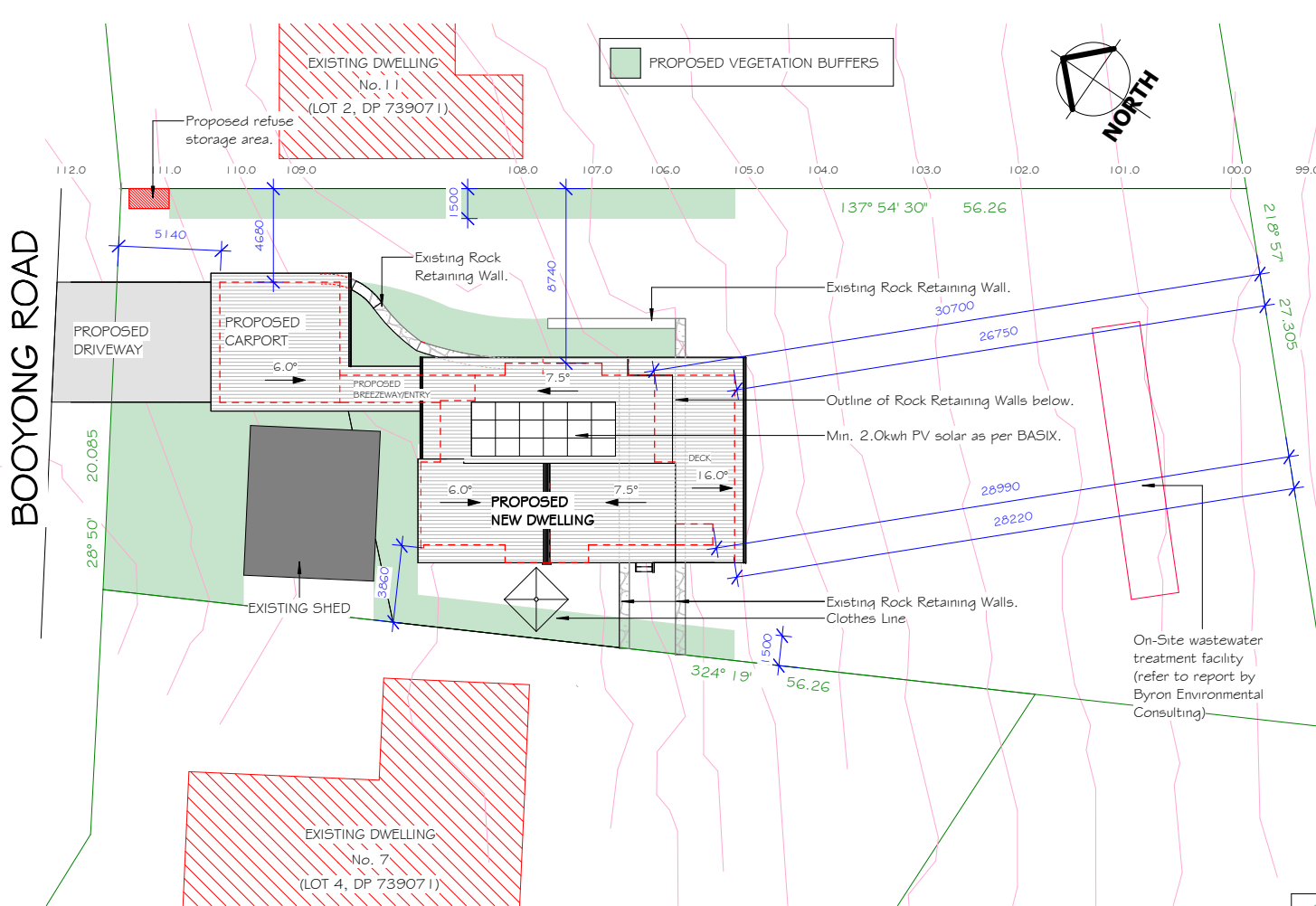
LOT 34 DP 1254370
 7 BOOYONG ROAD
 CLUNES NSW 2482



SHEET LIST	
SHEET No.	SHEET NAME
1.0	COVER SHEET
1.1	PROPOSED SITE PLAN
1.2	LOCATION PLAN AND BASIX COMMITMENTS
2.0	PROPOSED FLOOR PLAN
2.1	PROPOSED ELEVATIONS
2.2	PROPOSED ELEVATIONS
2.3	PROPOSED SECTION
3.0	INDICATIVE VIEWS



 ALEXANDER BUILDING DESIGN 43 SEASWELL CRESCENT LENNOX HEAD, NSW, 2478 0421 080 570 jared@alexanderbuildingdesign.com.au	PROJECT PROPOSED DWELLING	CLIENT MARY & JO KUITERS	ISSUE DATE DESCRIPTION A 16.11.23 DA PLAN SET	SHEET TITLE DEVELOPMENT APPLICATION COVER SHEET	DATE 16.11.23 SCALE @A3 DWG NO. 1.0
	ADDRESS LOT 34 DP 1254370 7 BOOYONG ROAD CLUNES NSW 2482		SHEET NO.		



PROJECT DESCRIPTION:
 A new dwelling comprising 2 Bedrooms, a 2 Bathrooms, a Laundry, an open plan Living/Dining Area with Kitchen, plus a Deck & Carport. Additional minor work shall be carried out as specified.
 A new crossover & driveway

REAL PROPERTY DESCRIPTION:
 Lot: 34 DP: 1254370
 Local Authority: Lismore City Council



Datum: Assumed / AHD
 Site Area: 1380m²
 Extg. Site Cover: 48.7m² 3.5% (Garage)
 New work GFA = 101.90m²
 Deck & Landings = 32.82m²
 Carport = 36.0m²

Proposed Site Cover: 155.6m² 11.1% (Excludes new Carport, Porch & Deck)
 Zoning: RU5 Village
 Constraints: Bushfire hazard BAL 29
 On-site waste disposal

All construction to comply with Section 3 and # 7 (BAL29) of A53959-2018 and the recommendations of the Bushfire Hazard Assessment Report prepared by GeoLINK 27.10.23

On-Site wastewater treatment facility, refer to Site and Soil Evaluation and OSIMS Design Report prepared by Byron Environmental Consulting 26.11.23



 <p>ALEXANDER BUILDING DESIGN 43 SEASWELL CRESCENT LENNOX HEAD, NSW, 2478 0421 080 570 jared@alexanderbuildingdesign.com.au</p>	<p>PROJECT PROPOSED DWELLING</p> <p>ADDRESS LOT 34 DP 1254370 7 BOOYONG ROAD CLUNES NSW 2482</p>	<p>CLIENT MARY & JO KUITERS</p>	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16.11.23</td> <td>DA PLAN SET</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE	DATE	DESCRIPTION	A	16.11.23	DA PLAN SET										<p>DEVELOPMENT APPLICATION</p> <p>SHEET TITLE PROPOSED SITE PLAN</p> <p>SCALE 1 : 200 @A3</p> <p>DWG NO. 1.1</p>
	ISSUE	DATE	DESCRIPTION																
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**BASIX SPECS - MINIMUM REQUIREMENTS
PLANS TO BE READ IN CONJUNCTION WITH BASIX AND NATHERS CERTIFICATES**

WATER COMMITMENTS

FIXTURES:

- ALL SHOWER HEADS MUST BE INSTALLED WITH A MINIMUM 3 STAR RATING.
- ALL TOILETS MUST BE INSTALLED WITH A MINIMUM 3 STAR RATING.
- ALL KITCHEN AND BASIN TAPS MUST BE INSTALLED WITH A MINIMUM 3 STAR RATING.

ALTERNATIVE WATER:

- A RAINWATER TANK OF NO LESS THAN 5000L MUST BE INSTALLED AND COLLECT THE RUNOFF FROM NO LESS THAN 240.0M² OF ROOF AREA.
- THE TANK IS TO BE CONNECTED TO; ALL TOILETS, WASHING MACHINE, MIN. 1 OUTDOOR TAP.

THERMAL COMFORT COMMITMENTS

WINDOWS & GLAZED DOORS

- AS PER BASIX AND NATHERS CERTIFICATE.
- LOW-E HIGH SHGC

FLOORS, WALLS, CEILING & ROOF INSULATION

- AS PER BASIX AND NATHERS CERTIFICATE
- FLOOR: SUSPENDED FLOOR ABOVE OPEN SUBFLOOR: R4FOIL-FOAM COMPOSITE BOARD - FOIL SARKING
- EXTERNAL WALLS: FRAMED (FC SHEET OR BOARDS); R2.7 ROCKWOOL BATTS, ROLL OR PUMP-IN + CLADDING OVER BATTENED CAVITY WITH LOW-EMISSIVITY BUILDING WRAP SUCH AS 'HARDWRAP' CREATING A REFLECTIVE AIR GAP BETWEEN CLADDING AND WRAP
- CEILING & ROOF: RAKED CEILING/PITCHED OR SKILLION ROOF: CEILING: R4 ROCKWOOL BATTS, ROLL OR PUMP-IN; ROOF: 55MM FOIL BACKED BLANKET.

ENERGY COMMITMENTS

HOT WATER:

- ELECTRIC STORAGE

COOLING SYSTEM:

- LIVING: 1 PHASE AIRCONDITIONING NON DUCTED 3 STAR (AVERAGE ZONE)
- 1XBEDROOM; 1 PHASE AIRCONDITIONING NON DUCTED 3 STAR (AVERAGE ZONE)

HEATING SYSTEM:

- LIVING: 1 PHASE AIRCONDITIONING NON DUCTED 3 STAR (AVERAGE ZONE)
- 1XBEDROOM; 1 PHASE AIRCONDITIONING NON DUCTED 3 STAR (AVERAGE ZONE)

VENTILATION:

- BATHROOM: NATURAL VENTILATION
- KITCHEN: INDIVIDUAL FAN, DUCTED, MANUAL ON/OFF
- LAUNDRY: NATURAL VENTILATION

ARTIFICIAL LIGHTING:

- MIN. 80% OF ALL LIGHTING FLUORESCENT, COMPACT FLUORESCENT OR LED.

NATURAL LIGHTING:

- KITCHEN MUST HAVE A WINDOW
- BATHROOM MUST HAVE A WINDOW

ALTERNATIVE ENERGY:

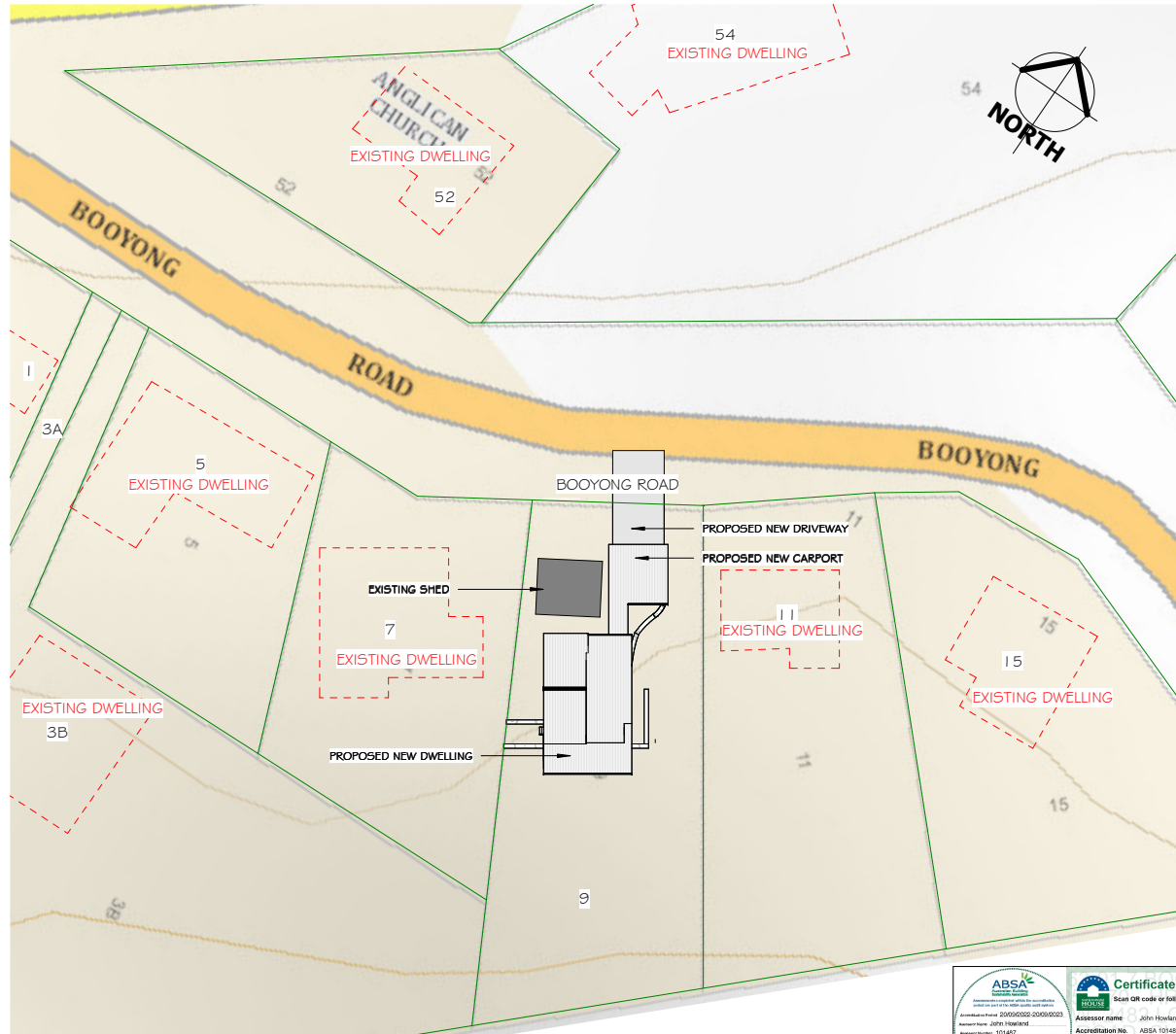
- MIN. 2KWH PV SOLAR SYSTEM

OTHER:

- INDUCTION COOKTOP & ELECTRIC OVEN
- FIXED OUTDOOR CLOTHES DRYING LINE.

ADDITIONAL NOTES

- ALL INSULATION AS PER NATHERS/BASIX
- GLAZING SPECS AS PER NATHERS/BASIX
- INSULATE UNCONDITIONED SPACES FROM CONDITIONED SPACES
- DOWNLIGHTS: TO BE AT LEAST CA RATED OR IC-4 RATED TO ALLOW ABUTMENT WITH INSULATION
- EXHAUST FANS: WHERE DUCTED TO EXTERIOR, MUST INCLUDE A SELF SEALING MECHANISM THAT PREVENTS THE FREE FLOW OF AIR WHEN NOT IN USE
- ROOF COLOUR: MEDIUM



ABS A
Accredited Assessor

Certificate No. #HR-MCL963-01
Scan QR code or follow website link for rating details.

Assessor name: John Howland
Accreditation No: ABSA 101487
Property Address: 7 Booyong Road, CLUNES, NSW, 2480

<http://www.necsaofwa.com.au/pdf/HR-MCL963-01>

ALEXANDER BUILDING DESIGN
43 SEASHELL CRESCENT
LENNOX HEAD, NSW, 2478
0421 080 570
jared@alexanderbuildingdesign.com.au

PROJECT: PROPOSED DWELLING
ADDRESS: LOT 34 DP 1254370
7 BOOYONG ROAD
CLUNES NSW 2482

CLIENT: MARY & JO KUITERS

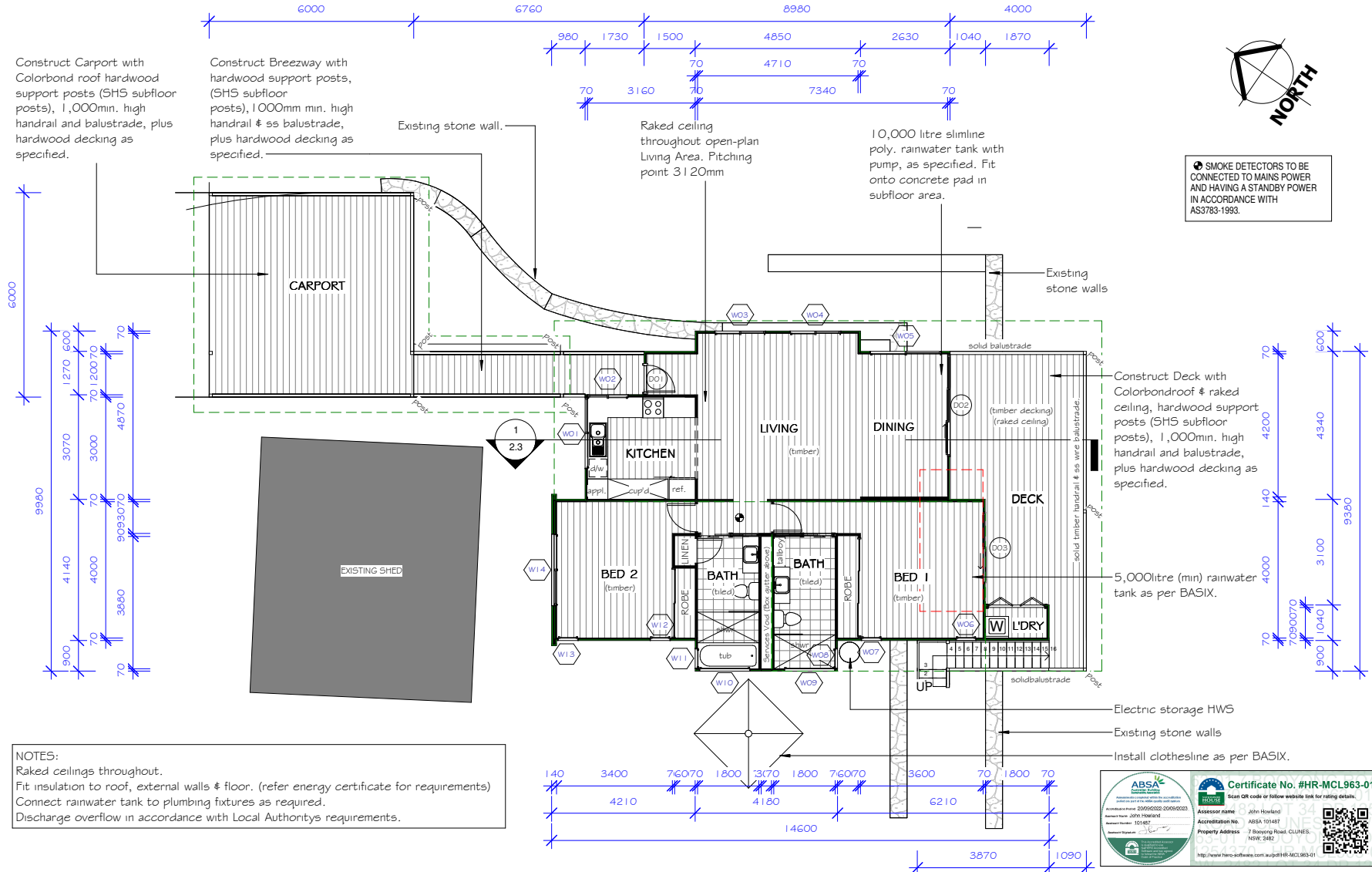
ISSUE	DATE	DESCRIPTION
A	16.11.23	DA PLAN SET

DEVELOPMENT APPLICATION

SHEET TITLE: LOCATION PLAN AND BASIX COMMITMENTS

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DATE: 16.11.23
SCALE: As indicated @A3
DWG NO.: 1.2



ALEXANDER BUILDING DESIGN
 43 SEASWELL CRESCENT
 LENNOX HEAD, NSW, 2478
 0421 080 570
 jared@alexanderbuildingdesign.com.au

PROJECT
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 ADDRESS
**LOT 34 DP 1254370
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CLIENT
MARY & JO KUITERS

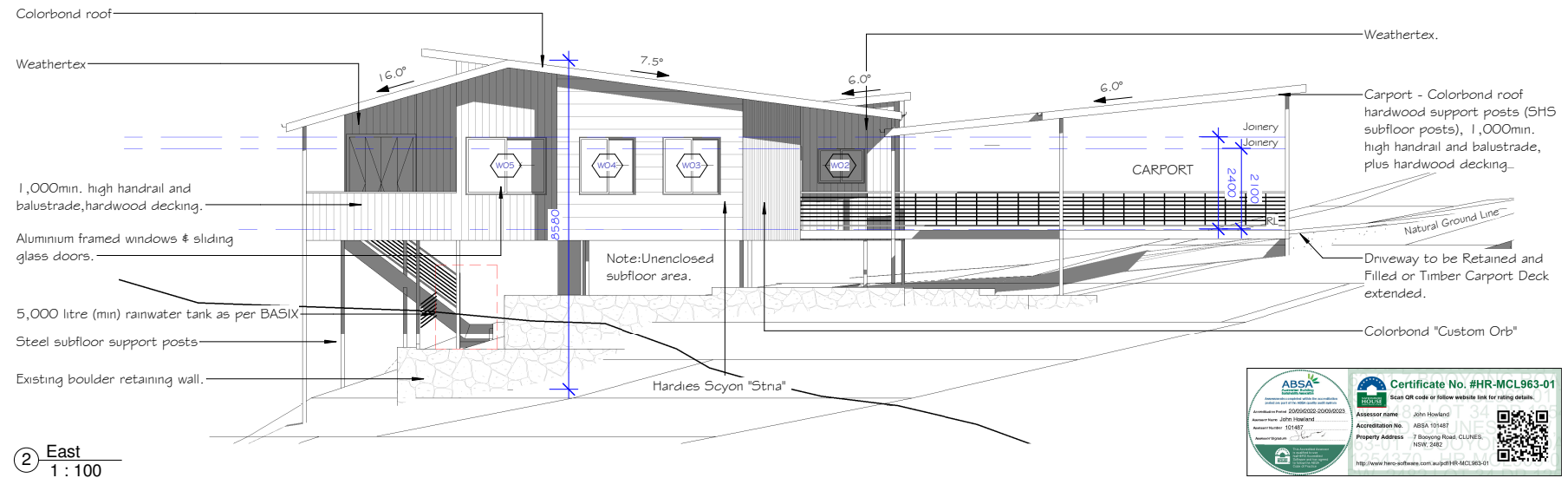
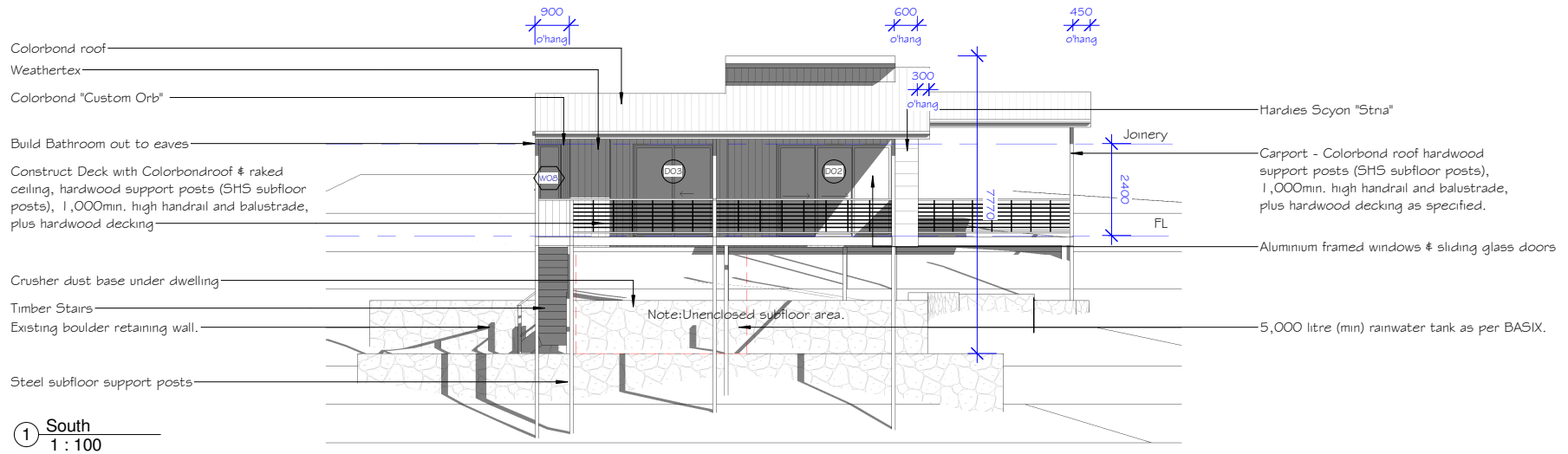
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DEVELOPMENT APPLICATION

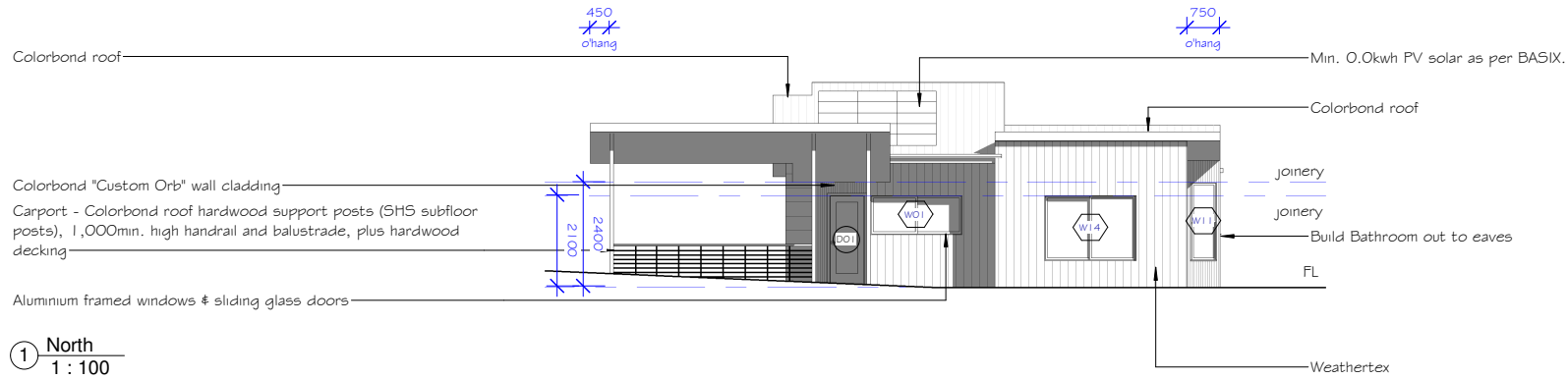
SHEET TITLE
PROPOSED FLOOR PLAN

DATE	16.11.23
SCALE	1 : 100 @A3
DWG NO.	2.0

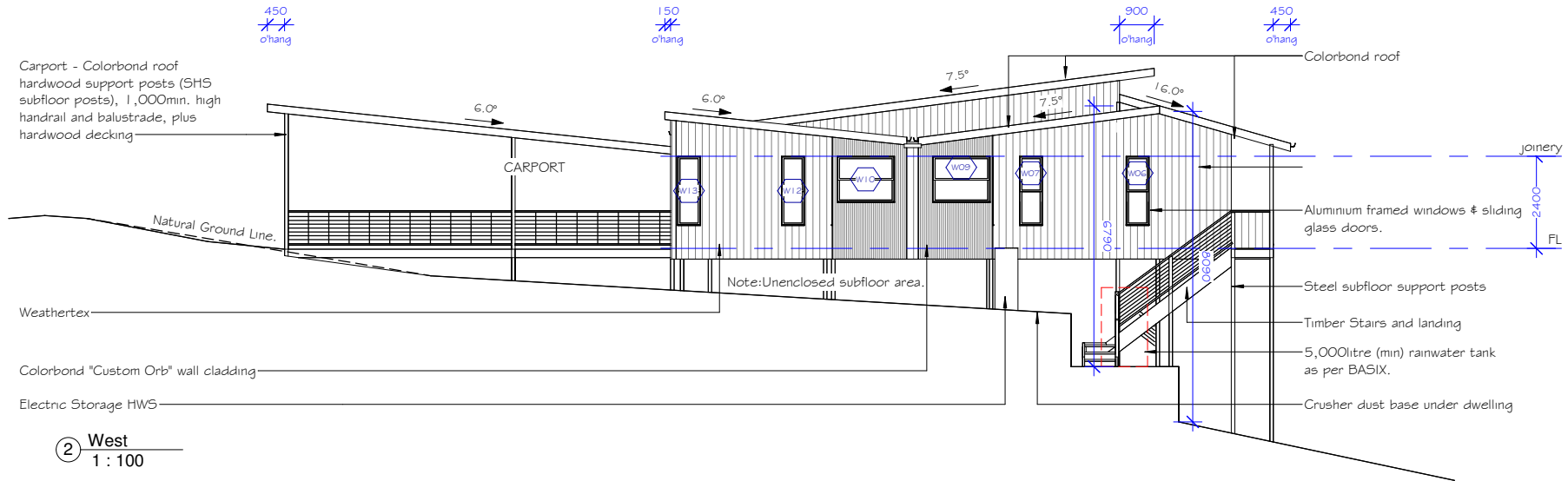
ABSA Building Designers
 Certificate No. #HR-MCL963-01
 Assessor name: John Howland
 Accreditation No: ABSA 101487
 Property Address: 7 Booyong Road, CLUNES, NSW, 2482



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	ISSUE	DATE	DESCRIPTION																	
A	16.11.23	DA PLAN SET																		



1 North
1 : 100



2 West
1 : 100



ALEXANDER BUILDING DESIGN
43 SEASWELL CRESCENT
LENNOX HEAD, NSW, 2478
0421 080 570
jared@alexanderbuildingdesign.com.au

PROJECT
PROPOSED DWELLING
ADDRESS
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7 BOOYONG ROAD
CLUNES NSW 2482**

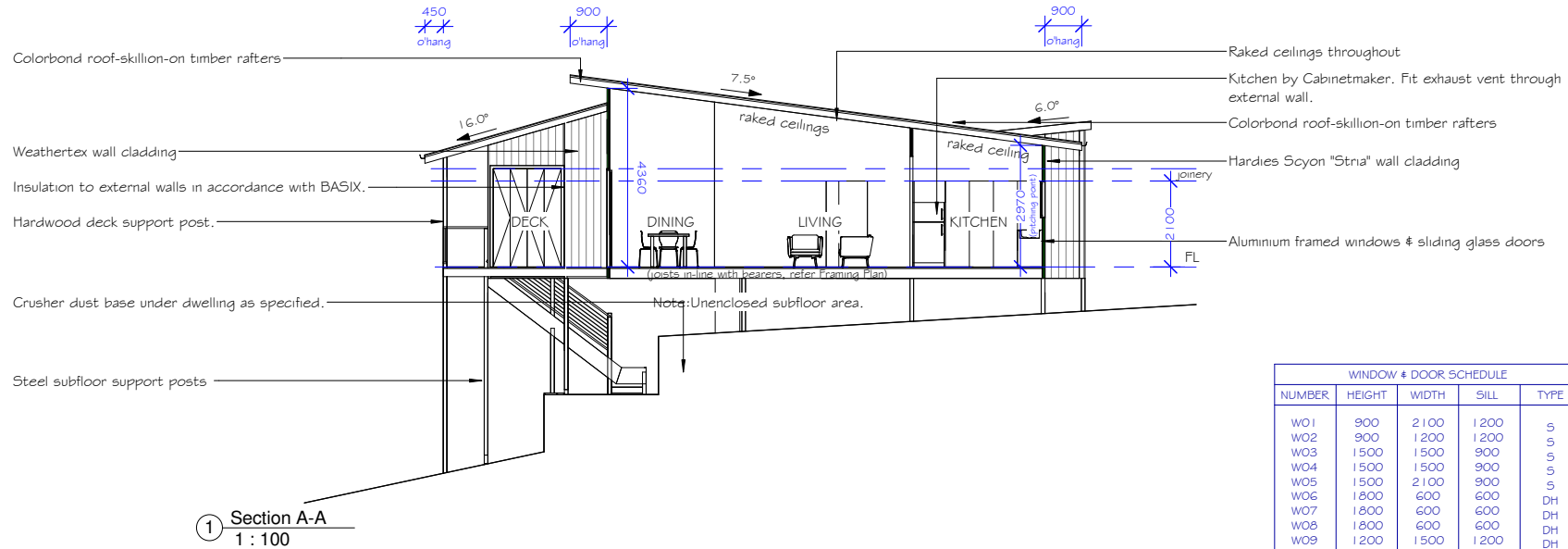
CLIENT
MARY & JO KUITERS

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SHEET TITLE
DEVELOPMENT APPLICATION
PROPOSED ELEVATIONS



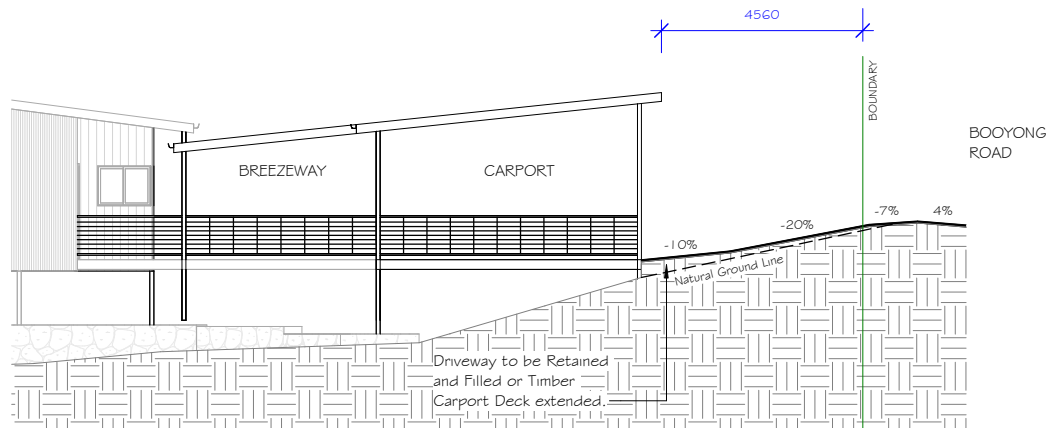
DATE
16.11.23
SCALE
1 : 100 @A3
DWG NO.
2.2



1 Section A-A
1 : 100


WINDOW & DOOR SCHEDULE				
NUMBER	HEIGHT	WIDTH	SILL	TYPE
W01	900	2100	1200	S
W02	900	1200	1200	S
W03	1500	1500	900	S
W04	1500	1500	900	S
W05	1500	2100	900	S
W06	1800	600	600	DH
W07	1800	600	600	DH
W08	1800	600	600	DH
W09	1200	1500	1200	DH
W10	1200	1500	1200	DH
W11	1800	600	600	DH
W12	1800	600	600	DH
W13	1800	600	600	DH
W14	1500	2100	600	S
D01	2100	900		H
D02	2400	3000		SSD
D03	2400	2100		SD

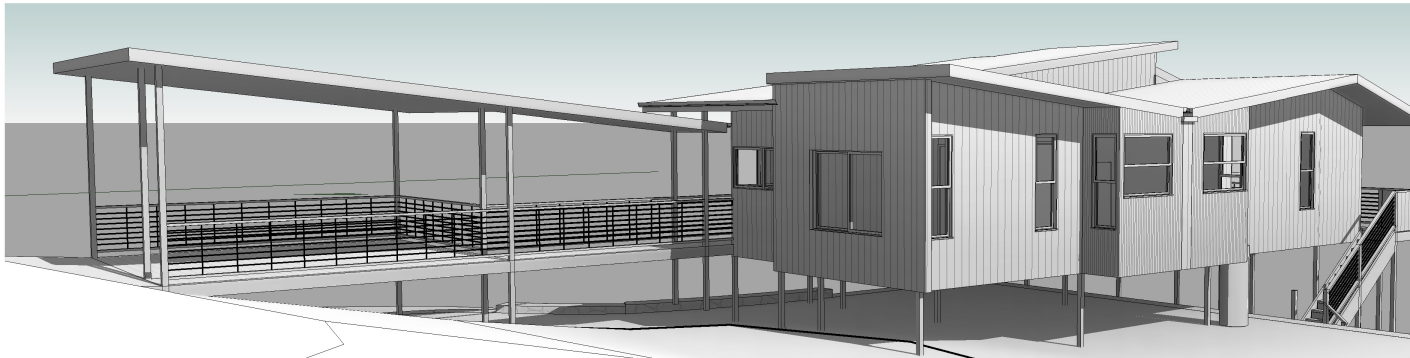
S	SLIDING
DH	DOUBLE HUNG
H	HINGED
SSD	SLIDING STACKING DOOR
SD	SLIDING DOOR




2 Driveway Crossover
1 : 100



 ALEXANDER BUILDING DESIGN 43 SEASWELL CRESCENT LENNOX HEAD, NSW, 2478 0421 080 570 jared@alexanderbuildingdesign.com.au	PROJECT PROPOSED DWELLING	CLIENT MARY & JO KUITERS	ISSUE A	DATE 16.11.23	DESCRIPTION DA PLAN SET	SHEET TITLE PROPOSED SECTION	DEVELOPMENT APPLICATION	DATE 16.11.23
	ADDRESS LOT 34 DP 1254370 7 BOOYONG ROAD CLUNES NSW 2482		SCALE 1 : 100 @A3	DWG NO. 2.3				



 <p>ALEXANDER BUILDING DESIGN 43 SEASWELL CRESCENT LENNOX HEAD, NSW, 2478 0421 080 570 jared@alexanderbuildingdesign.com.au</p>	<p>PROJECT PROPOSED DWELLING</p>	<p>CLIENT MARY & JO KUITERS</p>	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16.11.23</td> <td>DA PLAN SET</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE	DATE	DESCRIPTION	A	16.11.23	DA PLAN SET													<p>DEVELOPMENT APPLICATION</p>	<p>DATE 16.11.23</p>
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<p>DWG NO. 3.0</p>																							

Application to Vary Development Standards

Lismore City Council, PO Box 23A, Lismore 2480
Ph. 02 6625 0500 Fax: 02 6625 0400 Email: council@lismore.nsw.gov.au



About this form

Use this form when applying to vary development standards under Clause 4.6 of the Lismore City Council Local Environmental Plan (LEP) 2012.

Varying development standards allows flexibility when you cannot meet existing standards, achieving better outcomes in certain circumstances. The proposed development needs to be in the public interest.

If you wish to vary a development standard within the Lismore Local Environmental Plan 2012, your Development Application needs to justify the contravention of the development standard, demonstrating:

- a) compliance with the development standard is unreasonable or unnecessary;
- b) that there are sufficient environmental planning grounds to justify contravening the development standard.

Note: Development standards in Clause 5.3 and 5.4 of the LEP cannot be varied.

How to complete this form

- 1. Ensure that all fields have been filled out correctly.
- 2.. Once completed you need to submit this form with your development application. 10 for further information

Part 1: What is the zoning of the land ?

RU5 Village

Part 2: What are the objectives of the zone ?

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To encourage development that is of a design and scale that will enhance and preserve village character.

Part 3: What is the development standard being varied? e.g. Floor Space Ratio, height, lot size

Lot size

Part 4: Under what clause is the development standard listed in the environmental planning instrument?

4.1

Part 5: What are the objectives of the development standard?

- (a) to provide a minimum lot size for the subdivision of land,
- (b) to ensure that lot sizes have a practical and efficient layout to meet the intended use of each lot.

Part 6: Is it a numerical or performance based standard that you would like to vary

2,500sqm

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

Two lots - as previously existed - 1,086sqm and 1,380sqm

Part 8: What is the proposed numeric value or performance based variation in your development application? (Please give details of the standard and what the variation involves).

Lot 1 variation 1,414sqm
Lot 2 variation 1,120sqm

Part 9: What is the percentage variation (between your proposal and the environmental planning instrument)?

Lot 1 56.56%; Lot 2 44.8%

Part 10: How is strict compliance with the development standard unreasonable or unnecessary in this particular case?

1. Both lots previously existed, as currently proposed, with previously owner.
2. No change to the previous approved and existing lots.
3. Previous No. 9 had an approved dwelling house.
4. No new or additional allotments proposed than previously existed.
5. Substantially the same development and subdivision pattern as similar lots along Booyong Road.
6. No. 9 is capable of single dwelling-house - as proposed.
7. New septic system proposed for each lot
8. Flood-free allotment, bushfire compliant, onsite sewage disposal - all confirmed.

Part 11: How would strict compliance hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Act.

Site is proven to be capable and suitable for the accommodation of one house on each lot, as previously approved. The land is flood-free, the proposal demonstrates that a house on each lot is capable of providing a practical and efficient layout.

Part 12: Would strict compliance with the standard, in your particular case be unreasonable or unnecessary? Why?

Yes, as listed in Part 10 above.

Part 13: Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.

Yes.

1. Does not change the character of the area as development pattern is similar to proposed.
2. Previously approved lots - same lot sizes as previously approved, including new dwelling house for No. 9.
3. No precedence due to specifics.

Additional Matters to address: As outlined in "Varying Development Standards: A Guide" there are other additional matters that applicants should address when applying to vary a development standard

Part 14: Privacy & Personal Information Protection Notice

Purpose of Collection:	For approval to vary development standards on a Development Application
Intended recipients	Council staff and approved contractors of Lismore City Council
Access/Correction:	Council staff or Government Information (Public Access) Act requests.
Storage:	Council's record management systems and Archives

Enquiries concerning this matter can be addressed to Lismore City Council's Corporate Compliance Coordinator

Part 15: Lodgement Details

You can lodge the completed application by:	Mail	Lismore City Council
In person:	43 Oliver Avenue, Goonellabah	PO Box 23A LISMORE NSW 2480
What now:	Once your application is received a Council Officer may contact you to discuss your application which may include a request for further information and / or clarification, and or to arrange a suitable time to carry out a site inspection..	

For further information regarding your application please contact us by:

Telephone: 02 6625 0500 between 8.30am and 10am if you wish to speak to a Building Inspector



Taisa Baars | Environmental Health Scientist

0428 480 511

taisa@byronenvironmental.com.au

www.byronenvironmental.com.au

ON-SITE WASTEWATER MANAGEMENT REPORT

Development Application (DA5.2023.301.1)

At

Lot 34 DP 1254370 at 7 & 9 Booyong Road, Clunes, NSW 2480

For:

Mary & Jo Kuiters

Site and Soil Evaluation

+

Inspection of existing OSMS

+

New OSMS Strategy for each lot

Date:

21st November 2024

Report No: 7BooyongRoadClunesMary&JoKuitersOSMSNEW

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



To the Environmental Health Officer at Lismore City Council,

Please find attached an amended report providing separate wastewater system solutions for Proposed Lots 1 & 2, at No. 7 & 9 Booyong Road, Clunes NSW 2480. The proposed wastewater systems have been proposed and amended after discussion and meeting with Matthew Kelly, Regulatory Services Coordinator, Lismore City Council and a result of modifications to the existing dwelling on Proposed Lot 1, whereby the number of bedrooms and therefore the occupancy rate has been reduced from 4-bedrooms to 3-bedrooms and from five people to four people.

This change allows the LAA for Proposed Lot 1 (No.7) to be located at the rear of the existing dwelling, creating an unencumbered lot for Proposed Lot 2 (No. 9). This addresses Council’s concerns about the 88B instrument, provides an upgrade of the existing OSMS system for the existing dwelling and both systems to comply with the Australian Standards for smaller lots.

Please note that both these lots existed separately up until amalgamation in 2019. The existing system for No.7 is not showing any signs of potential failure and is functioning well. Notwithstanding, the current owners have agreed to upgrade this system to satisfy Councils request for an increase in treatment of the wastewater. The OSMS system for Proposed Lot 2 (No.9) is a secondary system that is an upgrade from that which was approved by Council (current septic system), in conjunction with DA 2018.11.1 (new 2-bedroom house and On-site wastewater system).

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Lismore City Council

Meeting held 11 February 2025 - 11.2 - DA5.2023.301.1 - Subdivision to create two (2) lots and the construction of a new dwelling on proposed Lot 2 and associated infrastructure at 7 Booyong Road, Clunes

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



ABSTRACT / EXECUTIVE SUMMARY

Development: Reinstatement of previous boundary line, creating Proposed Lot 1 (No. 7 – existing 3-bedroom dwelling and OSMS system) and proposed Lot 2 (No. 9 – new 2-bedroom dwelling and OSMS system). Site boundaries are the same, same 2-bedroom dwelling layout and design, upgraded OSMS system for No.7 and new AWTS OSMS system for No.9.

Site: Lot 34 DP 1254370, at 7 & 9 Booyong Road, Clunes, NSW, 2480.

Owners/applicant: Mary & Jozef Kuiters.

Property size: Proposed Lot 1 (previously Lot 4 -1086 sqm) and Proposed Lot 2 (previously Lot 3 -1380 sqm). Same lot sizes as previously existed prior to amalgamation.

Soil Type/ Structure: Dark Reddish Brown Light Clay.

Soil Landscape: Erosional Landscapes Rosebank group.

Landscape considerations: very acid soils with high aluminum toxicity potential.

Bedrooms/ equivalent persons/ occupancy rate: Existing 3-bedroom dwelling with 2 x bathrooms, kitchen and laundry. The hydraulic load is calculated at 4 people using the facility daily at 600L a day.

And proposed 2-bedroom dwelling with 2 x bathrooms, kitchen and laundry. The hydraulic load is calculated at 3 people using the facility daily at 450L a day.

Water saving devices advised: It is recommended to install and/or retrofit water saving devices with a minimum of 4- star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.

Proposed Treatment System for Lot 1 & Lots 2: NSW Health approved AWTS with secondary treatment of minimum of 79% e.g Taylex ABSNR-1350+P Advanced Secondary Nutrient Reduction AWTS or similar.

Proposed Land Application Area for Lot 1 & Lot 2: Wastewater disposal via ETA beds. Lot 1 existing 3-bedroom dwelling via two ETA beds of 13.8m L x2m W x 0.45m D and for Lot 2 proposed 2-bedroom dwelling via two ETA beds of 10.4m L x 2m W x 0.45m D.

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Conclusion: Mary Kuiters has engaged Byron Environmental Consulting to design an appropriate wastewater system for this development application to cater for the existing 3-bedroom dwelling and new 2-bedroom dwelling. Each dwelling is to be located on a separate allotment with its own OSMS system. The two lots will be registered torrents title lots with no encumbrances.

Desktop research has been undertaken and all Australian Standard AS/NZS 1547-2012 setbacks can be met. The soil has been tested and analysed and the site and its features are not limiting for the application of effluent disposal and is suitable for a number of systems. Site features are noted, and the proposed systems will comply with Australian Standards (AS/NZS 1547:2012 On-Site domestic wastewater management) and the Lismore Shire Councils requirements.

Due to the size of the lots, a higher treatment is required, this is acknowledged and proposed. The two systems are NSW Health approved AWTS with secondary/tertiary treatment being proposed eg Fuji Clean ACE 1200 with 79.05% reduction in TN and 14.50% reduction in TP.

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



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Lismore City Council

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Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



1.0 Introduction

Byron Environmental Consulting has carried out a soil + site + system inspection at No. 7 and No. 9 Booyong Road. The owner is seeking approval to reinstate the two lots as they existed prior to 2019 and subsequently construct a 2-bedroom dwelling at 9 Booyong Road (exactly the same layout and design as previously approved by Council in DA 2018.11.1), together with an upgrade of the existing wastewater system for the existing dwelling at 7 Booyong Road.

The site and soil have been analysed for the disposal of wastewater. The site has been visited by Taisa Baars of Byron Environmental Consulting on the 7th of June 2023 and a meeting was held with the owner. Post DA lodgement in November 2023, Council requested additional information (three RFI letters) and an on-site meeting was held with Matthew Kelly, Regulatory Services Coordinator Lismore City Council on 20th March 2024.

Amendment 1: Applicant agreed to new OSMS system on Proposed Lot 1 (although there is no failure in the current system). A section 68 application was lodged with Council for the new system although not approved.

Amended report submitted in December 2023 addressing Council's request for further information. Council staff are assessing the proposal as a new subdivision and strictly applying Council's policy as if the site was a greenfield site and the lots didn't exist previously.

Amendment 2: Revised OSMS strategy submitted in May 2024 based on on-site meeting with Council Coordinator and advised that the disposal area needed for the existing dwelling would not fit on Proposed Lot 1 and would need to be located on Proposed Lot 2, with a s88B Instrument for access and maintenance to proposed Lot 1. Amended OSMS report submitted and has not been approved.

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Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



This report is a Revised OSMS Strategy for both lots and for both dwellings. It adopts the original DA submission (November 2023) for one OSMS system on each lot, both with higher tech systems higher nutrient reduction and disposal via ETA beds to take account of the smaller lot sizes. Each complies with the Australian Standards, is safe, efficient, and certified.

2.0 Desktop Research

Lot 34 DP 1254370, 7 - 9 Booyong Road, Clunes, is approximately 2466m² in size. The existing dwelling site (previously Lot 4 DP 739071) is 1086m² and the proposed dwelling site (previously Lot 3 DP 739071) is 1380m². The property surroundings and vegetation cover are displayed in Figure 1. The property has an elevation of max +/- 112m along Booyong road sloping down to the southeast at 100m of elevation. The setback to the waterbody located to the southeast is approximately 50m. The lot is not subject to flooding. Site contours are displayed in Figure 2. The buffer distance of 40m to the intermittent water course is also met.

A 'Certificate of Approval to Operate a System of Sewage Management' was issued by Council on 9 August 2019 - for the existing system at the rear of the existing dwelling.

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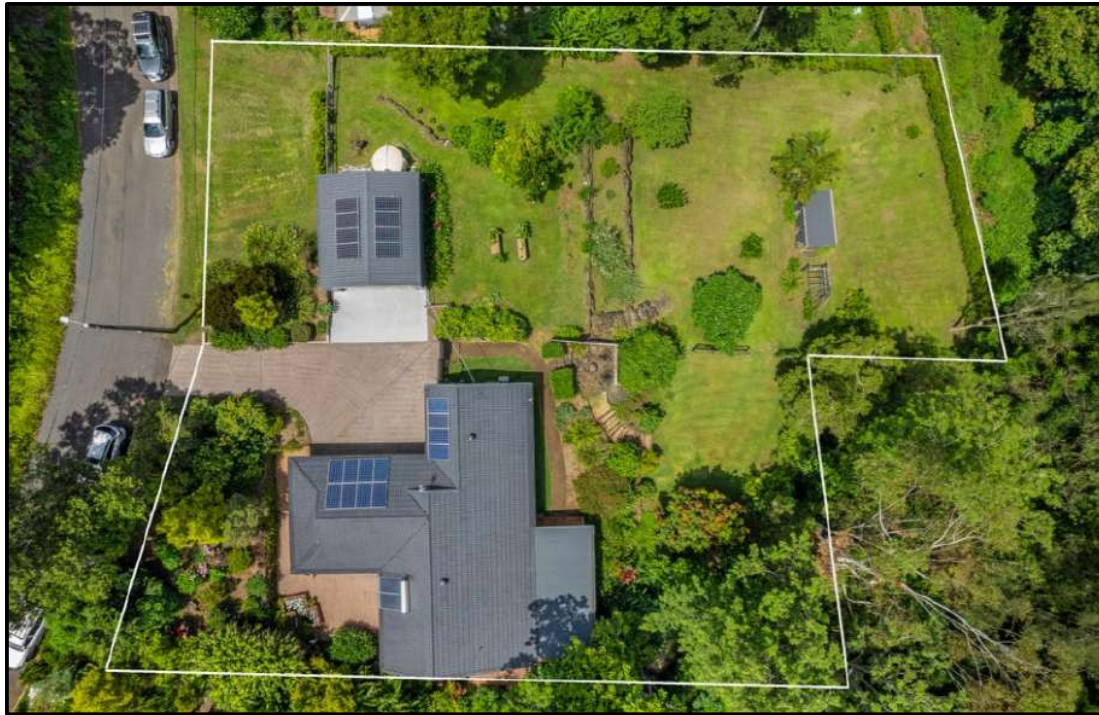


Figure 1: Imagery (Source: Realestate.com).

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Figure 2: Site contours and waterbodies (Source Six Maps, 2023).

3.0 Site Investigation

The site was investigated on foot with owner Mary Kuiters. The following information has been compiled from previous investigation and is repeated here so the application is complete.

The soil surrounding the existing wastewater systems has been analysed and to be found consistent with previous investigations. These soil samples have been used to conduct permeability testing and a soil sample was taken at 450mm (wastewater disposal point) of depth and analysed for wastewater disposal. A visual inspection of the site and soil was also undertaken. Vegetation consists of open grasslands. Table 1 shows findings during site inspection.

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Table 1: Summary of site evaluation

Land Application Area Site Parameters	Description
Size	1 x 41.5m ² for 2-bedroom and 55.3m ² for 3-bedroom
Vegetation	Open grass field and established/abended gardens at the proposed wastewater location and plenty of additional space for reserve area.
Slope	10% down to the southeast
Slope type (convex/ concave)	Southern aspect and southwestern aspect
Aspect	Southeast
Exposure	Open field with good sunlight and wind exposure.
Boulders /floaters/ rock out	Some boulders have been observed during site inspection.
Flooding potential	No flooding potential due to slope. No water logging potential.
Run on and upslope seepage	Diversion swale proposed
Distance from water	50m achieved from southeastern boundary.
Site drainage	Due to sites elevation, contours, and soil, aspect, and exposure medium site drainage.
Surface Condition	Grass cover.
Fill	Nil apparent.
Erosion	Nil apparent.
Depth to groundwater	>1.0m no groundwater found during soil sampling as expected on elevated site.

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4.0 Soil Landscape

The site is classified as part of the Rosebank soil landscape in Morland (1994). The site investigation included the digging of one investigative hole to a depth of 1200mm. The soil sample has been used to conduct permeability testing on the soil. A soil sample was taken at 400mm (LAA disposal point) depth and analysed for wastewater disposal. Collected soil samples were analysed and were found to have similar properties to the Rosebank soil landscape in Morland (1994). Which is consistent with the soil map (eSPADE,2023).

The following is a summary of the soil landscape descriptions.

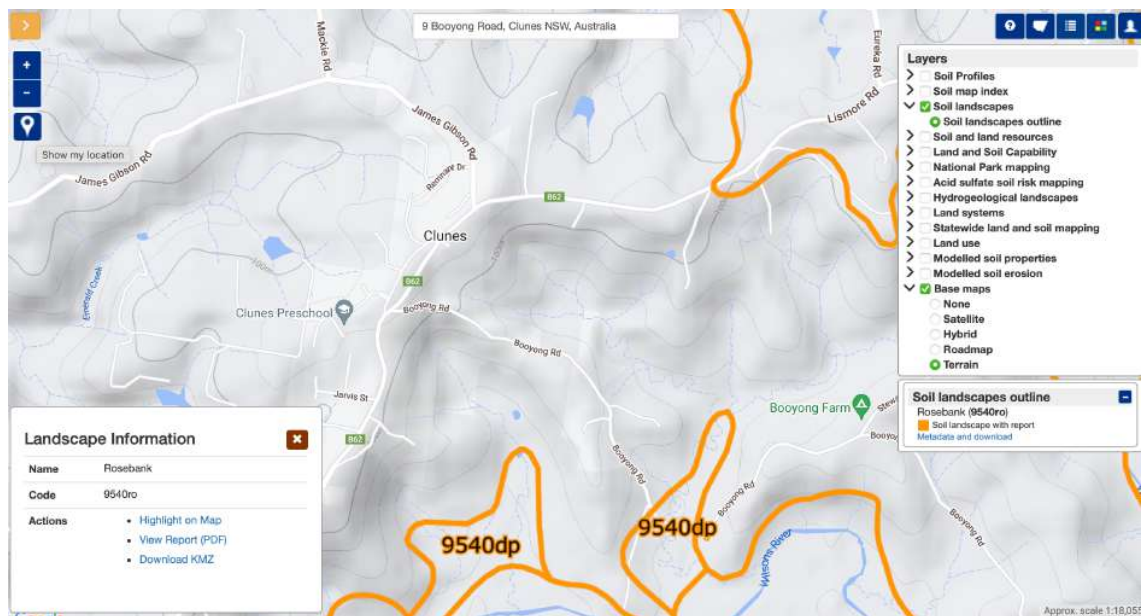


Figure 3: Soil profile mapping (eSPADE, 2023).

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



- Soil Landscape: Rosebank.
- Landscape: rolling low hills and hills on Lismore Basalts. Relief 70–100 m, slopes 20–40%. Ridges and crests are convex and moderately broad (100–300 m). Ridge slopes, sideslopes and isolated hills are common. Extensively cleared closed native forest, now predominantly sod grassland with large areas of closed camphor laurel forest.
- Soils: Shallow (<100 cm), well drained Krasnozems and brownish red Krasnozems) on crest margins. Moderately deep to deep (>100 cm) Krasnozems and brownish red well-drained Krasnozems on slopes.
- Limitations: very acid soils with high aluminium toxicity potential. Steep slopes with mass movement hazard and localised rock outcrop.
- Permeability: slow to moderate.

5.0 Soil Assessment

The soils consist of a dark brown yellowish brown clay loam of strong structure.

Table 2: Summary of soil evaluation

Soil Parameter	Borehole 1
Sample Depth	± 450mm
pH	5
Ribbon length	55mm
Soil Type	Clay Loam
Colour	Dark Reddish Red Brown
Structure	Moderate to Strong
Dispersive	Class 2
Slake	Class 2

As shown, the soil comprised of a bark reddish brown clay loam of moderate structure. This soil type is considered suitable for wastewater disposal and is classed as a soil category 4 according to AS/NZS 1547:2012.

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Table 3: Borehole log

Soil Assessment		Soil Landscape: Rosebank (ro)			
Borehole 1					
Depth (cm)	Graphic Section	Colour	Soil pH	Course Fragments	Texture and Soil description
0-20cm		Dark Reddish Brown	6	Topsoil, grass cover.	Clay loam (5-20cm)
20-40cm		Dark Reddish Brown		Smooth to manipulate	Clay loam
40-60cm		Dark Reddish Brown		Smooth bolus	Clay loam
60-80cm		Dark Brown		Smooth, stiffer to manipulate	Light Clay
80-100cm		Dark Brown		Smooth, stiffer, gritty, plastic, crumbly	Light Clay
100-120cm		Dark Brown		Stiff more clay content	Light Clay

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6.0 Design Flows and hydraulic load

The existing dwelling has a total of 3-bedrooms. The dwelling is connected to town water supply. The equivalent person rate for Lismore City Shire is the number of bedrooms + 1. The number of equivalent persons is therefore $3 + 1 = 4$ equivalent persons. Therefore $4 \text{ person's} \times 150 \text{ litres per person per day (AS/NZS1547:2012, Table H2)} = 600 \text{ litres per day (conservative)}$. It is recommended to install water saving devices with a minimum of 4- star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.

The design flow rate is 600 litres per day for the existing dwelling.

The proposed dwelling has a total of 2-bedrooms. The dwelling will be connected to town water supply. The equivalent person rate for Lismore City Shire is the number of bedrooms + 1. The number of equivalent persons is therefore $2 + 1 = 3.0$ equivalent persons. Therefore $3.0 \text{ person's} \times 150 \text{ litres per person per day (AS/NZS1547:2012, Table H2)} = 450 \text{ litres per day (conservative)}$. It is recommended to install water saving devices with a minimum of 4- star rating or higher for showerheads, toilets, kitchen and bathroom taps.

The design flow rate is 450 litres per day for the proposed dwelling.

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7.0 Proposed On-Site Wastewater Management System & Treatment of wastewater.

In designing the proposed OSSM strategy for this proposal, Council's Guiding Principles for the Design and Operation of a system has been taken into account. The following table addresses each of the principles for this proposal:

Table 4: Review of Council Policy - Section 5.3 Guiding Principles – Design and Operation

Principle	Proposal
Selection of a treatment system and land application area: first consider low-tech passive design gravity fed systems i.e. a septic tank, reed beds and ETA beds, compost toilet with greywater tank and ETA beds.	✓ Due to the size of the land the proposed OSMS systems are not standard low-tech systems for a new subdivision of land, rather higher tech, tertiary systems that are compliant and certified for this type and size of land
Maximise the opportunity for nutrient and water re-use by vegetation uptake. Re-use by evapotranspiration is preferred, but disposal may be considered in particular circumstances given the environmental sensitivity of an area and the individual circumstance of the case	✓ Complies.
Evenly distribute effluent throughout the effluent application area (LAA)	✓ Achieved by ETA beds.
Irrigation effluent must be tertiary treated	✓ AWTS with disinfection is proposed
Systems must minimise the risk of runoff of wastewater including during rain/storm events.	✓

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Systems must minimise the risk, to householders and the public, of spread of pathogens/microorganisms.	✓ Secondary/Tertiary treatment with disinfection
Intermittent dosing of effluent fields is desirable.	✓ Only for SSI
The minimum number of persons in a household is calculated to be equivalent to the number of bedrooms plus one. If it is known that number of persons will be greater than this value, then the calculation will be the actual number of persons	✓ Complies for each dwelling
Irrigation systems are to be certified by an appropriately qualified and experienced irrigation designer in accordance with Council’s Irrigation Certification Checklist (Appendix D)	✓ Think water Irrigation Specialist has been engaged for previous submission now amended to ETA beds due to reduction in land space and application was not approved.
Irrigation systems are to be installed by a person with suitable expertise and experience. A “works as executed” plan is to be submitted to Council with the Certificate of Compliance after installation.	✓ Condition of consent to be applied to DA approval
Irrigation systems are to be provided with a maintenance schedule for approval by Council and be maintained on a quarterly basis.	✓ Condition of consent to be applied to DA approval

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The Council policy also deals with potential upgrades and system failures. The policy states:

3.1 Upgrade of Failing Septic Tank Systems

"Many of the on-site sewage management system failures relate the age of the system and/or damage from livestock and vehicles.

The majority of failing septic tank systems require the installation of an effluent filter and a new land application area i.e. ETA Beds.

However, in cases where these failing septic tanks are located on poor soils (from light to heavy clays) or are within buffer distances to environmentally sensitive areas or are located on a constrained site, then secondary treatment of the wastewater may be required. In Lismore this is usually achieved by either installing a reed bed after the septic tank or installing a device that holds a NSW Department of Health accreditation for secondary treatment e.g. AWTS."

In this case, the site inspection of the existing septic system at the rear of the existing dwelling did not reveal any current failures or any indication of any future potential failure.

Notwithstanding, at the insistence of Council officers, the applicant has agreed to upgrade the existing system as part of this proposal, thereby renewing the entire OSMS and the disposal field for this lot. This was agreed by the applicant at considerable additional cost to the project, even though current loadings on the system (two people living in the dwelling) is well below the design loads for the current system.

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The upgraded system and the new system for the new house both adopt secondary treatment and tertiary devices. While not low-tech solutions, they are suitable, practical, correctly sized and certifiable.

Council officers are also concerned about future replacement of the OSMS in the long-term “reserve area”. In the case of failure of these proposed systems, both systems can be replaced by removal of the soil and plumbing infrastructure. This is sufficient for a small machinery to access the rear of the site should it be needed. If larger plant is required, the driveway in front of the house is large enough for a crane and machinery can be easily craned over the house.

The OSMS strategy for the two lots comprises:

- An upgrade of the existing septic tank is proposed for the existing 3-bedroom dwelling.
- Existing dwelling: An AWTS Fuji Clean ACE 1200 or similar NSW Health approved and minimum of 79% nitrogen reduction to collect and treat the wastewater.
- New dwelling: An AWTS Fuji Clean ACE 1200 or similar NSW Health approved and minimum of 79% nitrogen reduction to collect and treat the wastewater.
- Disposal field on each lot 55m² for 3-bedroom dwelling on Proposed Lot 1 and 41.5m² for 2-bedroom dwelling on Proposed Lot 2.
- Both systems are modelled with the Lismore City Council OSMS model.

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480

Some basic understanding and maintenance is required.

Aerated wastewater treatment systems are effective in treating sewage from individual households, providing a relatively efficient and cost-effective method for wastewater treatment in areas where centralized sewage systems are not available. Proper maintenance and regular monitoring are essential to ensure the system operates efficiently and effectively.

An aerated wastewater treatment system (AWTS) is a type of sewage treatment system used to treat wastewater from homes. It works by utilising a combination of aerobic biological treatment and clarification processes to purify wastewater before it is released into the environment. It is important to understand that it treats the wastewater it does however not filter the water. Here's a general overview of how an aerated wastewater treatment system typically works:

Pre-treatment: In this stage, large solid materials and debris are removed from the wastewater to prevent clogging and damage to the system. This may involve the use of screens or filters to trap solid waste.

Aeration Tank: The pre-treated wastewater is then introduced into an aeration tank. In this tank, air is pumped into the wastewater to create an aerobic environment. The introduction of oxygen supports the growth of aerobic microorganisms, which break down organic pollutants in the water.

Biological Treatment: Aerobic microorganisms utilize the organic matter present in the wastewater as a food source. They convert the organic pollutants into simpler, less harmful substances such as carbon dioxide and water. This process reduces the biological oxygen demand (BOD) and chemical oxygen demand (COD) of the wastewater, making it less harmful to the environment.

Clarification: After the wastewater has undergone biological treatment, it is transferred to a clarifier or settling tank. Here, any remaining suspended solids and microorganisms are allowed to settle to the bottom of the tank. The clarified water is then separated from the sludge.

Disinfection (Optional): Depending on the specific requirements of the treated water, disinfection may be employed to further eliminate any remaining harmful bacteria or pathogens. Chlorination, ultraviolet (UV) disinfection, or other methods

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may be used for this purpose. Byron Environmental Consulting recommend UV disinfection and chlorine has been found harmful for soil organisms.

Effluent Discharge or Reuse: The treated water, now significantly purified, can be discharged into the environment if it meets the required standards for water quality. In some cases, the treated water can also be reused for irrigation or other non-potable purposes.

Aerated wastewater treatment systems are effective in treating sewage from individual households, providing a relatively efficient and cost-effective method for wastewater treatment in areas where centralized sewage systems may not be practical or available. However, proper maintenance and regular monitoring are essential to ensure the system operates efficiently and effectively.

The wastewater then goes to the land application area in this case ETA beds. Again, some basic understanding and maintenance is required.

Evapotranspiration beds (ETA beds) are a type of wastewater treatment system used to treat and dispose of wastewater from homes. These systems rely on the natural processes of evaporation and transpiration (the release of water vapor from plants) to treat and disperse the wastewater. Here's a basic overview of how evaporation beds typically work:

Pre-treatment: Before entering the evaporation bed, the wastewater typically undergoes basic pre-treatment processes to remove large solids and debris. This can be done by a septic tank (primary) or reedbed cell or ATWS (secondary).

Distribution: The pre-treated wastewater is evenly distributed over a large, shallow bed filled with a porous medium, such as gravel or sand. This bed is designed to facilitate the movement of wastewater through the soil and promote evaporation and transpiration.

Evaporation and Transpiration: As the wastewater percolates through the bed, it is exposed to the air and the surrounding vegetation. The natural heat from the sun and the air movement promotes evaporation of the water, while the plants in the bed absorb some of the water through their roots and release it into the atmosphere through transpiration.

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Biological Treatment: The soil and the microbial communities within it play a significant role in the biological treatment of the wastewater. Microorganisms present in the soil help break down and consume organic matter and other pollutants present in the wastewater, purifying it in the process.

Nutrient Uptake: Plants growing in the evaporation bed (most often grass) also aid in the treatment process by absorbing nutrients and certain contaminants from the wastewater through their roots. This helps prevent the accumulation of pollutants and nutrients in the soil.

Disposal or Reuse: Treated wastewater that has undergone evaporation and transpiration in the bed is either completely evaporated or taken up by plants, leaving behind relatively purified water. This water may then percolate further down into the environmental water cycle, depending on system design, weather, maintenance, and vegetation surrounding the dripper irrigation lines.

Dripper subsurface irrigation are environmentally friendly and can be a cost-effective option for treating wastewater in areas where there is enough sunlight and space for the system. However, their efficiency can depend on various factors, including climate, soil type, and the presence of suitable vegetation. Regular monitoring and maintenance are necessary to ensure the proper functioning of the subsurface irrigation field.

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8.0 Sizing of the land application area

Sizing of the land application area is modelled with the Lismore City Council OSMS model for the existing 3-bedroom dwelling and proposed 2-bedroom dwelling and calculations and input parameters are shown below.

Clear		Lismore CC On-site Wastewater Model (Single Rural Households) OSModel300614.xls Printed 25-11-2024		Default	User-defined
Client Kuiters					
Address lot 4					
Site Block size (m2) [effective block size/sys for N calcs = 1380m2] 1380					
Buffer (m) from land application area to gully >40 40					
Water (L/p.d) from Reticulated + full water savir 150 150					
Persons 3					
<input type="checkbox"/> Internal wastewater sources split? <input type="checkbox"/> Multiple households? How many?					
Wastewater components per system					
Toilet <input checked="" type="checkbox"/>					
Bathroom <input checked="" type="checkbox"/>					
Laundry <input checked="" type="checkbox"/>					
Kitchen <input checked="" type="checkbox"/>					
Total wastewater flow (L/d) [needs caution if user-defined] 450 450					
Treatment system					
Secondary: AWTS					
Nitrogen removal % 20% 79.0%					
Land application					
Land application type ETA beds Slope% 450 450					
Depth of soil above gravel layer (= root zone) (mm) 150 150					
Depth of gravel layer (mm) 250 250					
Soil information					
Morand code Red Basaltic Soils = bg, co, el					
Phosphorus sorption (kg/ha.m) 10000 3					
Depth to water table or bedrock (for P calcs) (m) 3					
Texture/structure Light clays - strongly struct					
Maximum deep drainage rate (mm/d) 12					
Area calculations					
Hydraulic area (m2) 41.5 Calc Area					
Nitr. area (m2) [N perc.granted/plant.avail:5.08 / 2.12kg/yr] 0.0					
Phos. area (m2) 30.0					
Required land application area (m2) 41.5 Print					

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Land application sizing tool for on-site wastewater management systems

Where user-defined values are required in place of default values, these may be entered in the light coloured boxes to the right of the default values.

For some parameters there are no default values offered, and the user must enter values in the appropriate light coloured boxes.

Whilst the spreadsheet detects some obvious input errors, it is the user's responsibility to provide meaningful combinations of parameters suitable to the application design.

Rectangular Trench Layout

	Default	User defined
Land Application Area (LAA) (m2)	41.5	
Number of trenches	2	
Trench width (m)	2.0	2.0
Trench separation (m)	2.0	2.0

List of dimensions

Trench length (m)	10.4	
Trench width (m)	2.0	
Number of trenches	2	
Trench separation (m)	2.0	
Trench area / LAA (m2)	41.5	
LAA including trench separation: length (m)	as for trench length	
LAA including trench separation: width (m)	6.0	
LAA including trench separation: area (m2)	62.2	

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ETA trench layout design tool

Where user-defined values are required in place of default values, these may be entered in the light coloured boxes to the right of the default values.

The spinner button is used to increase or decrease the number of trenches.

The 'Resize chart axes' button may be pressed if an action upsets the match between trench layout and chart axes.

Model output for proposed 2-bedroom dwelling

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Client: Kulters

Address: lot 4

Site: Block size (m2) [effective block size/sys for N calcs = 1086m2] 1086
 Buffer (m) from land application area to gully >40 40
 Water (L/p.d) from Reticulated + full water savir 150 150
 Persons 4

Wastewater components per system:
 Toilet
 Bathroom
 Laundry
 Kitchen
 Total wastewater flow (L/d) [needs caution if user-defined] 600 600

Treatment system: Secondary: AWTs
 Nitrogen removal % 20% 79.0%

Land application: Land application type: ETA beds
 Depth of soil above gravel layer (= root zone) (mm) 150 150
 Depth of gravel layer (mm) 250 250

Soil information: Morand code: Red Basaltic Soils = bg, co, el
 Phosphorus sorption (kg/ha.m) 10000
 Depth to water table or bedrock (for P calcs) (m) 3
 Texture/structure: Light clays - strongly struct
 Maximum deep drainage rate (mm/d) 12

Area calculations:
 Hydraulic area (m2) 55.3
 Nitr. area (m2) [N perc.granted/plant.avail:4.17 / 2.82kg/yr] 0.0
 Phos. area (m2) 40.0
 Required land application area (m2) 55.3

Land application sizing tool for on-site wastewater management systems

Where user-defined values are required in place of default values, these may be entered in the light coloured boxes to the right of the default values.

For some parameters there are no default values offered, and the user must enter values in the appropriate light coloured boxes.

Whilst the spreadsheet detects some obvious input errors, it is the user's responsibility to provide meaningful combinations of parameters suitable to the application design.

Trench Layout:

Land Application Area (LAA) (m2): 55.3

Number of trenches: 2

Trench width (m): 2.0

Trench separation (m): 2.0

List of dimensions:
 Trench length (m) 13.8
 Trench width (m) 2.0
 Number of trenches 2
 Trench separation (m) 2.0
 Trench area / LAA (m2) 55.3
 LAA including trench separation: length (m) as for trench length
 LAA including trench separation: width (m) 6.0
 LAA including trench separation: area (m2) 83.0

ETA trench layout design tool

Where user-defined values are required in place of default values, these may be entered in the light coloured boxes to the right of the default values.

The spinner button is used to increase or decrease the number of trenches.

The 'Resize chart axes' button may be pressed if an action upsets the match between trench layout and chart axes.

Model output for existing 3-bedroom dwelling

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9.0 Setback distance for Land Application Area

The land application area on the lot needs to meet the following buffer distances to minimize environmental health impact.

Table 4: Setback distances

Site Feature	Available	Requirement	Requirement met if not how solved?
Permanent waters including rivers, creeks, wetlands, dams or lakes.	>100m	100m	✓ Not limited although secondary/tertiary treatment by AWTS is proposed
Buffer from the centre-line of ephemeral water course (e.g. intermittent waterways, drainage channels and dry gullies).	50m to intermittent arm of Wilsons River	40m	✓ Not limited
Domestic ground water well	>500m	250m	✓ Not limited
Buildings	Yes	6m	✓ 6m can be achieved
Swimming pools	n/a	6m	✓
Boundary	Yes	6m	✓ Can be achieved
Other sensitive environments or contaminated land e.g cattle tick dip sites	n/a	100m	✓

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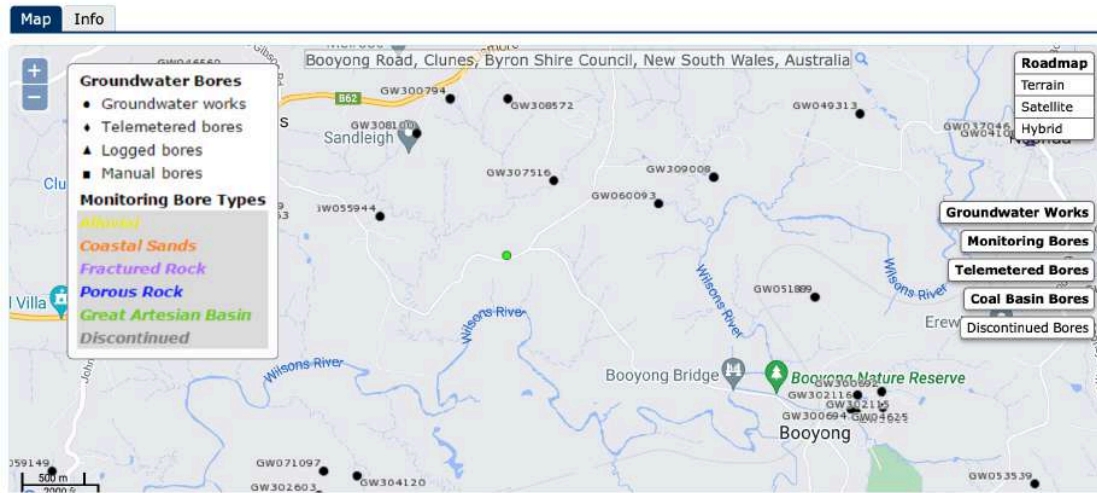


Figure 4: Showing no groundwater bores withing 250m.

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10.0 Planting of buffer

The planting of a vegetation buffer below the ETA beds is advised. See planting list below. The planting of native trees is encouraged. Existing vegetation buffer below already in place

Small trees	Trees	Ferns	Small plants	Reeds
Health Banksia	Blackwood	Bungwall	Cunjevoi Lily	Jointed Twigrush
Swamp Banksia	Lilly Pilly	Gristle Fern	Native Ginger	Rush
White Bottlebrush	Bangalow Palm	Binung	Wallum bottlebrush	Club Rush
Weeping Bottlebrush	Brown Kurrajong	Tree Fern	Palm Lilies	Sedges
Little Evodia	Umbrella Cheese Tree		River & Stream Lily	Tassel Sedge & Sedge
Creek Sandpaper Fig	Cottonwood Hibiscus		Blue Tongue	Cattails
Swamp Hibiscus	Cabbage Palm		Knotweeds	
Common Ti Tree	Swamp Box		Frogsmouth	Spike Rush
Lemon Ti Tree	Broad-leaved Paperbark		White Nettle	Sawsedge
Paperbark	Pink Euodia		Warrigal Greens	Reed
Prickly-leaved paperbark	Scrub Cherry			Salt Rush
Mangrove Boobialla	Water Gum			Grey Sedge
Bleeding Heart	Weeping Lilly Pilly			Creek & long Leaf Mat Rush

Native plants suitable for land application areas and buffers (Byron Shire Council, 2004).

11.0 Improvements to the soil

Acidic soil can be inhibiting for plant growth. Lime can be applied in the land application field to counteract the acidity of the wastewater.

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12.0 Responsibilities of developer/owner/ resident

On-site wastewater systems can have adverse impacts on the health of the environment and your family (including pets). They can spread disease by bacteria, viruses, parasites and other organisms. Wastewater can contaminate ground, surface waters and oceans. Everything that is disposed of into the drains will enter the environment. This system is designed to safely dispose of human waste (poo and urine) and grey water. However, wastewater is getting contaminated with a more complex cocktail of household chemicals, some of these chemicals do biodegrade, others bio-accumulate like heavy metals in tuna fish, some chemically react together, and others photodegrade like microbeads in some cosmetics and micro plastics in laundry wastewater. It does not matter if your waste is getting disposed on site or into a sewerage treatment plant, these chemicals do enter our environment if entered into the drain. **This pollution can be reduced by keeping all toxic chemicals out of your drains as possible.** For longevity of the on-site sewage management system the following maintenance regime should be employed by the owner/ occupier of the dwelling.

Operational requirement of septic tank/ AWTS

Minimise water usage in the building to reduce the volume of wastewater (hydraulic load) required to be stored and treated by the system. Overloading the system should be avoided.

- Check sludge and scum depth at least annually.
- Pump out every 3-5 years.
- Outlet filter needs to be cleaned quarterly as per the manufacturer’s instructions.
- Ensure the system is mosquito proof.
- Call your plumber if there are any fixtures or fittings not draining properly, discharge of effluent around tank or land application are occurs.

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Maintenance requirements for AWTS

Maintaining an Aerated Wastewater Treatment System (AWTS) is essential to ensure its efficient and effective operation over time. Regular maintenance helps prevent system failures, prolongs the lifespan of the equipment, and ensures that the treated wastewater meets required standards before being discharged into the environment.

Some key maintenance tasks that a homeowner should consider for an AWTS:

1. **Regular Inspections:** Conduct routine inspections of the system to check for any signs of wear, leaks, or damage. Look for any blockages or clogs in the pipes, filters, or aeration system.
2. **Sludge Removal:** Periodically remove accumulated sludge from the system's primary and secondary treatment tanks to prevent clogging and maintain the system's capacity for treating wastewater.
3. **Aeration System Maintenance:** Check the aeration system, including air blowers, diffusers, and air filters, to ensure they are functioning correctly. Clean or replace air filters as needed to maintain proper airflow and prevent system malfunctions.
4. **Pump Maintenance:** Inspect and maintain the pumps used in the system, including effluent pumps and recirculation pumps, to ensure they are operating efficiently. Clean pump intakes and check pump motors for any signs of wear or damage.
5. **Get familiar with the AWTS instructions manual.**
6. **Control Panel Inspection:** Regularly check the control panel and electrical components to ensure they are functioning correctly. Look for any loose connections, faulty wiring, or signs of electrical issues that may affect the system's performance.
7. **Filter Maintenance:** Clean or replace filters, screens, and other filtration components to prevent clogging and ensure proper water flow through the system.
8. **Vegetation Management:** If the system includes vegetated areas, manage the vegetation to ensure optimal transpiration and evapotranspiration. Trim plants

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as necessary and maintain appropriate vegetation cover to support the treatment process.

9. Professional Servicing: Schedule periodic professional servicing and maintenance checks with a qualified technician or service provider to perform more in-depth inspections and necessary repairs.
10. Record-Keeping: Maintain records of maintenance activities, including inspection dates, repairs, and any changes made to the system. This record can help track the system's performance over time and identify any recurring issues.

Following a comprehensive maintenance plan and staying proactive in addressing potential issues, homeowners can ensure the long-term effectiveness and sustainability of their AWTS. Regular maintenance not only keeps the system operating efficiently but also helps prevent costly repairs and system failures in the future.

Maintenance requirements for ETA beds

- Check for system failures which are generally indicated by:
 - a) Plumbing fixtures and fittings not draining properly indicate a damaged or blocked pipe or possible tank failure.
 - b) Surcharge of effluent at ground level either around the tank, or down the slope at the land application area/s.
 - c) Foul odour emanating from the tank or land application area/s.

Problem solving

All on-site systems need to be maintained in order to function well. If particular problems are found, such as:

- Slow-draining wastewater:
- Unusual odours:
- Surcharging effluent from irrigation field (land application system):
- Poor vegetation growth on and around land application area.

These symptoms should be investigated by a licensed plumber.

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You can take action to improve wastewater quality by;

- Minimise the use of cleaning chemicals. Use natural, non-toxic, or biodegradable, plastic free cleaning products where possible.
- Use low- or no-sodium laundry detergents, soaps and shampoos.
- Use a lint filter in washing machines. Clean and replace as necessary to ensure water can flow through it easily.
- Do not dispose of household chemicals down the sink or toilet.

Use a sink strainer in the kitchen to help prevent food scraps and other solid material from entering your wastewater.

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13.0 How to keep our wastewaters, our bodies and waterways clean.

13.1 You make a positive impact and inspire others to do the same

At Byron Environmental Consulting, we understand the importance of integrating sustainability into every aspect of our daily lives. Embracing natural, plastic-free cleaning and household products is a significant step toward reducing our environmental footprint and ensuring our wastewater remains free from harmful contaminants. This approach aligns with our mission to protect and preserve our planet’s resources. A friendly and hopefully inspirational guide to adopting eco-friendly practices in your home:

13.2 The Byron Environmental Approach: Sustainable Living for a Healthier Planet

13.2.1 Natural Cleaning Products

Vinegar and Baking Soda: White vinegar, a potent natural acid, effectively dissolves mineral deposits, grease, and grime. When combined with baking soda, it creates a reaction that lifts dirt and stains from surfaces. This combination is ideal for cleaning kitchen counters, sinks, and toilets, leaving no harmful residues behind.

Lemon Juice: Lemon juice, rich in citric acid, boasts natural antibacterial properties, making it excellent for cutting through grease and freshening surfaces. Use it to clean cutting boards, countertops, and other food-preparation areas. Alternatively citric acid can be purchased a most bulk food stores.

Castile Soap: Derived from olive oil, castile soap is biodegradable and non-toxic. Its versatility allows it to be used for dishes, laundry, and even as a gentle hand soap, free from synthetic fragrances and harsh detergents.

Sodium Percarbonate: As a natural bleach alternative, sodium percarbonate breaks down into water, oxygen, and soda ash, effectively whitening laundry, removing stains, and disinfecting surfaces without releasing harmful chemicals.

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Essential Oils: Essential oils such as tea tree, eucalyptus, and lavender provide natural fragrance and possess antimicrobial properties. Adding a few drops to cleaning solutions enhances their effectiveness and adds a pleasant aroma to your home.

13.2.2 Plastic-Free Household Items

Coconut Husk Brushes: Replace plastic brushes with those made from coconut husks. These brushes are ideal for dishes, toilet cleaning, and general scrubbing tasks. They are durable, biodegradable, and compostable, offering a sustainable alternative to plastic.

Bamboo and Wooden Tools: Replace plastic utensils and tools with bamboo or wooden alternatives. Bamboo's natural antibacterial properties and composability make it an excellent eco-friendly option.

Glass Containers: Store food and cleaning supplies in glass jars instead of plastic. Glass is non-reactive, preventing chemical leaching into your food or cleaning mixtures, and is infinitely recyclable.

Natural Fiber Cloths: Opt for cloths made from natural fibers like cotton, hemp, or bamboo, avoiding microfiber cloths that shed microplastics during washing. These biodegradable materials are gentle on surfaces and environmentally friendly.

13.2.3 Personal Care Products

Solid Shampoo and Conditioner Bars: Eliminate the need for plastic bottles with bars made from natural ingredients. Look for bars free from sulfates, parabens, and synthetic fragrances to ensure they're gentle on your hair and the environment.

Natural Deodorants: Choose deodorants made with ingredients like baking soda, coconut oil, and essential oils, avoiding commercial options that often contain aluminium compounds and other chemicals.

Biodegradable Toothbrushes: Switch to toothbrushes with bamboo handles and biodegradable bristles to reduce plastic waste and maintain oral hygiene effectively.

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DIY Beauty Products: Create your own beauty products using simple ingredients like coconut oil, shea butter, and beeswax, ensuring sustainability and avoiding harmful additives.

13.2.4 Laundry Detergents

Plant-Based Detergents: Select detergents made from plant-based ingredients, free from phosphates, sulfates, and synthetic fragrances. These biodegradable options are less harmful to aquatic life.

Sodium Percarbonate: This natural bleach alternative is an effective stain remover and disinfectant for laundry, breaking down into harmless substances and reducing environmental contamination.

13.3 Scientific Benefits of Going Natural

Reducing Chemical Load: Natural cleaning and personal care products minimise the introduction of harmful chemicals into wastewater systems. Conventional products often contain endocrine disruptors, carcinogens, and other toxic substances that negatively impact aquatic life and human health.

Preventing Microplastic Pollution: By avoiding plastic and synthetic fibers, we reduce the amount of microplastics entering the water system. Microplastics are ingested by marine organisms and act as carriers for other pollutants, amplifying their impact.

Preserving Beneficial Bacteria: Antibacterial agents in many products disrupt beneficial bacteria in wastewater treatment plants. Natural alternatives maintain these microbial communities, essential for breaking down organic matter.

Enhancing Soil and Water Quality: Natural ingredients break down into harmless substances, maintaining soil and water quality crucial for healthy ecosystems.

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13.4 Environmental Health Data

Studies show that conventional cleaning products contribute harmful chemicals to water bodies, leading to antibiotic-resistant bacteria and disrupted aquatic ecosystems. Research indicates that microplastics are ubiquitous in marine environments, posing significant threats to wildlife and human health. Eliminating microplastic sources mitigates this environmental threat. Natural cleaning products help preserve ecosystem integrity. Plant-based detergents, for example, cause less harm to aquatic organisms than synthetic counterparts and has a positive impact on the ecosystem

13.5 Common Items Flushed Down Drains: Environmental Impact and Eco-Friendly Solutions

1. Wet Wipes: Though marketed as flushable, most wet wipes do not break down easily and contribute to blockages in sewage systems. They also introduce microplastics and chemicals into water bodies, harming aquatic life.

- **Eco-Friendly Solution:** Use reusable cloth wipes made from natural fibers. These can be washed and reused, reducing waste and preventing plumbing issues.

2. Personal Care Products: Items such as cotton swabs, dental floss, and sanitary products often contain plastics and synthetic fibers that do not decompose. They contribute to microplastic pollution and can disrupt wastewater treatment processes.

- **Eco-Friendly Solution:** Opt for biodegradable alternatives. Bamboo cotton swabs, silk dental floss, and organic cotton or reusable sanitary products are effective and environmentally friendly.

3. Household Chemicals: Many household chemicals, including cleaners, paints, and solvents are hazardous to the environment. When flushed down drains, they introduce toxic substances into waterways, affecting water quality and aquatic ecosystems.

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- **Eco-Friendly Solution:** Choose natural, non-toxic cleaning products and properly dispose of hazardous materials through local waste disposal programs.

4. Medications: Flushing unused or expired medications can introduce active pharmaceutical ingredients into the water supply, potentially affecting aquatic organisms and contributing to the development of antibiotic-resistant bacteria.

- **Eco-Friendly Solution:** Utilise medication take-back programs

5. Cooking Oils and Grease: Pouring fats, oils, and grease down the drain can lead to blockages in plumbing and sewage systems. These substances solidify in pipes and can cause significant infrastructure damage and pollution.

- **Eco-Friendly Solution:** Collect cooking oils and grease in a container and dispose of them in the trash or take them to a recycling facility that accepts used cooking oils.

6. Microfibers from Laundry: Synthetic fabrics shed microfibers during washing, which enter the wastewater system and contribute to microplastic pollution in aquatic environments.

- **Eco-Friendly Solution:** Use a microfiber-catching laundry bag, Cora Ball or filter to capture microfibers during washing. Opt for natural fiber clothing to reduce shedding.

Adopting these eco-friendly practices contributes to a cleaner, healthier environment. Embracing natural, plastic-free products is not just a trend but a commitment to sustainability and planetary well-being. At Byron Environmental Consulting, we lead by example and inspire others to join us in this movement, lighting the way to a brighter, greener future.

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14.0 Recommendation

- Removal, reuse or destruction of septic tank as per attached advisory notes.
- Upgrade of existing wastewater system for existing 3-bedroom dwelling with LAA at rear of dwelling, wholly within Proposed Lot 1 with the following system proposed.
 - Installation of a Fuji Clean ACE1200 with land application area by two 13.8m L x 2m W x 0.45m D ETA beds.
 - It is recommended to install/retrofit water saving devices with a minimum of 4-star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.
 - Ensure stormwater is discharged away from ETA beds.
- It is recommended to install/retrofit water saving devices with a minimum of 4- star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.
- Installation of a Fuji Clean ACE1200 with land application area by two 10.4m L x 2m W x 0.45m D ETA beds on proposed Lot 2.

Specifications:

1. All wastewater to be treated on-site.
2. System needs to be installed by a suitably qualified plumber.
3. Installation to comply with AS3500 & AS1547:2012.
4. Licensed plumber/drainer required for all drainage work, responsible for site level checks and layout adjustments if necessary.

Council requirements:

- Installation must comply with Council's OSMS approval documents and conditions.
- A Notice of Work for plumbing and Drainage work is required to be submitted to council prior to any works beginning.

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Maintenance requirements:

- Don't dispose of any chemicals or anti-bacterial cleaners down the drain.
- Regular inspections and maintenance of the system will prolong its lifespan as per the manual, council requirements and this wastewater report.

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About Byron Environmental Consulting

Taisa - Environmental Consultant, Principal.

An experienced and passionate environmental consultant who has a proven track record helping her clients work through environmental complexities and obligations. Taisa works together with a network of specialised professionals in the Northern River and surrounding areas to ensure your project is approved as quickly and smoothly as possible and has extensive experience working closely with the local Council. Taisa always ensures her clients are well informed and will always offer alternative solutions if there is a better way to approach your project so there are never any surprises or hidden costs.

Byron Environmental Consulting offers a diverse range of environmental services and technical capabilities, priding itself always on being flexible, responsive, and professional. We have extensive hands- on experience in the assessment of contaminated land including preliminary and detailed reports.

Principal, Taisa Baars, has been awarded Distinctions during her 10 years of University studies of Science and Environmental Health, culminating in contracting to Byron Shire Council and NSW Health for environmental advice, including on sustainable development assessment, trade waste, development approvals, on-site sewerage

Byron Environmental Consulting | Onsite Wastewater Management Report 38

📞 0428 480 511 ✉️ taisab@byronenvironmental.com.au 🌐 www.byronenvironmental.com.au

Lismore City Council

Meeting held 11 February 2025 - 11.2 - DA5.2023.301.1 - Subdivision to create two (2) lots and the construction of a new dwelling on proposed Lot 2 and associated infrastructure at 7 Booyong Road, Clunes

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



management systems, potable water quality control, communicable diseases and contaminated land assessments.

Byron Environmental Consulting has the resources and capability to meet the requirements of a diverse range of projects. We bring a unique combination of technical skills to meet client needs and capacity to deliver site-specific reports in a timely manner.

Byron Environmental Consulting offers fast and efficient service to meet all our client needs. We have a strong focus on occupational health and safety and are dedicated to providing best possible outcomes for our clients and the environment. Although we offer a number of core environmental assessment and management services, as discussed above, we also have a network of professional associates that we are able to draw upon to provide any environmental services that our clients may require.

Our main areas of focus are:

1. Providing technical expertise (all of our assessments are based on relevant Australian Standards and Guidelines).
2. Fast and efficient service.
3. Building a reputation based on proven results.
4. Completing projects to the highest standard.
5. Practical problem solving including providing innovative, sustainable, and long-term solutions.

Our Mission

To be the best in what we do, to give technical environmental advice to the highest standards and are always striving to exceed our client's expectations.

Our Vision

Byron Environmental Consulting is dedicated to enhancing and conserving natural areas throughout the Byron Bay Shire, and beyond, creating a safer world for generations to come.

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Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Relevant Education

Postgraduate courses, **Environmental Health**, Queensland University of Technology
(2012 – 2014)

Courses completed:

- Risk Assessment
- Environmental Health Law
- Concepts of Environmental Health
- Toxicology
- Food Safety
- Communicable Diseases

Bachelor of Science (**Major in Environmental Health**), Sunshine Coast University
(2009 - 2011) including high distinctions.

Relevant courses completed:

- Reorientating Society Towards Sustainability
- Environmental Health Risk Management
- Coastal and Marine Systems
- Biodiversity and Ecology
- Environment and health
- Integrated Environmental Management
- Health Promotion Principles
- Epidemiology and Biostatistics
- Planning and Environmental Law
- Introduction to Weather and Climate
- Sustainable Futures

Liberal Arts and Sciences, University of Amsterdam (2007 - 2008)

Professional short courses

Southern Cross Geoscience and Southern Cross University, **Short Course in Acid Sulfate Soils**

Identification and assessment in accordance with the National Acid Sulfate Soil Guidance and current best management practice, March 2019.

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Centre for Environmental Training - On-Site Wastewater Management – 24 to 26 August 2016 - Tweed Heads, NSW

- *The Regulatory Environment*
- *Wastewater Quantification and Characterisation*
- *Primary Treatment; Septic Systems*
- *Composting Systems and Greywater Diversion*
- *Secondary Treatment; Sand Filters and Mounds*
- *Secondary Treatment Wetlands and Reed Beds*
- *Aerated Wastewater Treatment Systems*
- *Tertiary Treatment; Disinfection and Advanced Processes*
- *Soil Absorption Systems; Trenches and Beds*
- *Soils; Hydraulics Conductivity and Dispersion*
- *Soil Properties Classification and Testing*
- *Passive Dosing: Siphons and Flouts*
- *Evapotranspiration Systems*
- *Water Balance Analysis*
- *Nutrient Removal and Land Application Systems*
- *Land Capability Assessment*
- *Soil Landscape Interpretation*
- *Site and Soil Assessment*
- *Field Based Site and Soil Assessment*
- *Site Evaluation and Design*
- *Failing Systems; Auditing and Troubleshooting*
- *Tracing Failing Systems*

Continuing Professional Education in **Contaminated Site Assessment Remediation and Management** (CSARM) - Module E - **Risk based Site Assessment**, *University of Technology Sydney*, 14-16 September 2016.

Continuing Professional Education in **Contaminated Site Assessment Remediation and Management** (CSARM) -Module F- **Remediation Principles and Closure**, *University of Technology Sydney*, 9-11 November 2016.

Delta Training Asbestos Awareness Course 5th and 6th December 2012

Origins of Asbestos, Properties of asbestos, common types of asbestos, use of asbestos (past and present), health effects of asbestos, properties of asbestos, methods of asbestos, methods to identify asbestos types and conditions, legislation and OH&S requirements and hazard control.

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Statement of attainment

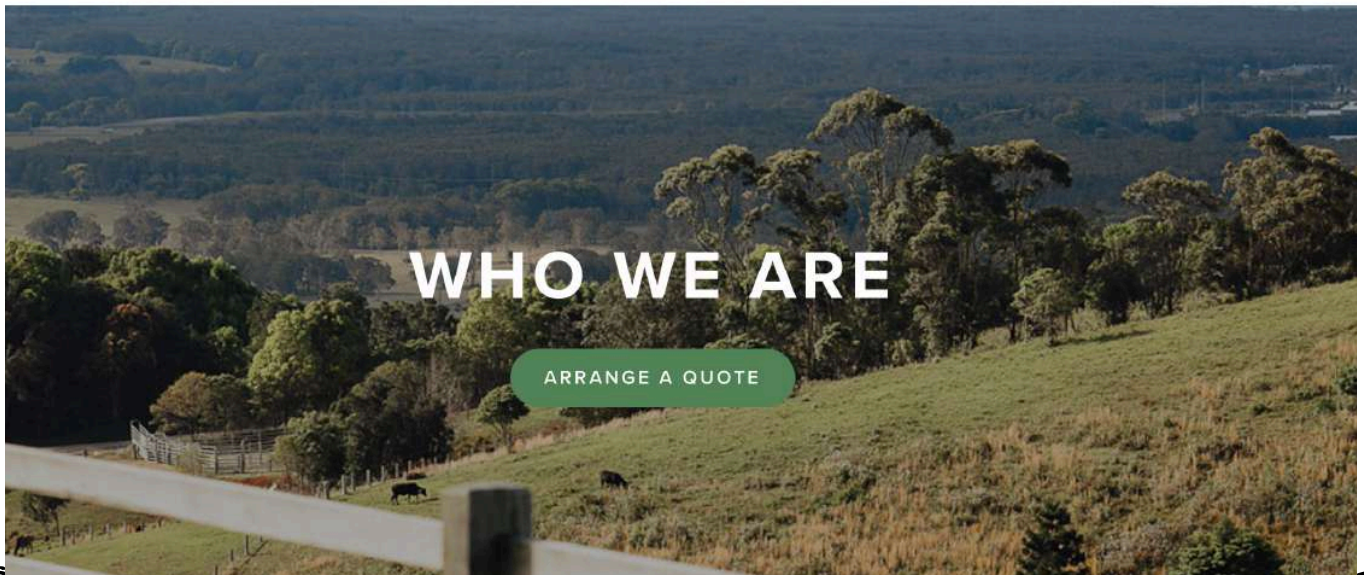
White card - Work Safely in the construction industry- CPCCOHS1001A issued on 01/08/2016.

Insurances

Professional Indemnity, Policy number LPS016832716-19074 valid to 16th of May 2024.

Public liability, Policy number 118U918372BPK valid to 16th of May 2024.

ABN: 31 322 380 628





We listen and learn...and acknowledge all is connected to Country.

In the heart of the land of the Northern Rivers, where nature's beauty and the wisdom of the ages converge, we stand in reverence and acknowledgment. This land, with its lush landscapes, clear and clean oceans, and flowing waters, has been lovingly tended by the Bundjalung, Yaegl, Githabul, Gumbaynggirr, and other Indigenous communities, clan and language groups for countless generations.

In this sacred place, we pay our deepest respects to the elders who have guided their people through time and seasons. We honour their enduring connection to this Country, a connection steeped in wisdom, spirituality, and a profound understanding of the land. As an environmental consultant fortunate to work on this ancient land, my heart is open to the teachings and insights of those who have called this place home since time immemorial. We acknowledge the wealth of knowledge that Indigenous communities hold about the delicate balance of ecosystems and the enduring practices of sustainability. With unpretentiousness and gratitude, we commit to walking this journey with respect, forging partnerships, and listening to the heartbeat of the land. In our work, we carry forward the legacy of stewardship, seeking to harmonize our actions with the rhythms of nature and taking care of country.

In this acknowledgement, we recognize that the Northern Rivers is not only a place of natural wonder but also a repository of cultural richness. It is our opportunity and responsibility to honour this legacy as we work toward a more environmental responsible and sustainable future all together.

Byron Environmental Consulting | Onsite Wastewater Management Report 43

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Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Attachments:

Detailed Site Plan, NSW Health approval

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Supporting information



Site photograph showing location of ETA bed.

Lot 34 DP 1254370 | 7 Booyong Road, Clunes NSW 2480



Land Application area of 55.3sqm as per Lismore OSMS model outcome achieved with ETA beds available footprint >92sqm.

Byron Environmental Consulting | Onsite Wastewater Management Report 46

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Land Application Area of 41.5sqm proposed ETA beds being two 10.4m L x 2m W x 0.45m D achieved as per Lismore OSMS model

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Lismore City Council

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- : Wastewater Notes : -

- Removal, reuse or destruction of septic tank as per attached advisory notes.
- Upgrade of existing wastewater system for existing 3-bedroom dwelling with LAA at rear of dwelling, wholly within Proposed Lot 1 with the following system proposed.
- Installation of a Fuji Clean ACE1200 with land application area by two 10.4m L x2m W x 0.45m D ETA beds.
- It is recommending install/retrofit water saving devices with a minimum of 4-star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.
 - Ensure stormwater is discharged away from ETA beds.
- It is recommended to install/retrofit water saving devices with a minimum of 4- star rating ideally higher for showerheads, toilets, kitchen and bathroom taps.
- Installation of a Fuji Clean ACE1200 with land application area by two 10.4m L x2m W x 0.45m D ETA beds on proposed Lot 2.

SPECIFICATIONS

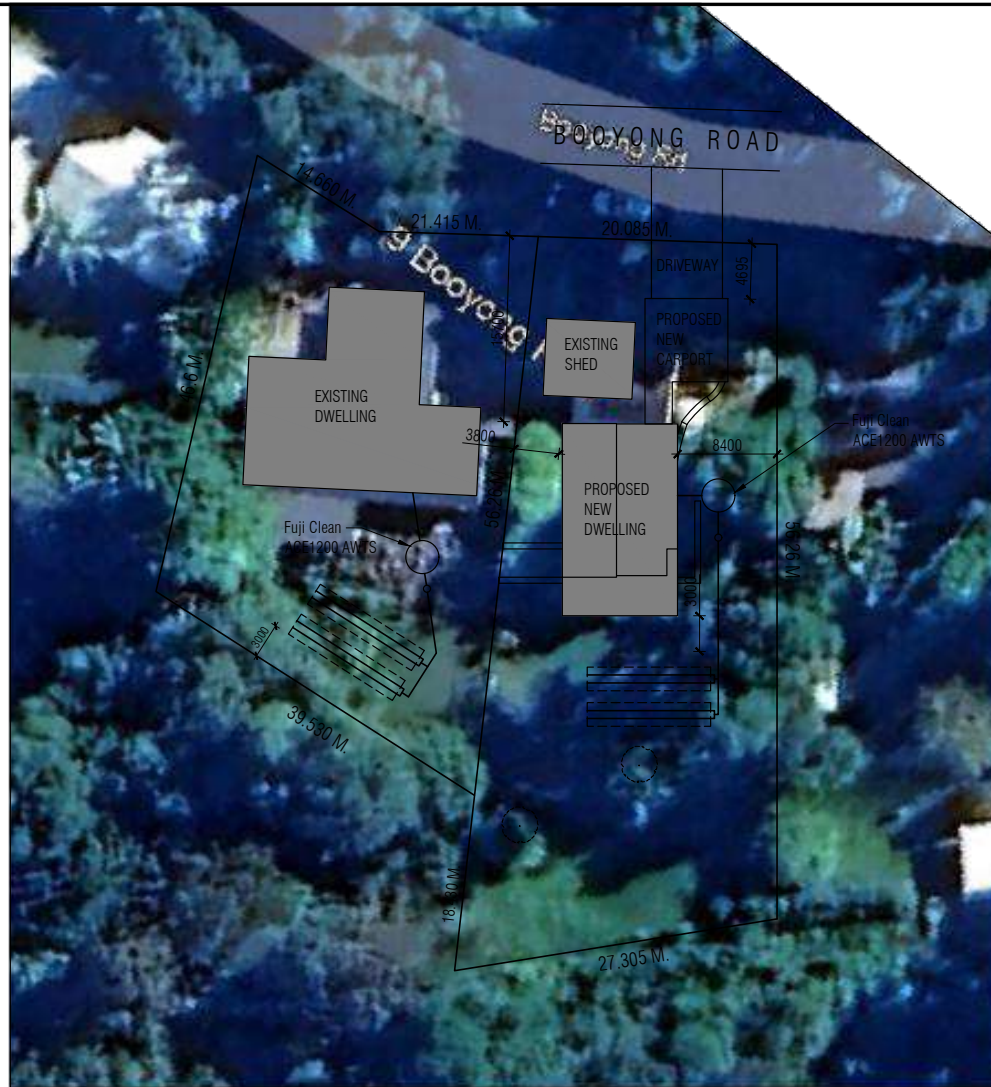
1. All wastewater to be treated on-site.
2. System needs to be installed by a suitably qualified plumber.
3. Installation to comply with AS3500 & AS1547:2012.
4. Licensed plumber/drainer required for all drainage work, responsible for site level checks and layout adjustments if necessary.

COUNCIL REQUIREMENTS

- Installation must comply with Council's OSMS approval documents and conditions.
- A Notice of Work for plumbing and Drainage work is required to be submitted to council prior to any works beginning.

Taisa Baars | Environmental Health Consultant

Byron Environmental Consulting
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 W : www.byronenvironmental.com.au



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BYRON ENVIRONMENTAL CONSULTING
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 Ph: 0428 480511

Date : 26-11-2024
 Scale : 1:400
 Amendment :

Drawn by : CCS

LOT 34 DP 1254370
 7&9 Booyong Road, Clunes NSW 2480

ON-SITE WASTEWATER LAYOUT (23-10-2021)

Drawing No.
 (of: 1)

Drawing Size : A3

1

- : Wastewater Notes : -

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SPECIFICATIONS

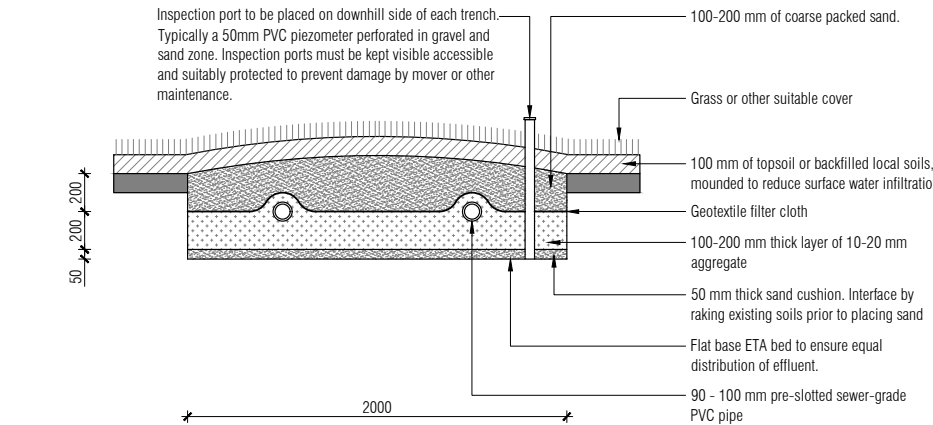
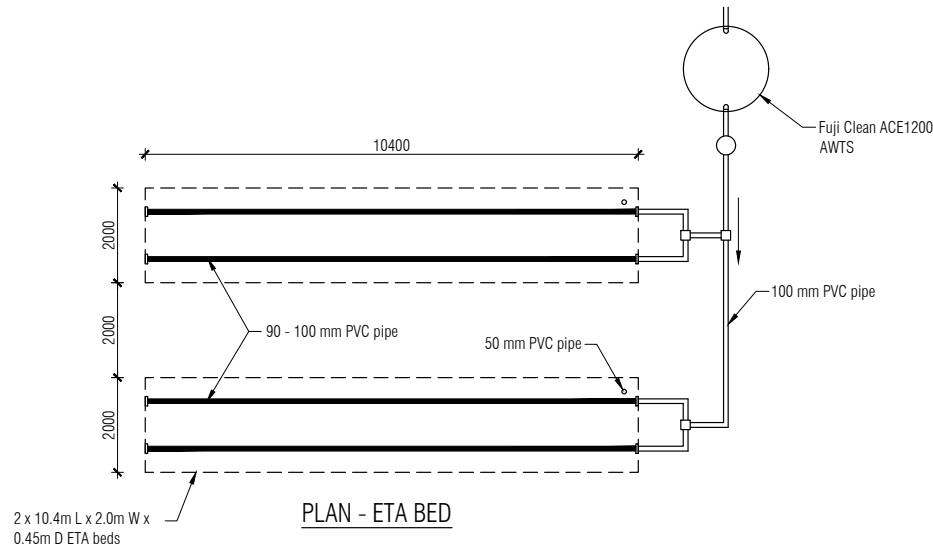
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Taisa Baars | Environmental Health Consultant

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 ABN: 31 322 380 628
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 Ph: 0428 480511

Date : 26-11-2024
 Scale : 1:100
 Amendment : 1
 Date : 15-06-2021

Drawn by : CCS

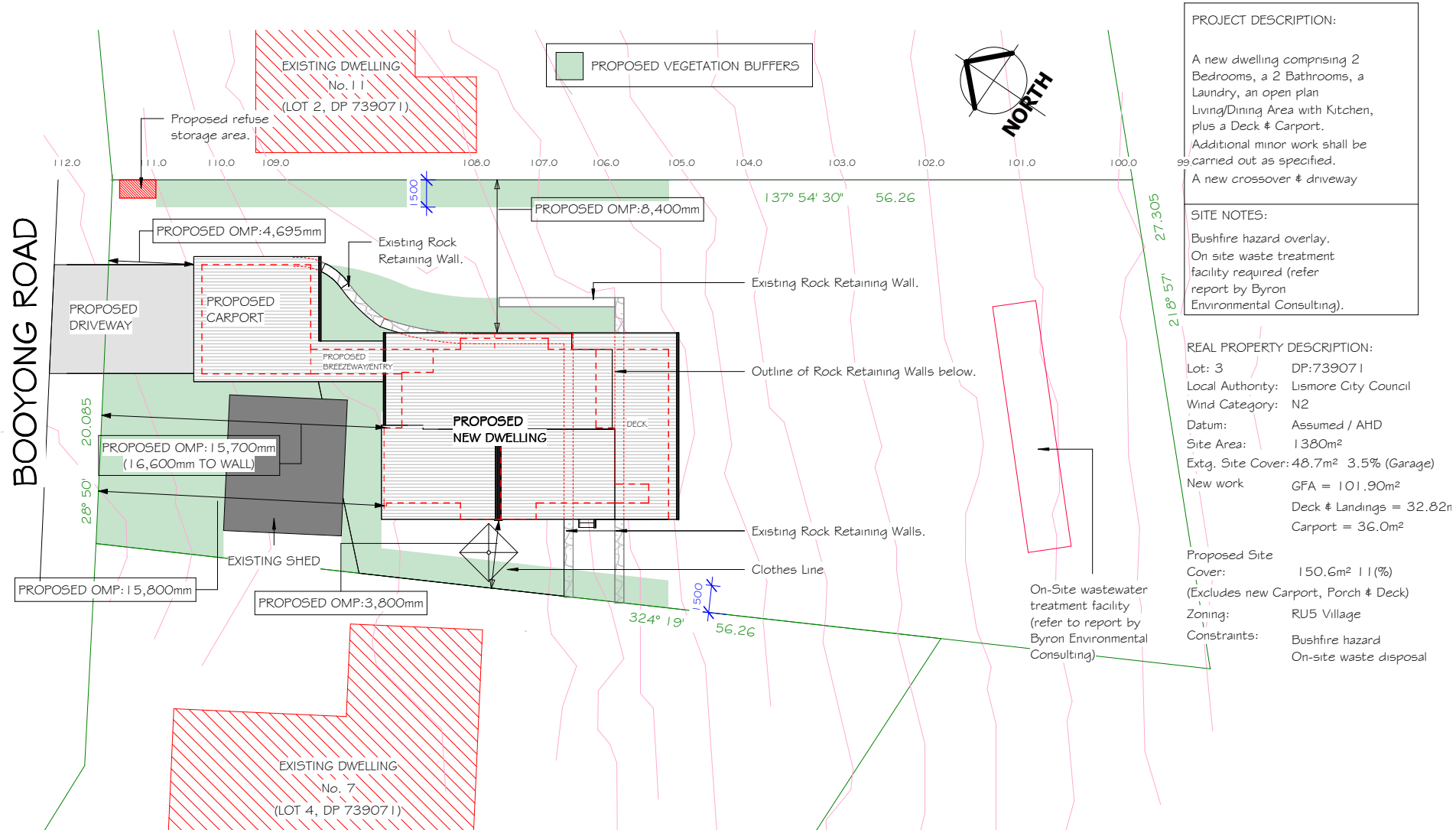
Lot 1 DP 1042209
 44 Benloro lane, Myocum, NSW 2481

ON-SITE WASTEWATER LAYOUT (21-12-2020)

Drawing No.
 (of: 1)

Drawing Size : A3

1



PROJECT DESCRIPTION:

A new dwelling comprising 2 Bedrooms, a 2 Bathrooms, a Laundry, an open plan Living/Dining Area with Kitchen, plus a Deck & Carport. Additional minor work shall be carried out as specified.

A new crossover & driveway

SITE NOTES:

Bushfire hazard overlay. On site waste treatment facility required (refer report by Byron Environmental Consulting).

REAL PROPERTY DESCRIPTION:

Lot: 3 DP: 739071
 Local Authority: Lismore City Council
 Wind Category: N2
 Datum: Assumed / AHD
 Site Area: 1380m²
 Extg. Site Cover: 48.7m² 3.5% (Garage)
 New work GFA = 101.90m²
 Deck & Landings = 32.82m²
 Carport = 36.0m²

Proposed Site Cover: 150.6m² 11% (Excludes new Carport, Porch & Deck)
 Zoning: RUS Village
 Constraints: Bushfire hazard
 On-site waste disposal



PROJECT
 PROPOSED DWELLING

CLIENT
 MARY & JO KUITERS

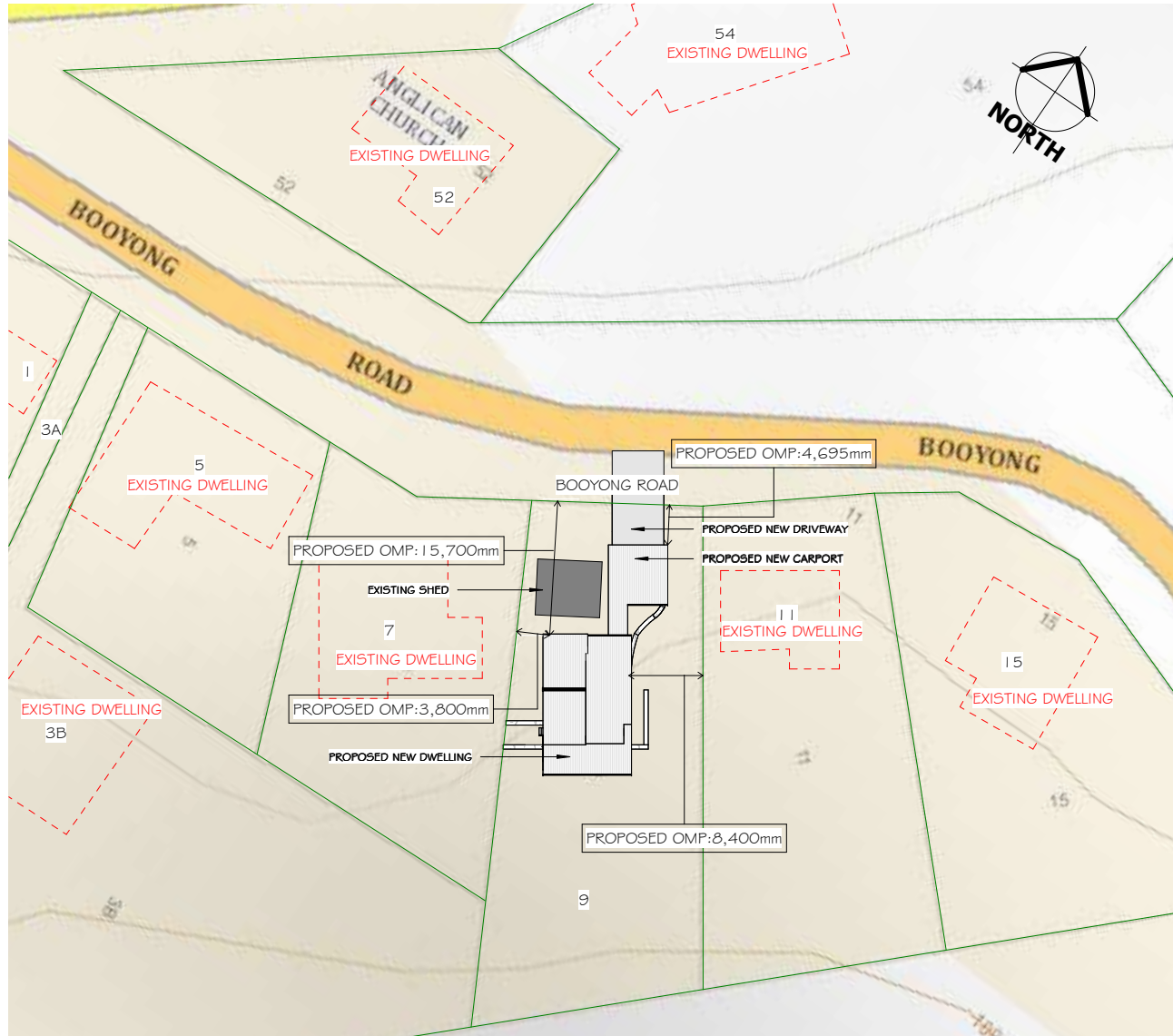
ADDRESS
 9 BOOYONG ROAD
 CLUNES NSW 2482

REV	DATE	DESCRIPTION
DRAFT		

DEVELOPMENT APPLICATION

SHEET TITLE
PROPOSED SITE PLAN

DATE **28.09.23**
 SCALE **1:200** @A'
 DWG NO. **10**



**ALEXANDER
BUILDING
DESIGN**
43 SEASWELL CRESCENT
LENNOX HEAD, NSW, 2478
0421 080 970

PROJECT
PROPOSED DWELLING
ADDRESS
**9 BOOYONG ROAD
CLUNES NSW 2482**

CLIENT
MARY & JO KUITERS

REV	DATE	DESCRIPTION

DRAFT

SHEET TITLE
**DEVELOPMENT APPLICATION
LOCATION PLAN**

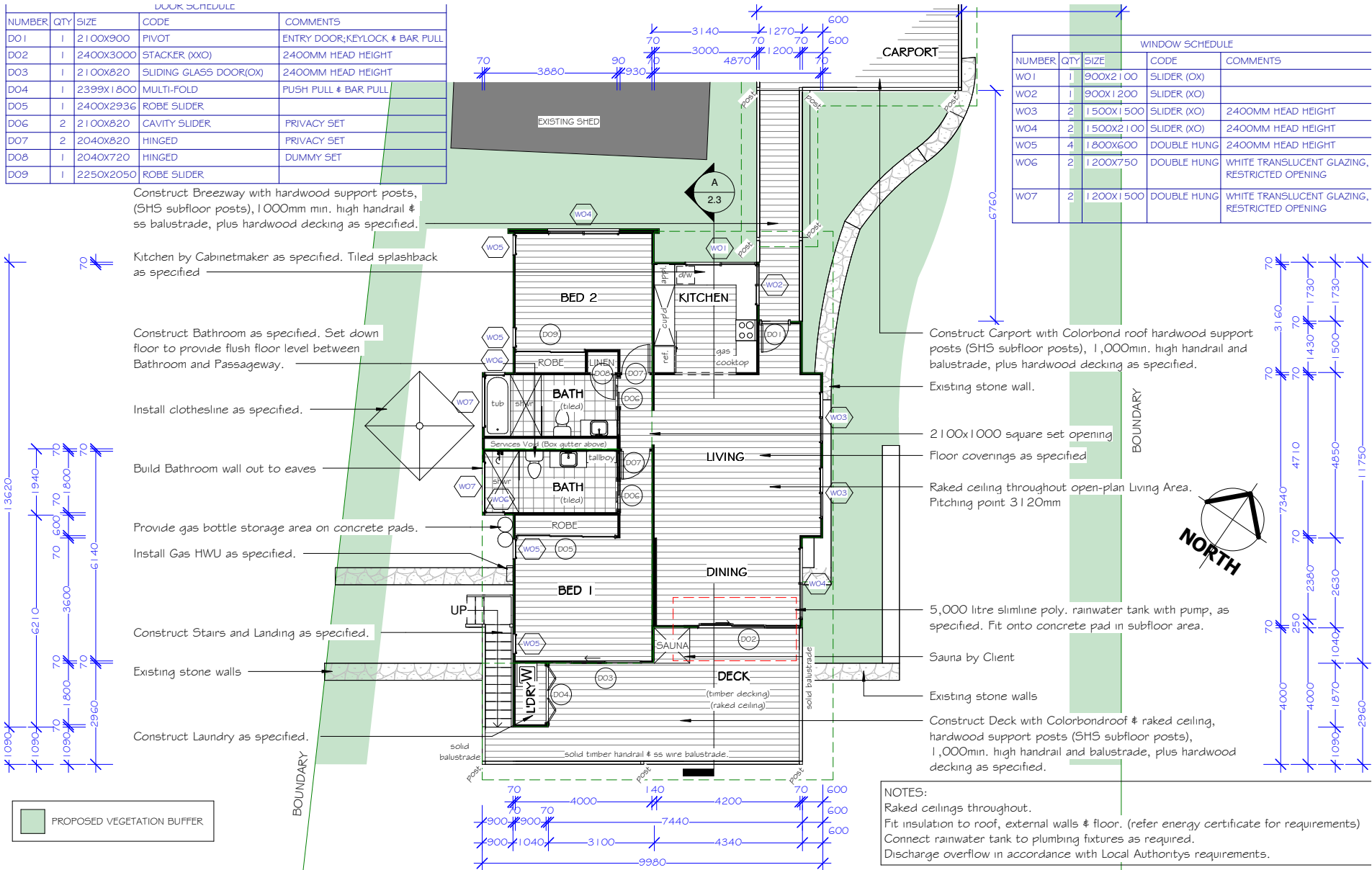
DATE **28.09.23**
SCALE **1 : 500** @A'
DWG NO.



1 1

DOOR SCHEDULE				
NUMBER	QTY	SIZE	CODE	COMMENTS
DO1	1	2100X900	PIVOT	ENTRY DOOR, KEYLOCK, # BAR PULL
DO2	1	2400X3000	STACKER (XO)	2400MM HEAD HEIGHT
DO3	1	2100X2000	SLIDING GLASS DOOR(OX)	2400MM HEAD HEIGHT
DO4	1	2399X1800	MULTI-FOLD	PUSH PULL # BAR PULL
DO5	1	2400X2936	ROBE SLIDER	
DO6	2	2100X820	CAVITY SLIDER	PRIVACY SET
DO7	2	2040X820	HINGED	PRIVACY SET
DO8	1	2040X720	HINGED	DUMMY SET
DO9	1	2250X2050	ROBE SLIDER	

WINDOW SCHEDULE				
NUMBER	QTY	SIZE	CODE	COMMENTS
WO1	1	900X2100	SLIDER (OX)	
WO2	1	900X1200	SLIDER (XO)	
WO3	2	1500X1500	SLIDER (XO)	2400MM HEAD HEIGHT
WO4	2	1500X2100	SLIDER (XO)	2400MM HEAD HEIGHT
WO5	4	1800X600	DOUBLE HUNG	2400MM HEAD HEIGHT
WO6	2	1200X750	DOUBLE HUNG	WHITE TRANSLUCENT GLAZING, RESTRICTED OPENING
WO7	2	1200X1500	DOUBLE HUNG	WHITE TRANSLUCENT GLAZING, RESTRICTED OPENING



ALEXANDER BUILDING DESIGN
 43 SEASWELL CRESCENT
 LENNOX HEAD, NSW, 2478
 0421 980 570

PROJECT
PROPOSED DWELLING

ADDRESS
**9 BOOYONG ROAD
 CLUNES NSW 2482**

CLIENT
MARY & JO KUITERS

REV	DATE	DESCRIPTION
DRAFT		

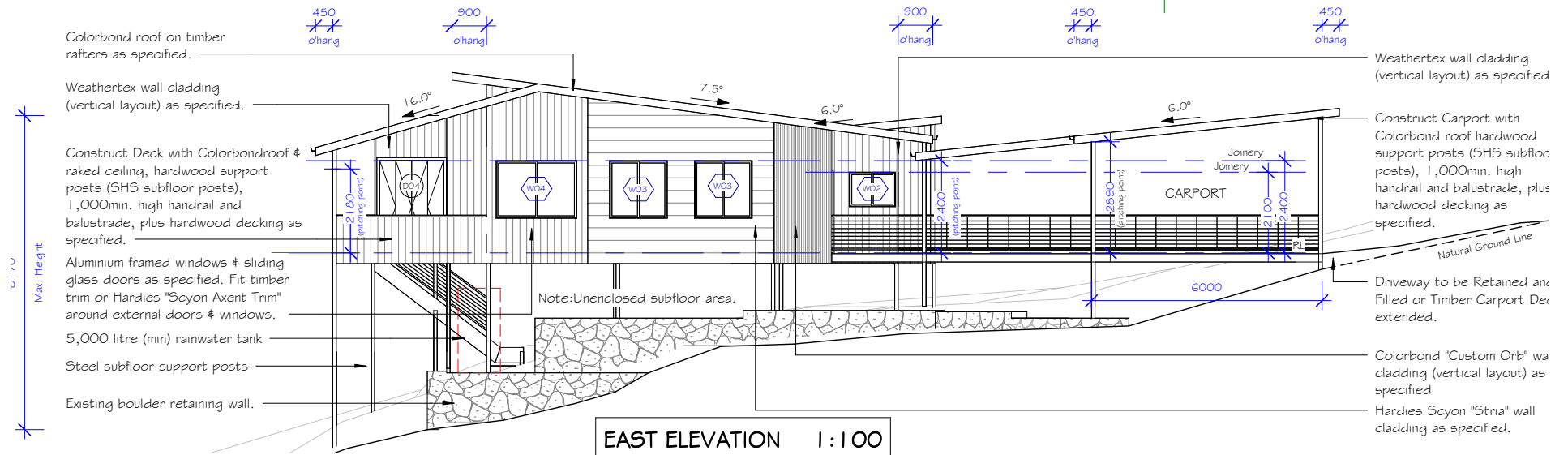
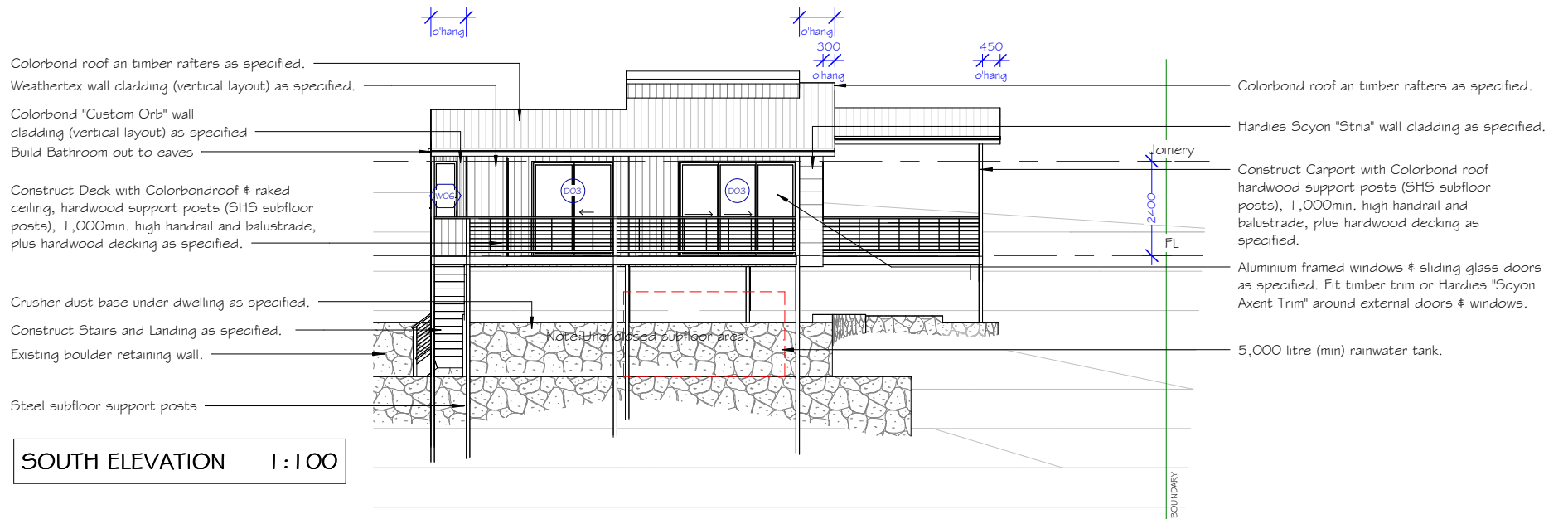
SHEET TITLE
PROPOSED FLOOR PLAN

DEVELOPMENT APPLICATION

DATE **28.09.23**

SCALE **1:100** @A

DWG NO. **20**



ALEXANDER BUILDING DESIGN
 43 SEASWELL CRESCENT
 LENNOX HEAD, NSW, 2478
 0421 080 970

PROJECT
PROPOSED DWELLING
 ADDRESS
**9 BOOYONG ROAD
 CLUNES NSW 2482**

CLIENT
MARY & JO KUITERS

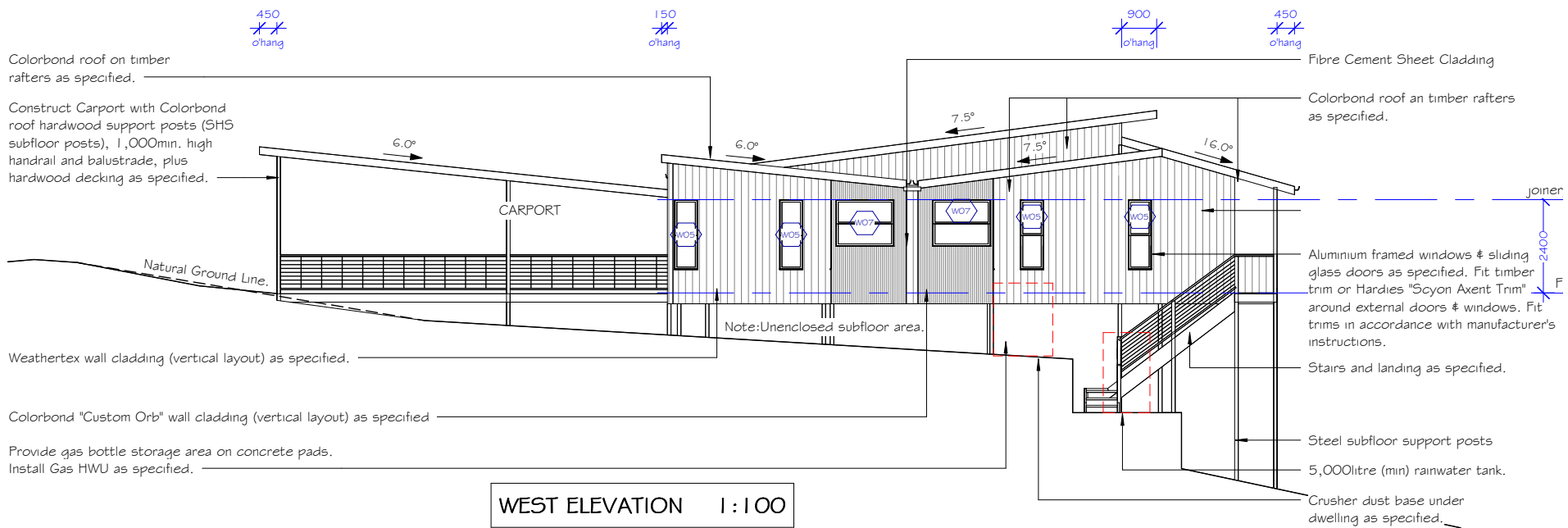
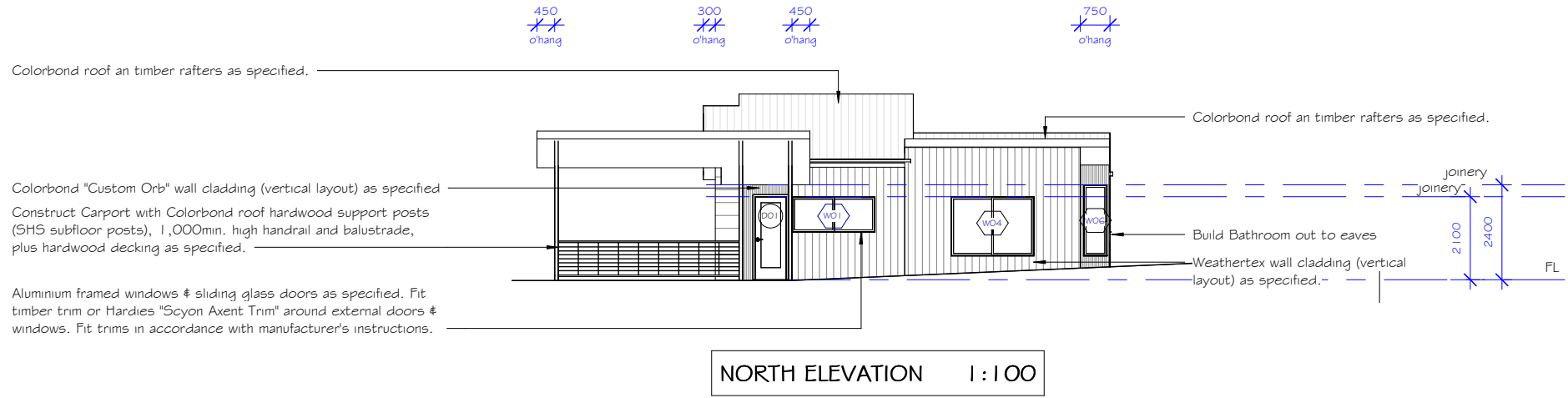
REV	DATE	DESCRIPTION
DRAFT		

SHEET TITLE
PROPOSED ELEVATIONS

DEVELOPMENT APPLICATION

DATE **28.09.23**
 SCALE **1:100 @A'**
 DWG NO.

21



ALEXANDER BUILDING DESIGN
43 SEASWELL CRESCENT
LENNIX HEAD, NSW, 2478
0421 080 970

PROJECT
PROPOSED DWELLING

ADDRESS
**9 BOOYONG ROAD
CLUNES NSW 2482**

CLIENT
MARY & JO KUITERS

REV	DATE	DESCRIPTION
DRAFT		

SHEET TITLE
PROPOSED ELEVATIONS

DEVELOPMENT APPLICATION

DATE **28.09.23**

SCALE **1:100 @A'**

DWG NO. **22**

Colorbond roof-skillion-on timber rafters as specified. 1.6° pitch. Fit sarking under roof sheeting & insulation onto ceiling as required (refer energy certificate). Fit roof members in accordance with manufacturer's requirements & fix to wall framing as per Tie-Down Spec.

Weatherdex wall cladding (vertical layout) as specified.

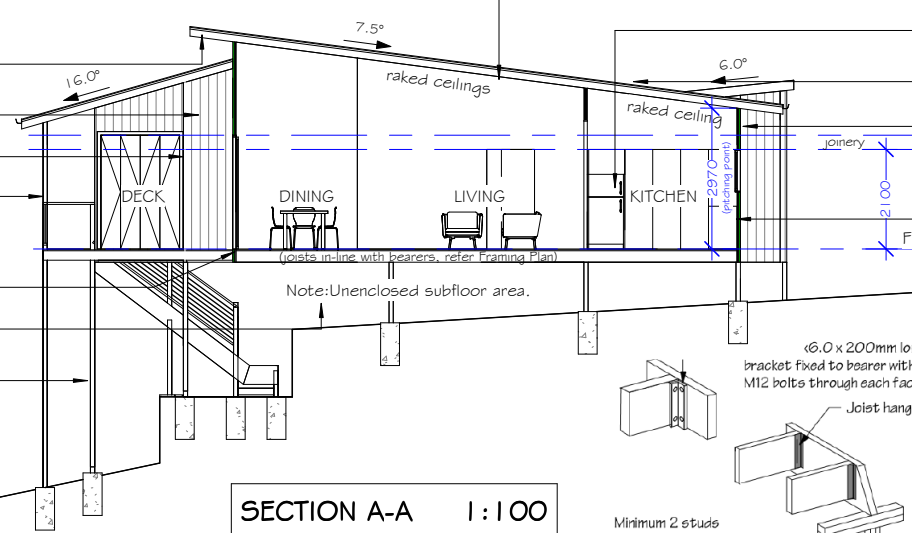
Insulation to external walls in accordance with BASIX.

Hardwood deck support post.

Fix floor framing to wall framing in accordance with Tie-Down Spec.

Crusher dust base under dwelling as specified.

Steel subfloor support posts



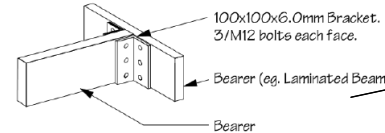
Raked ceilings throughout as specified.

Kitchen by Cabinetmaker, with tiled splashback as specified. Fit exhaust vent through external wall.

Colorbond roof-skillion-on timber rafters as specified. 7.5° pitch.

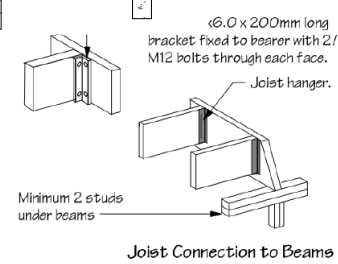
Hardies Scyon "Stna" wall cladding as specified.

Aluminum framed windows & sliding glass doors as specified. Fit timber trim or Hardies "Scyon Axent Trim" around external doors & windows. Fit trims in accordance with manufacturer's instructions.



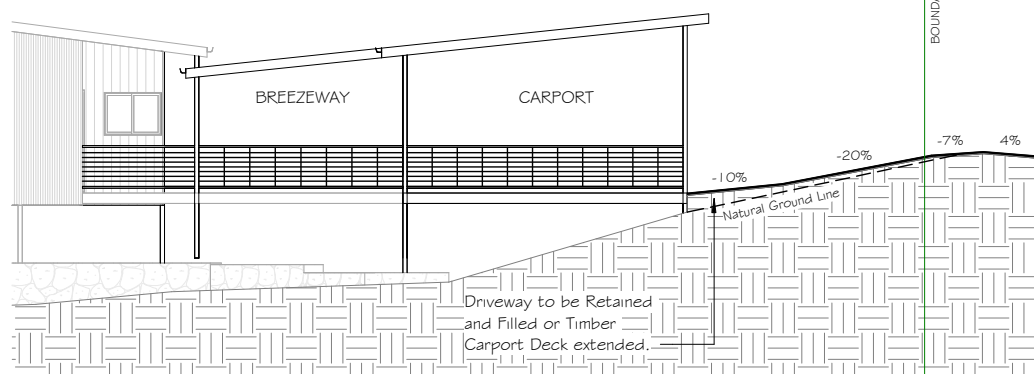
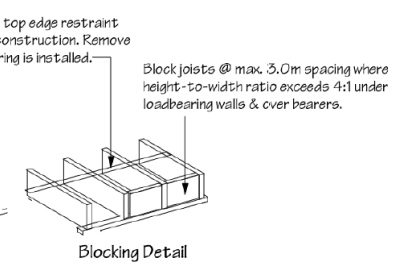
Bearer-to-Bearer Fixing Detail (NTS)

Note: Install structural members in accordance with manufacturer's written instructions.

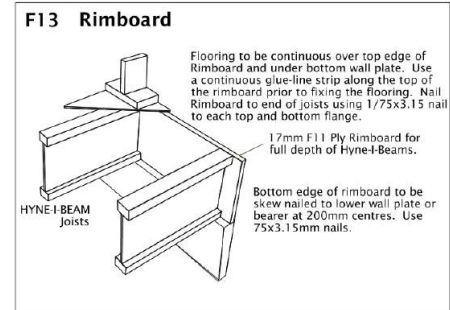


Typical Joist / Bearer Fixing Detail (N.T.S)

Note: LVL and Engineered Timber Joists and Bearers to be installed in accordance with the suppliers written instructions.



DRIVEWAY CROSSOVER 1:100



F13 Rimboard



PROJECT
PROPOSED DWELLING
ADDRESS
9 BOOYONG ROAD
CLUNES NSW 2482

CLIENT
MARY & JO KUITERS

REV	DATE	DESCRIPTION
DRAFT		

DEVELOPMENT APPLICATION

SHEET TITLE
PROPOSED SECTION

DATE 28.09.23
SCALE 1:100 @A
DWG NO. 22



**ALEXANDER
BUILDING
DESIGN**
43 SEASWELL CRESCENT
LENNOX HEAD, NSW, 2478
0421 080 970

PROJECT
PROPOSED DWELLING
ADDRESS
**9 BOOYONG ROAD
CLUNES NSW 2482**

CLIENT
MARY & JO KUITERS

REV	DATE	DESCRIPTION
DRAFT		

SHEET TITLE

INDICATIVE VIEWS

DEVELOPMENT APPLICATION

DATE **28.09.23**

SCALE

@A'

DWG NO.

30

Lismore City Council

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DESIGN**
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LENNOX HEAD, NSW, 2478
0421 080 570

PROJECT
PROPOSED DWELLING
ADDRESS
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CLUNES NSW 2482**

CLIENT
MARY & JO KUITERS

REV	DATE	DESCRIPTION
DRAFT		

SHEET TITLE
INDICATIVE VIEWS

DEVELOPMENT APPLICATION

DATE **28.09.23**
SCALE @A'
DWG NO. **31**

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Towards clean water
 ABN 74 129 181 317
 1300 733 619
 www.fujiclean.com.au

FujiClean ACE 3000

SEWAGE TREATMENT SYSTEM

JAPANESE TECHNOLOGY ✓

MADE IN AUSTRALIA ✓

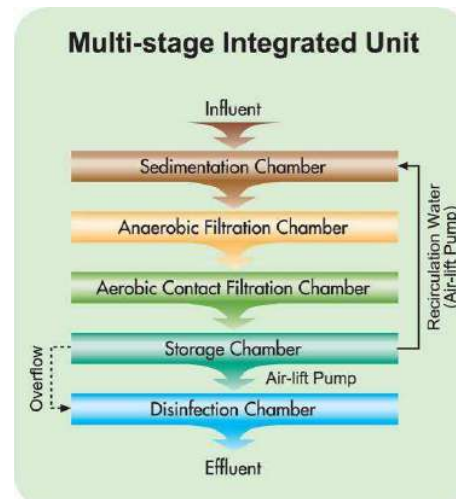
ADVANCED. ✓

COMPACT. ✓

EFFICIENT. ✓



Advanced Secondary
 Effluent Quality
 <10 Mg/L BOD₅
 < 10 Mg/L Suspended solids
 3000 LPD
 20 EP @150 LPD



Compact and Efficient

This Advanced, Compact, and Efficient unit has been specifically designed using leading Japanese engineering technologies to achieve maximum operational efficiency. The ACE3000 is a whole household treatment plant.

Due to its light weight and compact design allowing for 3000 L per 24 hours, the Fuji Clean ACE system is extremely easy to transport and install. Overall weight of 550 KG makes for an easier delivery and installation.

Commercial Adaptability

The ACE system can easily be customised according to site requirements. The ACE systems can be installed easily at various types of sites (not only domestic) which are not connected to municipal sewage supply; including mining sites, caravan parks, resorts, remote islands, service stations, schools, tourist cabins, community housing and other similar projects producing up to 3000 LPD of influent.

Fuji Clean Australia PTY LTD

With over 60 years of experience, Fuji Clean is one of the world's leading manufacturers of high efficiency wastewater treatment systems with over 2 million systems (both domestic and commercial) installed around the world.

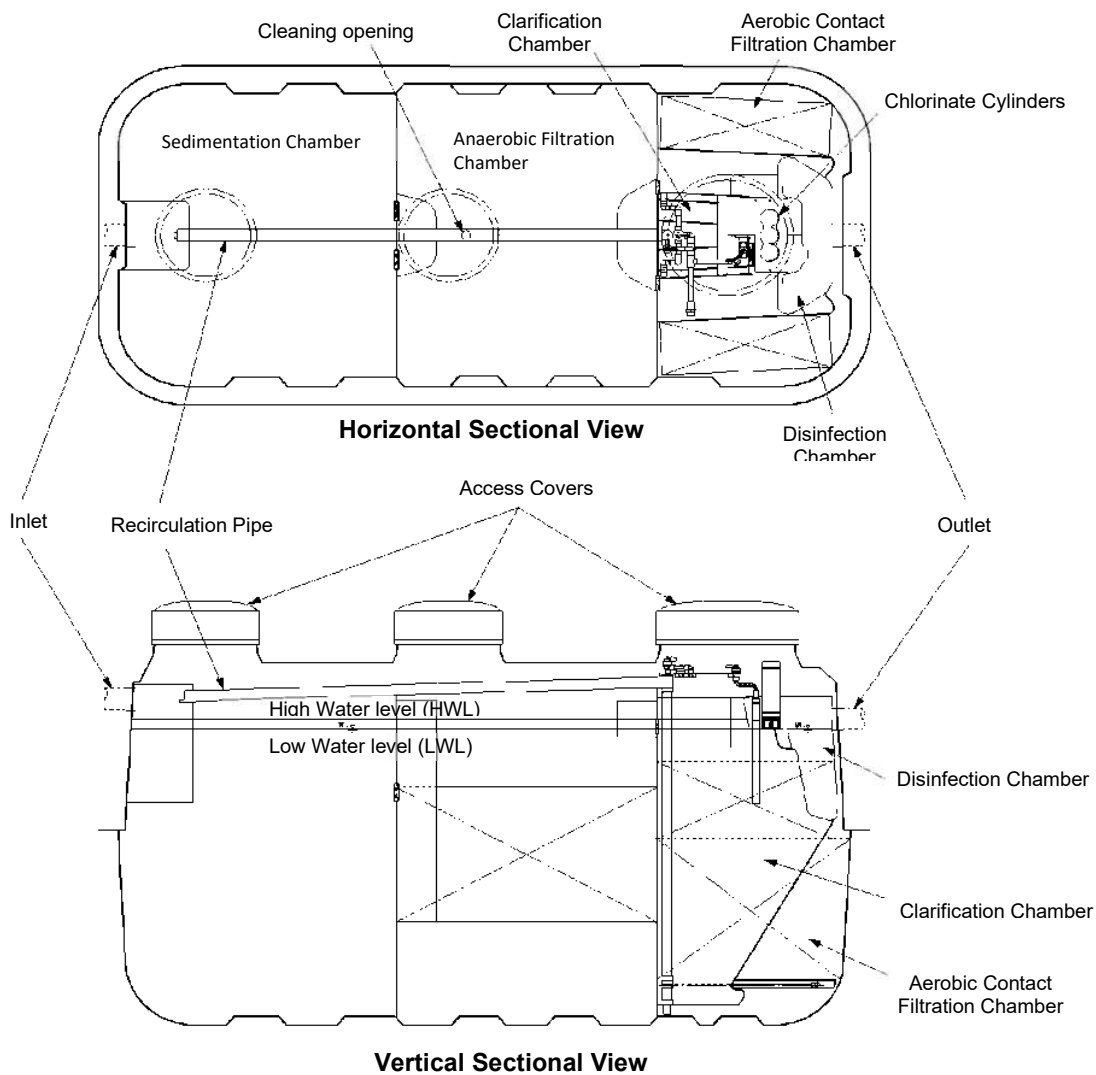
Lismore City Council

Meeting held 11 February 2025 - 11.2 - DA5.2023.301.1 - Subdivision to create two (2) lots and the construction of a new dwelling on proposed Lot 2 and associated infrastructure at 7 Booyong Road, Clunes

SPECIFICATIONS ACE3000

Volume (L)		Dimensions (mm)	
Sedimentation Chamber	3,169	Max. Width	1,840
Anaerobic Filtration Chamber	3,177	Max. Length	3,880
Aerobic Contact Filtration Chamber	1,431	Max. Height	2,210
Clarification Chamber	703	Max. Height (with 150mmH risers)	2,360
Disinfection Chamber	44	Max. Height (with 300mmH risers)	2,510
Total Volume	8,524	Inlet Invert	500
Weight (kg)	550	Inlet Invert (with 150mmH /300mmH risers)	650 / 800
		Outlet Invert	600
		Outlet Invert (with 150mmH /300mmH risers)	750 / 900
			Dia. 100
			Dia. 100

Pump out chamber with emergency effluent storage required. Not shown here. 2000 ltrs.



Fuji Clean Australia

With over 60 years of experience, Fuji Clean is one of the world’s leading manufacturers of high efficiency wastewater treatment systems with over 2 million systems (both domestic and commercial) installed around the world.



SOLAR AND POWER USAGE

FujiClean ACE 3000 – Domestic / Commercial AWTs

The FujiClean ACE 3000 AWTs is 100% compatible with homes using a stand-alone solar power system. For the system to operate correctly it requires:

- A stable and continuous connection to a 10 amp 240V AC +/- 5% maximum and a frequency of 50Hz.
- A suitable inverter is to be used.

***NTE:** Must allow for the ACE3000 energy requirements.*

- The power supply to have sufficient capacity to run all components without the voltage supply dropping when the load is applied.
- A contingency plan if the house experiences long periods without power.

***NTE:** like any AWTs, prolonged periods without power will cause the bacteria to die off and result in stem failure.*

<p>A standard 20 person household uses an average of 2500 L to 3000 L per day (24 hrs)</p> <p>FujiSub 4520 submersible pump with 20m head has a flowrate of 45L/min.</p> <p>An average pump cycle for the FujiClean ACE 3000 is 20 minutes. Therefore with average loading, the FujiSub 4520 will activate and cycle 2-3 times per day for 20 minutes. Used for subsurface irrigation disposal. Averages may differ per household</p>
<p>FujiSub 756 submersible pump with 8m head has a flowrate of 25L/min.</p> <p>An average pump cycle for the FujiClean ACE 3000 is 36 minutes. Therefore with average loading, the FujiSub 756 will activate and cycle 2-3 times per day. Used for surface irrigation disposal. Averages may differ per household</p>
<p>MAC 200RII Air Blower runs 24 hours/day and provides 200L of aeration per minute.</p>

Electrical Component	Startup Amps	Run Wattage / Amps	Daily Usage max
AKII Treatment Monitor Unit	3 W	3 W	24 hours
MAC200 RII Air Blower	Less than 1 A	140 Watts 0.53 A	24 hours
FujiSub 756 Submersible Pump	Less than 3.0 amps	550 watts 2.1 A	2 hours
FujiSub 4520 Submersible Pump	Less than 5.5 amps instant	800 watts 3.2 A	1.2 hours
FujiSub 5025 Submersible Pump 10 LPM at a 25 mtr head	Less than 7.0 amps	1000 watts 4.0 A	1.0 hours

***NTE:** Only one type of submersible pump is required.* If you require any further information on the FujiClean ACE 3000 energy requirements please contact FujiClean Australia Head Office on [1300 733 619](tel:1300733619) or info@fujiclean.com.au





Certificate of Accreditation

Sewage Management Facility

Aerated Wastewater Treatment System

Advanced Secondary Effluent

This Certificate of Accreditation is issued by the Secretary of the NSW Ministry of Health pursuant to Clause 41(1) of the Local Government (General) Regulation 2005.

System: FujiClean ACE 1200 8Ep AWTS

Manufacturer: Fuji Clean Australia Pty Ltd t/a Fuji Clean Australia

*Address: 2/176 Siganto Drive, Helensvale, QLD, 4212
PO Box 1230 Oxenford, QLD, 4210*

The FujiClean ACE 1200 8Ep AWTS as described in Schedule A, has been Accredited as a sewage management facility in accordance with the Secondary Treatment System Accreditation Guideline 2018 for use in single domestic premises in NSW. This Accreditation is subject to the conditions and permitted uses specified in Schedule B.

*A/Director, Environmental Health
for Secretary (delegation PH335)*

Issued: 25 May 2020

Certificate No: STS-AWTS042

Expires: 31 December 2025

Schedule A: Specification / Description of the FujiClean ACE 1200 8Ep Advanced Secondary AWTS

Name and Model of STS: **FujiClean ACE 1200 8Ep Advanced Secondary AWTS**

The FujiClean ACE 1200 8Ep STS is designed to treat sewage from a residential dwelling occupied by a maximum of 8 persons, or 1200 LPD. The FujiClean ACE 1200 8Ep STS is contained in the following vessel: A septic tank/collection well with design capacity of 4359 L. NSW Health Accreditation Number STCW008.

Chamber	Design capacities
Primary treatment/ Anaerobic treatment	2 x chambers 1114 L plus 982 L
• Partition	yes
Secondary treatment	
• Aeration chamber	580 L
• Clarifier	281 L
• Irrigation chamber	308 L
Emergency storage Operational	1104L
water level (depth)	
• primary	1350mm
• secondary	1350mm

The emergency storage capacity is achieved by the height of the last baffle (internal top of the treatment plant) being 335mm above the operating level of the treatment plant. This allows for a minimum of 1104 Litres of hydraulic loading as emergency storage inside the treatment plant. In most scenarios the ORG drain for the dwelling would overflow before the treatment plant allows for cross contamination.

The FujiClean ACE 1200 has the following components:

- **Sedimentation chamber:** All wastewater from the dwelling flows into the sedimentation chamber where physical separation of organic waste and foreign material such as fats, oil, and grease commence. Sludge and scum form and allow for a reduction in BOD and TSS concentrations.
- **Anaerobic Filtration Chamber:** Wastewater from the sedimentation chamber gravity feeds into the anaerobic filtration chamber. This chamber is also a part of primary treatment chamber, with the addition of a contact media filtration bed which increases the surface area for the growth of bacteria. Scum and sludge also form in this chamber through biological separation.
- **Aerobic Contact Filtration chamber:** Primary treated wastewater from the anaerobic filtration chamber gravity feeds into this chamber. This chamber is a contact media filtration chamber. Air is pumped in continuously to assist nitrification of the ammonium nitrogen in the wastewater. The media in the chamber provides a surface area for the growth of bacteria to allow for the bio-degradation of organic material in the wastewater.
- **Clarification Chamber:** Treated wastewater is transferred into the clarification chamber allowing for the removal of settled solids. The solids are transferred to the primary treatment tank by way of an airlift device.
- **Disinfection/Pump Chamber:** A chlorine disinfection unit is installed on the outlet of the disinfection/pump chamber.
- **Filtration:** The treated and disinfected effluent is filtered through an external irrigation filter of no less than 130 micron if subsurface drip line is used as the disposal type.
- **Air Supply:** Air is supplied to the aerobic contact filtration chamber by a FujiMac 100 LPM/68 watt air blower or equivalent, producing an airflow of a nominal 100 litres/minute at 1.8 m water depth. The air is distributed via a manifold to aeration leg diffusers located near the base of the aeration chamber and the airlift device located in the aerobic zone and in the clarification chamber. The airlift device continually returns partially treated wastewater and settled solids to the inlet of the sedimentation chamber.
- **Irrigation Pump:** A FujiSub model FS756 submersible irrigation pump or equivalent is installed in the disinfection/pump chamber.

Schedule B: Conditions of Accreditation

1. General

- 1.1 Prior to installation the owner/occupier of the premises shall make an application, in accordance with Clause 26 of the *Local Government (General) Regulation 2005*, to the local authority for approval to install and operate the FujiClean ACE 1200 as a Sewage Management Facility in accordance with Section 68, Part C of the *Local Government Act 1993*.
- 1.2 The local authority shall apply those Conditions of Accreditation, appropriate to the owner / occupier, to any approval to operate the FujiClean ACE 1200 issued under Clause 45(4), *Local Government (General) Regulation 2005*.
- 1.3 In accordance with Clause 36 of the *Local Government (General) Regulation 2005*, the FujiClean ACE 1200 8Ep shall have an expected service life of 5 years in the case of mechanical and electrical components and 15 years in the case of other components.
- 1.4 The owner / occupier shall ensure that the FujiClean ACE 1200 is installed or constructed:
 - in accordance with the accredited specifications of the type tested unit and in accordance with good trade practice, and
 - to allow ease of access for maintenance, and
 - regarding the health and safety of users, operators and persons maintaining the facility, and
 - must be installed or constructed to make appropriate provision for access to, and removal of, contents in a safe and sanitary manner, and
 - must, if it is intended to be a permanent fixture, be anchored to prevent movement.
- 1.5 The manufacturer / supplier shall ensure that the FujiClean ACE 1200 is supplied, constructed and installed in accordance with the design (including the disinfection unit) as submitted and accredited by the NSW Ministry of Health. The FujiClean ACE 1200 shall not be modified or altered except that alternate individual mechanical and electrical components such as pumps, PLCs, etc, may be substituted provided that the component meets the accredited design specification.
- 1.6 Any permanent modification or variations to the accredited design of the FujiClean ACE 1200 shall be submitted for separate consideration and variation of the Certificate of Accreditation by the NSW Ministry of Health. Modifications will be considered in accordance with section 2.3.13 of AS1546.3:2017.
- 1.7 Each FujiClean ACE 1200 shall be permanently and legibly marked by the manufacturer in accordance with section 3 of AS1546.3:2017.
- 1.8 The manufacturer shall supply with each FujiClean ACE 1200 an owner’s manual, which sets out the care, operation, maintenance and on-going management requirements of the system. The owner’s manual prepared by the manufacturer shall specifically contain a plan for the on-going management of the FujiClean ACE 1200. The plan shall include details of:
 - the treatment process,
 - procedures to be followed in the event of a system failure,
 - emergency contact numbers,
 - maintenance requirements,
 - inspection and sampling procedures to be followed as part of any on-going monitoring program developed by the local authority.
- 1.9 The manufacturer shall provide the following information to each local authority where it is intended to install an AWTS in their area once Ministry Accreditation has been obtained:

<ul style="list-style-type: none"> • Statement of warranty • Statement of service life • Quality Assurance Certification • Installation Manual • Service Manual • Owner’s Manual 	<ul style="list-style-type: none"> • Manufacturer’s Service Report Form • Engineering Drawings • Specifications • A4 Plans • Certificate of Accreditation documentation from NSW Health.
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or document is contained on the manufacturer's web site.

2. Installation and Commissioning

- 2.1 The owner / occupier shall have the FujiClean ACE 1200 inspected and checked by the manufacturer or the manufacturer's agent. The manufacturer or the agent is to certify that the system has been installed and commissioned in accordance with its design, conditions of accreditation and any additional requirements of the local council.
- 2.2 The owner / occupier shall ensure that all electrical work is carried out on the FujiClean ACE 1200 by a licensed electrician and in accordance with the relevant provisions of AS/NZS 3000.
- 2.3 The owner / occupier shall not commission the FujiClean ACE 1200 unless the land application system has been completed.

3. Maintenance

- 3.1 The owner / occupier of the premises shall enter into a minimum 12-month contract or agreement with a service agent and ensure that the FujiClean ACE 1200 is serviced:
 - in accordance with the manufacturer's / supplier's service manual and using the manufacturer's / supplier's service sheet; and
 - by a service agent who
 - has completed a course on the servicing and maintenance of STS; and has some supervised servicing experience or extensive un-supervised experience;
 - is employed or authorised by the manufacturer / supplier of the FujiClean ACE 1200;
 - uses replacement parts which meet the minimum specification of the FujiClean ACE 1200;
 - has advised of their name, contact details and credentials to the local council;
 - submits a completed NSW Health "Local Council Service Report" (template attached) to the local council immediately after each and every service;
 - shall report to the local council any instances where the owner / occupier refuses to authorise repairs, replacement of parts or maintenance; and
 - does not perform electrical work or enter confined spaces unless trained and is suitably qualified to do so.
- 3.2 The owner/occupier shall not service the FujiClean ACE 1200 unless they are an authorised agent of the manufacturer.
- 3.3 The FujiClean ACE 1200 once installed and commissioned shall be serviced at three (3) monthly intervals.
- 3.4 The manufacturer / supplier of the FujiClean ACE 1200 shall place on its web site a copy of the service manual, service sheet or form and specifications for the FujiClean ACE 1200 to facilitate servicing, maintenance and repairs. Commercial-in-confidence documents may be provided directly to the service agent without uploading to the web site.
- 3.5 Each three-monthly service shall, as a minimum where provided, include a check on all mechanical, electrical and functioning parts of the system including:
 - The chlorinator and replenishment of the disinfectant,
 - Pump and air blower,
 - The alarm system,
 - Slime growth on the filter media,
 - Operation of the sludge return system,
 - The effluent irrigation area,
 - On-site testing for free residual chlorine, pH and dissolved oxygen at the appropriate check points.

- 4.1 Effluent from the FujiClean ACE 1200 taken in any random grab sample shall comply with the following standard:
- BOD⁵ less than 30 mg/L
 - TSS less than 45 mg/L
 - E. coli less than 100 cfu/100 ml
 - Free residual chlorine greater than 0.2 and less than 2.0 mg/L

5. Permitted uses

- 5.1 The effluent is suitable for re-use for garden purposes by way of any of the forms of irrigation as described in AS/NZS 1547:2012:
- above ground spray irrigation; and/or
 - surface drip irrigation covered by mulch; and/or
 - sub-surface drip irrigation installed at around 100 mm depth; and or
 - any form of sub-soil application.
- Each of the forms of irrigation or application is subject to the approval of the local council.

6. Advanced Secondary Treatment System

- 6.1 The FujiClean ACE 1200 when tested by a Product Certification Body in accordance with AS1546.3:2017 was found to comply with the Advanced Secondary Effluent Criteria as follows:

**TABLE 2.1 (Abrev) AS1546.3:2017
ADVANCED SECONDARY EFFLUENT COMPLIANCE CRITERIA FOR A STS**

Parameter	Advanced secondary effluent	
	90% of Samples	Maximum
BOD5	≤ 10mg/L	12 mg/L
TSS	≤ 10 mg/L	8 mg/L
<i>E. coli</i> *	≤ 10 cfu/100mL	3 cfu/100mL
FAC ‡	Minimum 0.5 mg/L†	N/A
Turbidity ?	N/A	10 NTU

* Where disinfection is required.
 ‡ Where chlorine disinfection is used.
 † Minimum level, not 90% of samples.
 ? Where UV light is used for disinfection.

7. Reduction in Nutrient Levels

During the testing of the Fuji Clean ACE1200 AWTS the influent and treated effluent were tested for total Nitrogen (TN) and total Phosphorus (TP) concentrations.

AS1546.3:2017 requires a maximum Total Nitrogen of 15 mg/L and Total Phosphorous of 2 mg/L to pass the nutrient reduction test. While the Fuji Clean ACE 1200 passed TN it did not the TP result. The treatment process was found to:

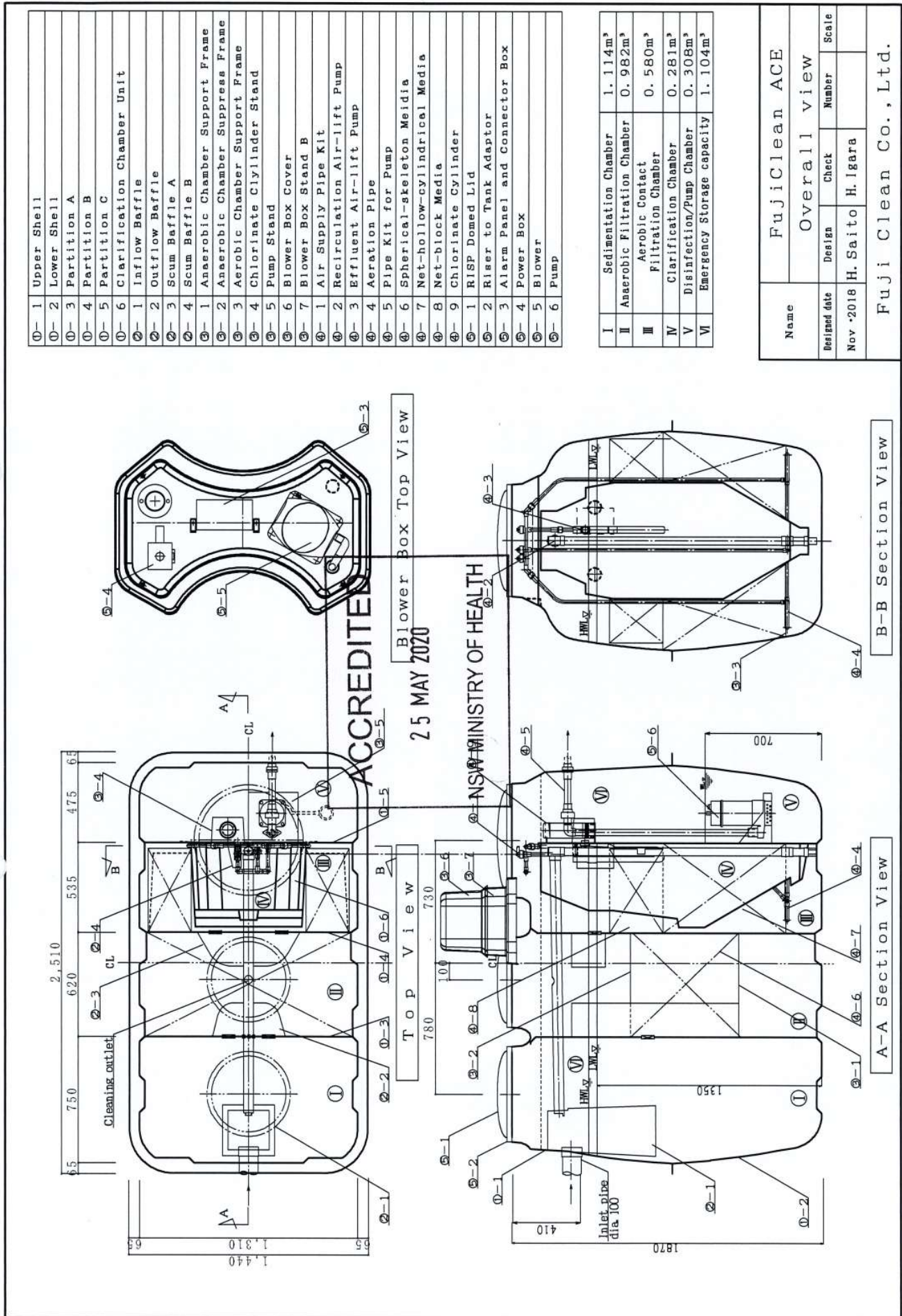
- Reduce Total N by 79.05 %;
- Reduce Total P by 14.50 %.

The test report and test results should be consulted for further detailed information.



Local Council STS Service Report: February 2018		
Owner's Name:	Local Council:	
Installation Address:		
System Brand & Model:	<input type="checkbox"/> Domestic	<input type="checkbox"/> Commercial
Date of this service: / /	Date of last Service: / /	Next service due: / /
Has the STS/DGTS been serviced in accordance with the manufacturer's / supplier's requirements and using the service sheet? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No" why not?		
STS/DGTS functioning correctly? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No" why not?		
According to sludge-judge or other methodology is de-sludging needed? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes" what action is recommended?		
Offensive odours? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes" what action is recommended?		
Alarms tested and functional? <input type="checkbox"/> Yes <input type="checkbox"/> No If not "functional" what action is recommended?		
Final Effluent Quality Tested? <input type="checkbox"/> Yes <input type="checkbox"/> No Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No Chlorine tablets remaining? <input type="checkbox"/> Yes <input type="checkbox"/> No Quality? <input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory On what evidence is this judgement made? If "Unsatisfactory" what action was recommended?		
Land Application Area Surface ponding? <input type="checkbox"/> Yes <input type="checkbox"/> No Run off? <input type="checkbox"/> Yes <input type="checkbox"/> No Excess plant growth? <input type="checkbox"/> Yes <input type="checkbox"/> No Effluent leaving premises. <input type="checkbox"/> Yes <input type="checkbox"/> No High risk areas contaminated? * <input type="checkbox"/> Yes <input type="checkbox"/> No * Patio, play areas, BBQ, etc Operating satisfactorily? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Not operating satisfactorily" what action was recommended?		
Overall Condition of STS? <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor Comments / Action Recommended / Repairs Needed / Repairs Performed: Has the owner / occupier taken recommended actions? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Service Agent:	Contact Details:	
Signature:	Date:	

Source: Adapted from "Checklist 4.2: Operational AWTs inspection report for use by service providers and Council inspectors" in *Designing and Installing On-Site Wastewater Systems*, Sydney Catchment Authority, May 2012



Planning Proposal

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

February 2025



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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 and its addendum has been adopted by Lismore City Council and 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
Ha	Hairy Joint Grass Survey
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).

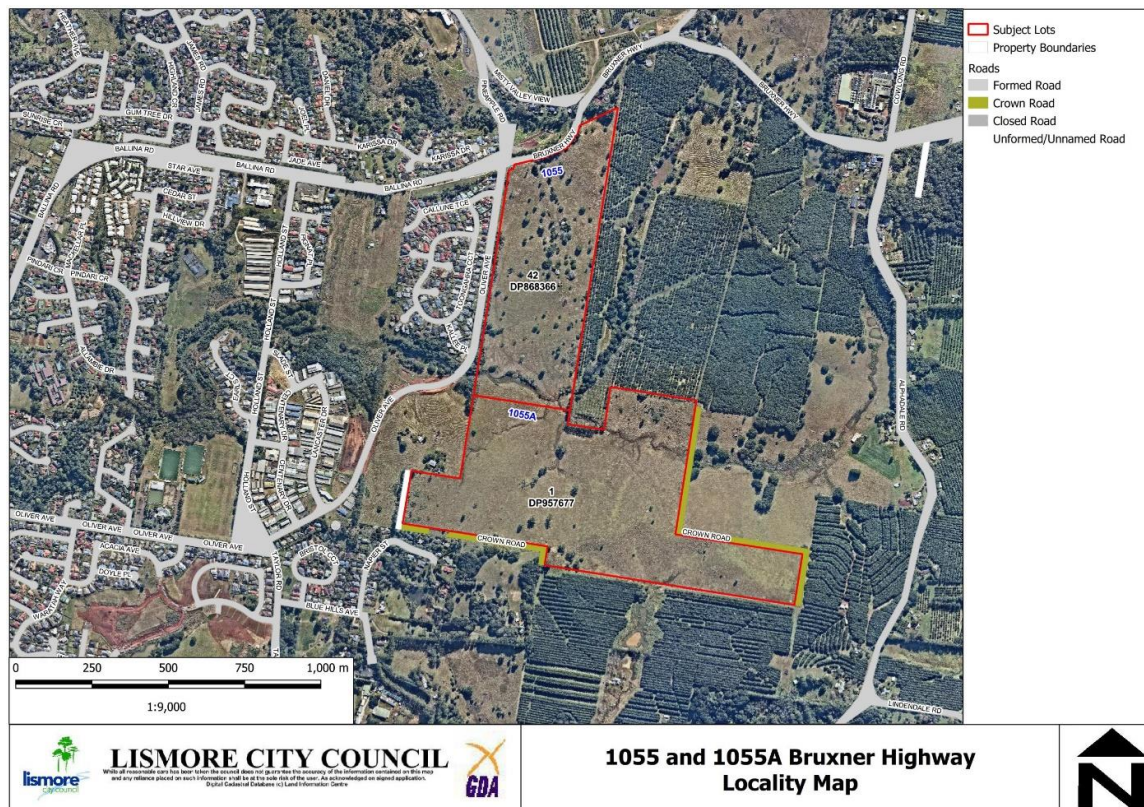
Following public and agency consultation, the Planning Proposal has been amended to improve the intended outcome of the proposal in accordance with submissions made. The planning proposal intends to facilitate the future development of the site for residential, industrial, and commercial use. It is expected 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



The two lots (1055 and 1055A) are divided by the Tucki Tucki creek which includes a corridor of vegetation on the NSW Biodiversity Values Map. Across the site there are a number of fragmented mature paddock trees that have some biodiversity value.

The majority of the site has a slope of 10-20%, referred to as rolling, however there some areas that are considered gently undulating with a slope of 2-5%.

The site is currently used as grazing land and is mapped as State Significant Farmland. It is currently zoned as RU1 Primary Production.

Delegation of plan making functions

In accordance with the Gateway Conditions, the Department of Planning, Housing and Infrastructure has plan making functions pursuant to Section 3.36 of *the EP&A Act*.

Part 1 - Objectives or Intended Outcomes

Objective

The objective of this planning proposal is to amend the Lismore LEP 2012 to enable residential, mixed use and industrial land to meet the needs of the Lismore community.

Intended Outcomes

The intended outcome of this Planning Proposal is to rezone the site to a combination of R1 *General Residential*, R3 *Medium Density Residential*, E1 *Local Centre*, MU1 *Mixed Use*, E4 *General Industrial*, RE1 *Public Recreation* and C2 *Environmental Conservation*.

The intended outcomes of the rezoning are to:

- Provide a diversity of housing options;
- Provide commercial and community land to meet the needs of the new residential community;
- Provide open space areas to meet the needs of the residential community, including, but not limited to, a pedestrian/cycling link along the Tucki Tucki creek reserve;
- Provide a diversity of industrial lots; and
- Retain, enhance and protect the existing environmental qualities on the site.

Part 2 - Explanation of Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved through the following amendments to the Lismore Local Environmental Plan 2012 (LLEP):

1. Amend the LLEP 2012 Land Use Zoning Map (Sheet LZN_005 and Sheet LZN_006) from RU1 Primary Production to part:
 - R1 General Residential
 - R3 Medium Density Residential
 - MU1 Mixed Use
 - E1 Local Centre
 - E4 General Industrial
 - RE1 Public Recreation
 - C2 Environmental Conservation

See existing and proposed land zoning maps at figure 2 and 3 in Part 4.

2. Amend the Lot Size Map (Sheet LSZ_005 and Sheet LSZ_006) to remove the current minimum lot size requirement of 40ha and 20ha and impose the following minimum lot sizes:
 - R1 zoned land: a minimum lot size of 400m²,
 - R3 zoned land: part 1200m² and part nil minimum lot size,
 - MU1 and E1 zoned land: nil minimum lot size,
 - E4 zoned land: a minimum lot size of 1,500m².

See existing and proposed minimum lot size maps at figure 4 and 5 in Part 4.

3. Amend the LLEP 2012 Height of Building Map (Sheet HOB_005 and Sheet HOB_006) to impose the following maximum height of building control:
 - R1 zoned land: maximum building height of 9m
 - R3 zoned land: maximum building height of part 9m and part 14.5m
 - E1 zoned land: maximum building height of 16m
 - MU1 zoned land maximum building height of 13m
 - E4 zoned land: part maximum building height of 12m, part nil maximum building height
 - RE1 and C2 zoned land: nil minimum building height

See existing and proposed height of building maps at figure 6 and 7 in Part 4.

4. Introduce a new map sheet to the LLEP 2012 to identify the site as an Urban Release Area (map sheet name and number to be confirmed)
5. Amend the LLEP 2012 to include a new Part 7 on Urban Release Areas to include controls applicable to the site as identified in a new map sheet as an urban release area. The proposed wording is:

Part 7 Urban Release Areas

7.1 Arrangements for designated State public infrastructure

(1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.

Note—

When this Plan was made the urban release area had not been finalised.

(2) Development consent must not be granted for the subdivision of land in an urban release area if the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the land became, or became part of, an urban release area, unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that lot.

(3) Subclause (2) does not apply to—

- (a) any lot identified in the certificate as a residue lot, or
- (b) any lot to be created by a subdivision of land that was the subject of a previous development consent granted in accordance with this clause, or
- (c) any lot that is proposed in the development application to be reserved or dedicated for public open space, public roads, public utility undertakings, educational facilities or any other public purpose, or
- (d) a subdivision for the purpose only of rectifying an encroachment on any existing lot.

(4) This clause does not apply to land in an urban release area if all or any part of the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4.

(5) In this clause—

designated State public infrastructure means public facilities or services of the following kinds to the extent the facilities or services are provided or financed by the State—

- (a) State and regional roads,
- (b) bus interchanges and bus lanes,
- (c) rail infrastructure and land,
- (d) regional parks and public space,
- (e) social infrastructure and facilities, including schools, hospitals, emergency services and justice facilities.

7.2 Public utility infrastructure

(1) Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

(2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.

7.3 Development control plan

(1) The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.

(2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land.

(3) The development control plan must provide for all of the following—

- (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,
- (b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,
- (c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,
- (d) a network of active and passive recreation areas,

- (e) stormwater and water quality management controls,
 - (f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,
 - (g) detailed urban design controls for significant development sites,
 - (h) measures to encourage higher density living around transport, open space and service nodes,
 - (i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,
 - (j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.
- (4) Subclause (2) does not apply to development for any of the following purposes—
- (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
 - (b) a subdivision of land if all of the lots proposed to be created are to be reserved or dedicated for public open space, public roads or any other public or environmental protection purpose,
 - (c) a subdivision of land in a zone in which the erection of structures is prohibited,
 - (d) proposed development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated.

7.4 Relationship between Part and remainder of Plan

A provision of this Part prevails over any other provision of this Plan to the extent of any inconsistency.

7.5 Application of this Part

In this Part, *urban release area* means the following land—

- (a) land identified as “1055 and 1055A Bruxner Highway” on the [Urban Release Area Map](#)

Part 3 - Justification

Section A - Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes. The site is the result of Council's adopted and endorsed Growth and Realignment Strategy 2022 (GRS) and its Addendum.

At the Council meeting of 13 December 2022 Councillors adopted the GRS and resolved to publish it following DPE's endorsement.

In June 2023, the DPE endorsed part of the site (1055 Bruxner) and conditionally endorsed part of the site (1055A Bruxner) requesting additional information around the need for local industrial land before full endorsement could be provided.

To address the request for additional information, Lismore City Council prepared an Addendum to the GRS. The Addendum highlights the need for additional flood-free industrial land and addressed DPE concerns for this part of the site. This was submitted to the DPE in August 2023 and endorsed in September 2023.

The entirety of the site is therefore endorsed in an adopted growth strategy that is published on Lismore City Council's website.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The site is currently zoned RU1 Primary Production and as such the Planning Proposal is the best way to enable the zone change and allow the intended outcomes to be met.

Section B – Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal will give effect to many objectives and intentions of the regional plans and strategies listed below.

North Coast Regional Plan 2041

The NCRP is the overarching framework for the management of growth on the NSW North Coast. The NCRP represents a review of the region's strategic planning settings and considers some of the key land use challenges and opportunities over the last five years including drought, flooding, bushfire and the effects of the COVID-19 pandemic. The plan reflects the recent changes in community attitudes and expectations for the region.

The Proposal sits outside the urban growth area for Lismore shown in Figure 19 of the NCRP. This is because the NCRP was prepared and adopted prior to Lismore's Growth and Realignment Strategy being adopted and endorsed in December 2022. For this reason, appendix 3 outlines how the proposal meets the NCRP's Urban Growth Area Variation Principles.

The Proposal contradicts Objective 8, Goal 1 of the North Coast Regional Plan 2041 (NCRP) and the Northern Rivers Farmland Protection Project 2005 in that it seeks the rezoning of State Significant Farmland.

Objective 8, Goal 1 of the NCRP is to *Support the productivity of agricultural land*. However the NCRP recognises that agricultural production may not be suitable on some small pockets of state and regionally significant mapped farmland. It allows Councils to make a variation to the mapped farmland boundary, where important farmland is unlikely to contribute significantly to future agricultural production. The variation criteria is set out within the Urban Growth Area Variation Principles. These Urban Growth Area Variation Principles in relation to the rezoning of land identified as Important Farmland for non-agricultural land uses were addressed in the Addendum to Council's Growth and Realignment Strategy and are also addressed in appendix 3.

The Proposal has been designed and prepared in accordance with Objective 11 of the NCRP 2041 *'to support cities and centres coordinate the supply of well-located employment land'*. The objective directs new commercial precincts, outside of existing centres to be of appropriate size and scale relative to the area they will be servicing. In accordance with requirements under the objective, the proposal's Economic Benefit Study outlines how the proposal will benefit the community and the regional economy. The addendum to Lismore City Council's Growth and Realignment Strategy also offers support and evidence for the suitability of this proposal.

The proposal:

- Identifies a small area of 'village centre' through a structure plan shown in an accompanying Development Control Plan chapter, the village centre is of a size and scale to meet the needs of the local area only and not compete with the existing city centre of Lismore,
- Responds to supply and demand, particularly the local demand for flood-free commercial land and the regional demand for new industrial land,
- Enables the relocation of industrial businesses
- Is located within close proximity of existing industrial land in Goonellabah,
- Is accompanied by a Development Control Plan and a Voluntary Planning Agreement that will ensure the provision and enhancement of public realm,
- Is well located in terms of regional freight routes and industries.

Aside from objective 8, the proposal complies with all other objectives within the three goals of the NCRP and will directly contribute to achieving the sustainability (objectives 1, 5, 18 and 19), affordable housing (objective 2) and employment (objectives 11 and 14) aspirations of the NCRP.

Objective 11 of the NCRP indicates that new commercial precincts, outside of existing centres should be of an appropriate size and scale relative to the area they will be serving. The proposal contains areas of E1 Local Centre, MU1 Mixed Use and E4 General Industrial.

The MU1 mixed use zone and the E1 local centre are of appropriate scales to serve the residents of this new urban release area and the suburb of Goonellabah. Residential uses are permissible, and via a site-specific DCP, are encouraged in both of these zones. This gives flexibility for the development application(s) to respond to market needs and provide the amount of commercial/employment land that is in demand with the remainder being residential, primarily in the form of shop top housing. The indicative lot yield, in standard lot design, is expected to be circa 300 residential lots and 105 commercial lots. However, the planning controls have been designed to accord with NCRP goals and targets to achieve higher densities and the need in Lismore and the Northern Rivers is certainly evident. This means the proposal could accommodate around 400 dwellings, accommodating many new residents that will need places to buy food, put their children into childcare and the like.

In accordance with the intentions of Objective 11, these areas

- have been designed to serve local need,
- identified in a growth plan that identifies appropriate amounts of employment land, and

- respond to submissions received that were in support of flood-free commercial land.

The size and location of the Local Centre and the Mixed Use area supports suitable employment growth and relocation without deterring from the City centre of Lismore.

The need for additional flood-free E4 General Industrial zones in Lismore, and the suitability of this proposal accommodating that need, is suitably evidenced in Lismore's Growth and Realignment Strategy addendum.

The proposal directly contributes toward achieving the narrative for Lismore in the NCRP as it will:

- *support the development of employment lands, including commercial and industrial employment opportunities outside of the Lismore CBD;*
- *deliver housing across Lismore including at Goonellabah and within urban investigation areas; and*
- *support the delivery of enhanced housing diversity including medium density housing, affordable housing and housing appropriate to the climate of the region.*

Northern Rivers Farmland Protection Project 2005

The Northern Rivers Farm Protection Project (NRFPP) was prepared by the NSW Department of Primary Industries and seeks to:

“protect the best agricultural from urban and rural residential rezoning development by mapping farmland and developing planning principles.”

The NRFPP classifies the site as State Significant Farmland (SSF) on the NRFPP mapping. Despite this classification, a site-specific agricultural assessment found that the site fails to meet the definitive attributes of SSF and is not suitable for productive cultivation or agriculture. Furthermore, the NRFPP acknowledges that there may be errors in the SSF mapping and states:

“The maps were prepared for regional planning purposes. The minimum mappable area is 40 hectares. Farmland significance identified may not necessarily be accurate at the property scale. It is possible that there will be some inclusions of lower quality lands. Some degree of boundary verification will be necessary in assisting councils to overcome these limitations when defining boundaries for future settlement strategies.”

As identified in the Agricultural Assessment (Attachment I), the subject site was found to contain 60% of either Class 4 or Class 5 Agricultural Land and is unsuitable for agriculture, or light grazing with the potential agricultural productivity being very low or zero as a result of severe constraints. Approximately 40% of the site contained Class 3 Agricultural Land which is suitable for some speciality crops. However, the Class 3 Agricultural Land is sporadically dispersed throughout the site.

This assessment confirmed that the site is not land that *“is important currently or in the future.”* The incorrectly mapped SSF in this instance has caused sterilisation of the site from economically sustainable development.

The NSW Department of Primary Industries is currently reviewing the mapping with an early draft being consulted on in 2021/2022. It is not known when the final mapping will be published and if the site will remain mapped as SSF.

Given there are recognised errors in the SSF mapping, and the site does meet several of the criteria that contribute toward SSF, this request for a Planning Proposal will not prevent the aims and objectives of the NRFPP from being delivered as the site has been demonstrated to

be of little to no agricultural importance currently or in the future due to its significant constraints.

Lismore Regional City Action Plan

The Lismore Regional City Action Plan 2036 (the RCAP) supports the vision and goals of the North Coast Regional Plan 2036 and subsequently the North Coast Regional Plan 2041. The RCAP will guide growth and change in the city. The objectives relevant to this Planning Proposal are discussed below:

Objective 1: Support community aspirations for greater housing diversity and choice.

The indicative layout for the site proposes a mix of diverse housing typologies to cater for the changing needs of future communities. Housing types proposed include:

- Townhouse, dual occupancies, dwelling houses, group homes, multi dwelling housing, and semidetached dwellings (up to 600sqm), and
- Medium to high density residential apartments.

The proposal recognises Lismore as one of the four regional cities that is a popular place to live and work and will accommodate a large portion of the North Coast region's population growth.

Objective 3: Strengthen resilience to natural hazards and climate change.

Objective 3 aims to avoid development in high-risk areas, mitigate natural hazards particularly bushfires and flooding and incorporate resilience measures. The site is not flood prone land. The bushfire report confirms the requirement of Planning for Bush Fire Protection 2019 can be satisfied with minimal environmental impact and suitable APZ's are available. Further, any future development applications on the site will need to achieve all relevant standards in terms of resilience planning measures set by State and local government policy.

Objective 7: Deliver local jobs through the city's employment lands and industry sectors.

The proposed MU1 Mixed Use zone and E4 General Industrial zone will deliver a range of commercial and industrial uses including minor and major retail services, warehouse and distribution centres, general and light industries.

The Economic Benefits Assessment prepared by Urbis (Attachment F) indicates that the employment generating lands on site will deliver 4,336 total ongoing jobs and contribute a total GVA of \$759.0 million per annum. The proposal will facilitate new job opportunities in proximity to a range of residential developments resulting in a productive centre within the Precinct.

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes, the Planning Proposal is consistent with the following strategic planning documents:

Inspire Lismore 2040 (LSPS)

Inspire Lismore 2040 is the overarching principle strategic planning document for Lismore City Council. It sets out the vision for Lismore and the land use priorities and actions that will enable the vision to be realised. The LSPS sets out five key themes and 14 planning priorities.

The Planning Proposal aligns with the following themes and priorities:

Theme 1, Liveable Places

Priority 1: *Growth is consolidated around Lismore City, CBD and villages*

The site will form a natural progression of Goonellabah and is set within the newly adopted Growth and Realignment Strategy.

Priority 2: *Create a city and villages that support active and healthy living*

The Proposal includes the provision of open space to meet the needs of the new community as well as provision of a walking/ cycling track along Tucki Tucki creek reserve to link up in the future with the existing walking/ cycling track to the west of the site. The Proposal also includes Mixed Use areas where it is proposed that live/work opportunities will exist. The provision of a commercial core will also ensure local services can be provided within walking distance of the new community

Theme 2, Productive Economy

Priority 5: *Identify & support the expansion of emerging industries*

The Proposal includes land to be rezoned to E4 General Industrial and MU1 Mixed Use. The DCP enables a range of lot sizes to suit varying business sizes and facilitate the growth of existing start-ups and small-scale businesses.

Priority 8: *Consolidate existing industries & support their continued growth*

The Proposal will be a natural progression to the existing Goonellabah Industrial Area. The varied lot sizes will provide opportunities to a range of new industries.

Theme 4, Sustainable Environment

Priority 11: *Waterways, riparian areas and water catchments are protected and enhanced.*

The Proposal includes the revegetation of the Tucki Tucki Creek Corridor that is within the site boundaries.

The Proposal does not align, or is neutral with the following:

Theme 2, Productive Economy

Priority 6: *Expand agriculture and agribusiness while protecting productive agricultural land*

By providing new industrial land with a range of lot sizes, there could be opportunities to support agribusiness.

However, the site is currently zoned RU1 Primary Production and mapped as State Significant Farmland.

The rezoning is therefore inconsistent with the priority of protecting productive agricultural land however it is justified – see response to question 2 above.

Theme 4, Sustainable Environment

Priority 12: *Protect and improve productive agricultural land and other natural resources*

As above.

Growth and Realignment Strategy

After the natural disaster flood events of 2022, Lismore Council reviewed and revised its growth strategy, prioritising investigation into new flood-free land for business and residential land uses. At the Council meeting of 13 December 2022 the Growth and Realignment Strategy (GRS) was adopted.

In June 2023, the DPE conditionally endorsed the strategy but requested additional information around the need for additional local industrial land before full endorsement could be provided. To address this and carry out the further investigation, Lismore City Council prepared an addendum to the GRS to highlight the need and address concerns for this part of the site. This was submitted to the DPE in August 2023 and endorsed in September 2023. The entirety of the site is therefore endorsed in the adopted and published Growth and Realignment Strategy as suitable for urban development. This proposal is consistent with and can facilitate the vision of the GRS to accommodate future residential and employment growth outside of flood-affected areas.

The site is referenced within the GRS at map 4 and map 18.

Map 4: "Oliver Avenue Potential Residential / Mixed Use Area" identifies 1055 Bruxner Highway for residential development.

Map 18: "Potential expansion area of the Goonellabah Industrial Precinct" identifies 1055A Bruxner Highway for industrial uses.

The GRS and associated Addendum acknowledges that the site would form a logical eastern expansion to the Goonellabah Industrial Precinct and benefitting from the \$14 million State Government investment to construct the Oliver Avenue Link as part of the Lismore Employment Lands Project.

Imagine Lismore (Community Strategic Plan) 2022-2032

The Imagine Lismore Community Strategic Plan (CSP) was developed and adopted by Council in accordance with the *Local Government Act 1993*. The plan identifies the main priorities and aspirations for the future of the LGA for a period of 10 years. Imagine Lismore includes a list of challenges that the plan aims to address. Those of relevance to the proposal include:

- Limited public transport restricts the community from accessing the services they need.
- Limited housing choice impacts Council's ability to attract a diverse range of people to live and work in the region.
- Changing social structures require public spaces, activities and facilities to help bring people together and build social connections in the community.
- To retain Regional City status, Lismore must retain key regional institutions in sectors such as education and health.
- The current lack of resources to maintain community assets has resulted in a maintenance backlog for Council that cannot be addressed adequately.

Several key directions were developed to address the above challenges and to incorporate the community's vision for Lismore, these include ensuring:

- Sporting and recreational spaces encourage active and passive community participation.
- The community has access to essential services.
- The city, villages and riverbank precincts are vibrant and provide diverse activity that strengthens social connections.
- The community has a diverse and thriving arts and cultural life.
- The community is connected, and the city is accessible.
- The city and village facilities and services are well managed and maintained.
- The built environment is managed and enhanced to meet the needs of the growing community.

- Land-use planning caters for all sectors of the community.

The Planning Proposal accords with the following objectives in the CSP;

Community Strategic Plan Objective	Planning Proposal alignment
B1 <i>Our community has diverse business and industry, as well as opportunities for investment and growth</i>	The Proposal includes zones MU1 Mixed Use and E4 General Industrial zones. The proposal could accommodate 100 new industrial lots, enabling opportunities for business and industry.
C1 <i>Our waterways and catchments are healthy</i>	The Proposal will see the revegetation of the Tucki Tucki Creek corridor within the land parcels.
D2 <i>Our built environment is managed and enhanced to meet the needs of our growing community</i>	The Proposal will enable up to 346 new residential lots, made up of predominantly medium density housing typologies, and 100 industrial lots, therefore ensuring the needs of the built environment growing community are met.
D3 <i>Our land-use planning caters for all sectors of the community</i>	The Proposal will contribute to the availability of serviced land to meet the Lismore population growth and flood relocation.
D4 <i>Our community has a diversity of affordable housing options</i>	The proposal sets out to facilitate a range of housing types, from residential flat buildings to single detached dwellings. This will increase the diversity of Lismore's housing stock and contribute to meeting community needs. Furthermore, a voluntary planning agreement has been drafted to provide affordable housing and enable house relocations from within high risk flood areas.

Innovate Lismore, Economic Development Strategy 2019 – 2024

The Innovate Lismore Economic Development Strategy 2019-2024 (the Economic Strategy) sets a vision to facilitate the growth and diversity of businesses across sectors such as industry, business and community services. The strategy is underpinned by the six following economic opportunities:

1. Enabling the Agri-Economy
2. Innovative and Connected City
3. Tourism, Culture and Sport
4. River City Lifestyle
5. Village Lifestyle
6. Growing Professional Services

Relevant to this planning proposal is the aspiration to enable interconnections between precincts to support business stimulation and growth and attract appropriate businesses. The site will be rezoned to part MU1 Mixed use and part E4 General Industrial, being employment generating land uses. The proposal seeks to deliver 23.27ha of employment generating land including the local centre, commercial developments within MU1 Mixed Use lots and industrial developments.

The economic strategy identifies retail trade as the third highest employer (11.5%). The proposal will facilitate the expansion of retail trade and businesses through the proposed local centre, and business and retail premises as part of MU1 Mixed Use lots. Therefore, increasing the number of registered businesses will play a key role in the economic strength and diversity of the region. As such, the proposal will be consistent with Opportunity 2 which seeks to create centres that are connected, accessible, and distinctive.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes, the Proposal is consistent and will positively contribute to the following state and regional Strategies.

NSW Housing Strategy, Housing 2041

The NSW Housing Strategy sets out a 20 year vision for housing in NSW. It sets out the government's goals and ambitions for future housing that meets the current needs of residents. Its vision is set around four pillars; supply; diversity; affordability; and resilience.

The Proposal will positively contribute to the achievement of the strategy by increasing housing supply and diversity, by providing affordable housing on site through the VPA and by enabling housing development on flood-free land and in accordance with its environment.

Making it Happen in the Regions: Regional Development Framework

The Regional Development Framework provides a framework to provide appropriate services and infrastructure in regional NSW. It seeks to support growing regional centres and identify and activate economic potential across regional NSW for opportunities to improve economic outlook and activate local economies.

The Regional Framework focuses on ensuring regional economic growth can be captured through the implementation of the following programs:

- Improved regional structures to facilitate regional development.
- Building an evidence-base for investment in regional development.
- Attracting investment and co-investment.
- Building regional workforce capability.

The planning proposal is consistent with the above programs for the following reasons:

- Recent flooding and natural disasters in the region have highlighted the urgent need to facilitate release of flood free land for new residential and employment development. The timely release of flood-free land is critical to Lismore's future function as a regional city for the Northern Rivers.
- The location of the site provides for strategically located and accessible employment land for the Northern Rivers.
- The Economics Benefits Assessment demonstrates that future development of the site facilitated by this planning proposal generates approximately \$345M during construction and \$759M annually during ongoing operations in gross value add to the economy.
- The Economics Benefits Assessment also demonstrates that future development of the site facilitated by this proposal generates approximately an average of 4,336 annual ongoing jobs for local and regional residents.

NSW State Infrastructure Strategy 2018-2036

Infrastructure NSW published the Building Momentum State Infrastructure Strategy 2018-2036 (SIS), a 20- year Strategy that sets out Infrastructure NSW's advice on the needs and priorities over the next 20 years. It establishes six strategic directions which inform the recommendations contained within the SIS.

Direction 1 of the SIS seeks to continuously improve the integration of land use and infrastructure planning. Built upon this direction is Infrastructure NSW's recommendation that NSW Government Agencies integrate the infrastructure priorities necessary to support Growth Areas, Planned Precincts, and Growth Infrastructure Compacts. This includes factoring infrastructure and the associated costs into decisions about land rezoning and land release and maximizing opportunities for the co-location of different services.

The proposal is designed to ensure that planned physical and human infrastructure and services are appropriate to service the requirements of the proposed development.

Upgrades will be required to Council's water and sewer networks to be able to service the site. The site is included in the NRRRC's Resilient Lands Strategy and is the subject of future investment which may contribute to the cost of the necessary upgrades. Additionally, Lismore City Council has applied for round 2 funding of the Regional Housing Strategic Planning fund to be able to prepare detailed design and costings for the upgrades as well as an Infrastructure Delivery Plan for the site that can support this Planning Proposal post-Gateway and be used by Lismore City Council to update its Section 64 Contributions Plan.

Urban Design Guide for Regional NSW

The Urban Design for Regional NSW provides guidance in the design, planning, and development of the building environment across regional NSW. The guide provides 7 urban design strategies for regional NSW, including:

- Engage with the history and culture of places.
- Integrate with the natural environment and landscape.
- Revitalise main streets and town centres.
- Prioritise connectivity, walkability, and cycling opportunities.
- Balance urban growth.
- Increase options for diverse and healthy living.
- Respond to climatic conditions and their impacts.

The planning proposal, structure plan and supporting DCP has been developed based on extensive technical advice including heritage, ecology, bushfire, and stormwater considerations as well as primarily the needs of the community to be able to reside in the new release area with an exemplary quality of life.

The proposal recognises the biodiversity and ecological features of the site, and the importance of protecting and enhancing these features has informed the structure planning.

The proposal promotes development of a walkable neighbourhood, containing a northern residential neighbourhood with access to a local centre. The southern employment land also provides the opportunity for people to work in a well-connected neighbourhood with proximity and ease of access to employment opportunities.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent, or justifiably inconsistent, with the requirements of the applicable State Environmental Planning Policies (SEPPs). An assessment against relevant SEPPs is provided at Appendix 1.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The proposal is inconsistent with direction 9.1 and 9.4 regarding Rural Land and State Significant Farmland. These inconsistencies can be justified. An assessment against the Ministerial Directions is provided at Appendix 2.

Section C – Environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The site contains two small patches of Lowland Rainforest EEC under the NSW Biodiversity Conservation Act, 2016. But these areas would not meet threshold requirements under the Commonwealth EPBC Act. Similarly, there are patches of vegetation that could be recognised as 'Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions – Endangered Ecological Community'. Council's ecologist notes that the majority of the vegetation on the site is unmapped and that there is a high chance that scattered paddock trees are rainforest remnant trees and recommends that the scattered trees assessment of the BAM 2020 should be applied when assessing impacts on clearing any native vegetation at the Development Application stage. Additionally, post-gateway actions have provided protection for a parcel of trees in the north of the site.

An ecology report has been provided by Bower Ecology (Attachment H). It identifies the existence of one threatened flora species (scrub turpentine, *Rhodamnia rubescens*) and evidence of one fauna species (koala, *phascolarctus cinereus*) were confirmed on site. The potential impacts on these species as a result of the proposal, with mitigation measures is unlikely to require referral.

A Council-owned strip of land adjacent to the site (which will provide access into 1055 Bruxner Highway) and the Tucki Tucki creek corridor are identified in the NSW Biodiversity Values Map, see Figure 11 in Part 4 Maps. It is considered that the Biodiversity Offset Scheme will be triggered due to a combination of a minor impact to the Biodiversity Values Mapping (approximately 260m²) and the native clearing threshold likely being exceeded due to clearance of native paddock trees. Based on the current proposal, the associated DA will be required to undertake a Biodiversity Development Assessment Report and calculate offset requirements in accordance with the NSW Biodiversity Assessment Method (2020).

The ecological report also identifies that a targeted survey for Hairy Joint Grass (*Arthraxon hispidus*), will be required as part of any future development application process and that Tucki Tucki Creek is mapped as habitat for the Purple Spotted Gudgeon (*Mogurnda adspersa*) which is a threatened freshwater species. Whilst not identified on the site, future restoration along Tucki Tucki Creek may assist with local recovery of the species.

In response to condition (C) of the Gateway Determination, the applicant has commissioned a Hairy Joint Grass survey (now included as Appendix Ha). The survey found Hairy Joint Grass present alongside the creek and concluded "that impacts to this species can be appropriately avoided and mitigated. With appropriate measures, it is feasible that the species can persist in this location after development occurs."

Post-gateway, the NSW Biodiversity and Conservation Science unit (BCS) recommended:

- The tucki tucki creek corridor be zoned as a conservation zone, rather than the proposed Recreation zone,
- an extended area of the high environmental value assets along Oliver Avenue be included in the above zone
- that the Voluntary Planning Agreement (VPA) requires for the corridor revegetation works to be at a significant standard prior to the land then being transferred into Council's ownership,
- that some of the lowland subtropical rainforest trees in the northern area of the site be protected.

In response:

The final zoning plan applies a recreational zone to the Tucki Tucki creek corridor as originally intended. Lismore City Council acknowledges BCS's request for a conservation unit to be

applied however the intention of the creek corridor is to provide a walking path connecting to the existing walking path along the Tucki Tucki creek to the west of the site. The remainder of the Tucki Tucki corridor to the west of the site is already zoned as RE1 and achieves biodiversity gains and conservation in balance with active transport. Therefore, the RE1 zone is most appropriate. The RE1 zone has been extended along Oliver Avenue to include the high environmental value assets as per the request of BCS.

The corridor is intended to operate as a recreational path, linking all the way through to Kadina Street Goonellabah in accordance with Council's land acquisition plans and Walking, Cycling and Micromobility Strategy. The proposed public recreational zone is consistent with the remainder of the creek corridor zoning to the west of the site. The recreational zone offers the best balance between environmental protection and enabling recreational use. Planning staff have concerns that a conservation zone would lead to challenges when seeking consent to construct a footpath alongside the creek as per the VPA.

Whilst the corridor is to be zoned as a public recreation zone, a C2 conservation zone has been applied to the area intended for biodiversity offsetting, to the north of the creek on the eastern edge of the site. This is reflected in the updated proposed zoning map.

Lismore City Council and the proponent have made amendments to the VPA to ensure that the land is not transferred to Council until such time that the revegetation works are significant. After the land is dedicated to Council, it will be managed in accordance with Lismore City Council operations and the Biodiversity Management Strategy (including the Urban Green Corridors Plan). It is not deemed suitable to speak to Council's management and maintenance activities in a VPA with the proponent.

Changes have also been made to the site-specific DCP to introduce stronger and clearer requirements around public open space and protection of some subtropical rainforest trees, as per the request of BCS. The structure plan in the DCP now identifies 3 separate parcels of public open space, once of which will be co-located to protect the subtropical rainforest trees. Written controls in the DCP now specify the size and embellishment requirements for each of these areas. An area of public open space, of at least 2000sqm, is to be provided in the northern section of the proposal where it must incorporate some of the lowland subtropical rainforest trees and function as a nature conservation and social/ family recreation space.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Contaminated Land and Acid Sulphate Soils

A technical report (Attachment M) has been provided by HMC Environmental Consulting Pty Ltd, it notes "Acid sulfate soil has not have been identified as being a constraint to the proposed Planning Proposal for Lot 42 DP 868366 & Lot 1 DP 957677, 1055 Bruxner Highway, Goonellabah NSW. No further investigation or management is required".

Land contamination studies demonstrate that the site is suitable for development. The initial Preliminary Site Investigations report (Attachment L) identified that agricultural activities have taken place on the subject land however focused on the existing and past structures and did not undertake a systematic sampling design across the identified agricultural area.

A further Land Contamination DSI (Attachment La and Laa) was submitted to Council that satisfactorily addressed Councils request for information. The additional report concludes that:

"Based on the information presented, in relation to potential site contamination associated with the current and former land use, the proposed Planning Proposal site... is considered suitable for the proposed future mixed-use development subject to the recommendations proposed as part of the Preliminary Site Investigation including:

1. Prior to the submission of a development application for development in the area shown as AoC 1 and AoC 2 in this report, a Detailed Site Investigation is to be prepared by a suitably qualified environmental consultant to further delineate the potential contaminants of concern identified in and around the existing dwellings and associated structures.
2. Following the preparation of the Detailed Site Investigation in 1 above, a Remedial Action Plan is to be prepared providing details on required remediation and validation of lead-impacted soil and other identified potential contaminants of concern.”

Geotechnical Considerations

The site is defined by several ridges and gullies with a distinct creek line which bisects centrally through the site. Slopes vary on the site but are generally in the order of 7 – 15% with some localised areas being in the order of 26%. These slopes are such that they would all fit within current DCP guidelines that would not exclude any residential, commercial, and industrial development.

Soil Profile

The site testing determined that the soil profile consists of a silty clay topsoil, silty clay residual layer and weather rock. Testing further determined that the topsoil will not be suitable for reuse as controlled fill, however the other layers will be suitable for controlled fill. Topsoil will be appropriate for landscaping uses which include topsoiling the land once earthworks are completed.

Slope Stability

The applicant has provided a slope stability assessment from November 2016 for the previous proposal on site along with an updated Geotechnical Assessment (Attachment O). Both assessments demonstrate that with the implantation of appropriate engineering controls applied during the construction process the site will be suitable for residential, commercial, and industrial development. The low categories of hazards H1 and H2 also suggest that the land is currently geotechnically stable and suitable for development.

Further geotechnical assessment will be required during the DA process to ensure that specific designs of areas will still maintain slope stability.

Potential Land Use Conflict

This proposal has the potential to impact upon residential zoned land to the north (about 80m) and west (about 70m) and South (about 40m). There is primary production zoned land adjoining the site, including the north (which includes dwellings), south and east. There is intensive agriculture (macadamia plantations) directly to the east, 20m south and 180m to the north. The plantation to the north is situated on R1 General residential land which is subject to an approved residential subdivision.

A technical Land Use Conflict Risk Assessment (LUCRA) report (Attachment J) was submitted to Council support the planning proposal. The discussion has considered the visual impact, odour impact, pests, chemical use and noise impacts and recommended buffers in Councils DCP chapter. The LUCRA notes that:

“the design of the proposed rezoning area has been informed via the recommended buffers with Lismore City Council’s Development Control Plan 2012 Chapter 11 buffers. The design includes buffers to areas adjacent to macadamia crops including 80 metres to residential lots, including a 30-metre vegetated buffer and 30 to 40 metres to proposed industrial lots. This also includes a mounded and vegetated buffer. These buffers are in accordance with those recommended by the DCP.”

It is considered that these buffers are suitable in preventing land use conflict.

Stormwater

The applicant has provided a Stormwater Management Report (SWMR) for the full site and proposal (Attachment S). The SWMR has considered the 346 residential lots along with 105 industrial lots and applied the following percentages for impervious areas;

- 40% impervious area for standard residential lots (600m²)
- 70% impervious for smaller residential lots (200m²)
- 65% impervious for road reserves within the industrial lots
- 90% impervious for industrial/commercial lots

These areas were compared against the pre-development condition of 0% impervious area for the site and to comply with DCP Chapter 22 and the Northern Rivers Development and Design Manual the following onsite detention is required.

Basin	Basin Volume (m ³)	Biofiltration Area (m ²)	Arrangement
Basin 1	117	81	Bioretention basin
Basin 2	1047	400	
Basin 3 / 4	3086	1250	
Basin 5	448	188	
Basin 6	538	225	
Basin 7	822	360	
Basin 8	489	200	
Basin 9	170	64	Underground tank and biotreatment basin
Basin 10	334	120	

Table 1 - OSD Details

For both the 10% and 1% AEP all post development flows from the site have been reduced from the predeveloped conditions.

The basins and underground storage have been located as such that they will not affect any proposed allotment and will be able to discharge water without affecting any neighbouring property. The use of underground storage tanks would be allowed subject to specific requirements during the Development Application stage.

Flooding

The site is not mapped within the Lismore Flood Planning Area, however, does show on mapping to be affected by creek swelling. In this regard the data suggests that the creek might swell to a level of 140m AHD. Similar to other areas of Goonellabah a hydraulic/flood assessment is not required, and the applicant has demonstrated that all residential and industrial lots are situated above the 146m AHD contour line which provides adequate freeboard.

Acoustic

A 'Noise Impact Assessment' (NIA) report (Attachment N) has been provided by ATP consulting and has assessed the noise impacts from Bruxner Highway on the proposed residential lots and noise impacts of the proposed employment lots to the proposed and existing surrounding lots. The NIA has not assessed the impacts of traffic noise from Oliver Avenue on the proposed residential lots and it is proposed that this be done post-Gateway.

Bruxner Highway: Compliance with the NSW Road Noise Policy criterion has been achieved for all the proposed residential lots in the development through the addition of a noise barrier

fence along the northern boundary of the proposed development. The NIA proposes a height and alignment of the noise barrier fence to meet the compliance. A section of the land at the boundary of the existing Bruxner Highway has been excluded from the proposal to allow for a potential future realignment of the Bruxner that may necessitate TfNSW acquiring this section of the land. It is expected that future realignment works would include noise buffer solutions within that section of reserved land.

Existing Surrounding Residents: Noise mitigation measures will be required along the southern boundary of the proposed development to protect existing residents from noise impacts from the employment lands. The NIA proposes two scenarios for compliance that can achieve project trigger levels.

Internal design: The NIA states that “the indicative development layout provides sufficient setback distance between the proposed industrial and residential lots. Within the proposed setback distance, it includes mixed use and public recreation lots, which provides a transitional section to reduce the industrial noise impact on the proposed residential lots.” This is considered suitable.

The noise impact assessment is to be amended post-gateway to include an assessment of the traffic noise from Oliver Avenue as per the NSW Road Noise Policy. The assessment should consider the growth scenarios modelled in the Traffic and Transport Study by Barker Ryan Stewart Pty Ltd. Additionally, it should be demonstrated post-gateway that all noise treatment solutions can be designed to be koala sensitive and in accordance with the Biodiversity SEPP and Lismore’s KPOM. This will involve collaboration from the NIA and ecology consultants.

Bushfire Hazard

The site is partially mapped as being bushfire prone (as shown in Figure 8, Part 4). A Bushfire Constrains and Opportunities Assessment (Attachment K) has been prepared that outlines a package of asset protection zones (APZs) suitable for development on the site to ensure the proposal aligns with the Planning for Bush Fire Protection 2019 guide as legislated by the Environmental Planning and Assessment Act 1979.

Q10. Has the planning proposal adequately addressed any social and economic effects?

Aboriginal and European Cultural Heritage

An Aboriginal Heritage Information Management Systems (AHIMS) search was undertaken and no Aboriginal sites or places were identified within 50 metres of the subject land. The land is also not listed as a heritage item in Schedule 5 of the Lismore LEP 2012. The Cultural Heritage Assessment (Attachment G) identified five PADs where it is likely for aboriginal items to be present. The Assessment recommends that these PADs be avoided or excavated and investigated prior to development.

The assessment has been referred to the Ngulingah Local Aboriginal Land Council for a Local Knowledge Holder to review. Ngulingah recommend and request that LCC place a condition on any development approval to ensure that the developer contract or employ an Aboriginal Cultural Heritage Officer that has experience in Aboriginal Cultural Heritage Surveys to observe and identify any artifacts that may be unearthed in the earth works stage. NLALC should also be invited.

Lismore City Council is satisfied that sufficient due diligence, for this stage in the proposal, has been carried out.

Social and Economic Impact

The Proposal is supported by a Social Infrastructure Needs Assessment and an Economic Benefit Assessment.

Social

The Social Infrastructure Needs Assessment (Attachment E) focuses on the needs of incoming residents, while also considering local services and facilities to support incoming workers, such as outdoor spaces and childcare. Based on this, a number of key recommendations to be considered have been suggested, including, but not limited to, the following:

- Consider the provision of a childcare centre on-site, either within the residential or business area to meet the needs of the incoming residential and worker population, and the surrounding community.
- Review the location of the public open space. It was recommended the park be co-located with the proposed Local Centre (e.g. on the lot immediately to the east). Co-locating the Local Centre and park would create a focal point and activity hub within the proposed residential area. This hub would provide an important meeting and gathering point for the local community. This has been addressed in the current structure plan and DCP.
- Consider the provision of amenities within the cleared buffer zone e.g. walking/jogging and cycling path, outdoor fitness equipment, dog park) to increase access to open space and recreational opportunities for the incoming population. This has been addressed in the current structure plan and DCP.
- Investigate opportunities to provide a pedestrian/cycling connection along the Tucki Tucki Creek riparian corridor to provide an east-west connection through the site. Work with Council to explore opportunities to coordinate with any Council plans for the extension of the Tucki Tucki Creek pathway and other walking and cycling networks. This has been addressed in the structure plan, DCP and via the VPA.

The proposal has been designed to support a thriving community whereby residents are supported by well-designed public spaces and facilities. The site-specific DCP (to be considered separately by Council) and the VPA will ensure deliver high-quality, embellished open spaces along the riparian corridor and in the open spaces as well as a co-located community facility and services within the village centre.

The assessment also calculated the need for 68sqm of community facility and 36 sqm of library space. Council will need to consider how these additional services can be delivered in the Goonellabah area.

Economic

The Economic Benefits Assessment (Attachment F) considers that the construction of the development over a 10-year period is expected to generate 214 jobs per year. Beyond construction, the proposal will generate an additional 4,336 jobs per year, made up of direct and indirect jobs.

The Assessment considers that this will generate an additional \$345.1 million Gross Added Value during construction and \$759 million Gross Added Value through the ongoing jobs and operation as a result of the Proposal.

Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

Not at present, however Council is satisfied with the measures in place that will ensure infrastructure is upgraded/provided in a timely manner.

Currently, the site does not have direct access to water and sewer services. This is because prior to 2022, development was not expected to occur in this area. However, as documented in earlier questions, Lismore's 2022 GRS has identified the site as necessary for Lismore's future and as such, water and sewer servicing requirements have commenced. Preliminary investigations into the delivery of water and sewer infrastructure has been ongoing throughout the assessment of this Planning Proposal. Lismore City Council is satisfied that both water and sewer servicing infrastructure can feasibly be delivered. Significant investigations are being conducted with regards to network modelling, preferred upgrade costings and designs.

Details of the needs, technical options and funding options are outlined in the supporting Infrastructure Delivery Plan (IDP). A brief summary is provided below.

Water

The proposed development can be readily serviced for reticulated water following upgrades of the existing water supply network assets. There are at least two options available, boosted or additional ground storage, both of which can be achieved using land already available to Council and/or the proponents.

LCC's review of the Water Servicing Assessment (Attachment Q) concludes that upgrades will be necessary to accommodate the full proposal. LCC, with the support of the NSW RA, are undertaking a modelling update for the water network to ensure upgrade planning takes into account the full and up to date water network. The updated modelling will help in fine tuning of hydraulic distribution and minor changes from previous modelling. The NSW RA have also supported LCC to prepare detailed design and costings for the preferred upgrades. The accompanying IDP sets forth four options for funding. Detailed design and costing is expected by mid-February, upon which more investigations into the preferred and achievable funding method can commence.

Sewer

Upgrades to the sewer system will be needed to accommodate the full scale of the proposal.

LCC's review of the Sewer Servicing Assessment (Attachment R) concludes that sufficient information has been provided for the planning proposal stage. However, to ensure that infrastructure upgrades are feasible, and can be delivered in a timely manner, additional investigations into the detailed cost and design are underway, with the support of the NSW RA. The accompanying IDP sets forth four options for funding. Detailed design and costing is expected by mid-February, upon which more investigations into the preferred and achievable funding method can commence.

Transport

The Traffic and Transport Study (Attachment P and Pa) demonstrates that the transport network, with upgrades, can suitably accommodate the proposal.

Due to the potential for the Bruxner Highway to be realigned, and based on some modelling requests from TfNSW, a further scoping study was requested of the landowner and submitted (Attachment Pa). Additionally, land at the northern end of the site, adjoining the Bruxner Highway, has not been proposed for rezoning to enable that land to be used by Transport for NSW in the future, this will enable the realignment and widening of the Bruxner corridor.

The Traffic and Transport Studies, and additional design work, concludes that the subject site is suitable for the proposed rezoning as a staged development in relation to the impact of traffic. The updated transport study concluded that the current intersections surrounding the

proposal site can operate with acceptable average delays for a 10-year growth scenario with stage 1 of development.

For stages 1 and 2 of the development, it was concluded that consideration would need to be given to upgrade the Oliver Avenue/ Bruxner Highway roundabout after the 5-year growth scenario (2028). This would be by potentially providing two north bound lanes of an estimated 150m in length in Oliver Avenue leading into the roundabout to enable the Bruxner Highway and Oliver Avenue roundabout to function adequately.

The addition of the two north bound lanes of an estimated 150m in length in Oliver Avenue leading into the roundabout would also be able to cater for the proposed stage 3 in the 10-year growth scenario.

Post Gateway, additional work was carried out by the proponent. The proponent has provided concept designs and costings of the required upgrades to the satisfaction of Lismore City Council and Transport for NSW.

To ensure the upgrades can be delivered in accordance with the staged release of development on site, a Voluntary Planning Agreement (VPA) has been drafted between the proponent and the Department of Planning, Housing and Infrastructure (DPHI). Work towards the VPA has commenced and future subdivision will not be permissible until such time that concurrence from the Minister is received on the finalisation of the VPA – in accordance with the proposed Part 7 of the LEP.

Vehicle Access

The site has three (3) access points off Oliver Avenue into the urban release area; two into the section north of the Tucki Tucki creek and one to the south. The access road to the south traverses a parcel of land that is not subject to rezoning under this Planning Proposal. Lismore City Council is satisfied that arrangements are in place that will enable access through this parcel to the industrial and mixed use component of the urban release area.

Section E – State and Commonwealth Interests

Q12. What are the views of State and Commonwealth public authorities and government agencies consulted in order to inform the Gateway determination?

Agency Consultation

The following agencies were notified of the Planning Proposal during the agency consultation period in March and April of 2024. No state agency has an objection to the Proposal. Responses received by state agencies have been summarised below table 1.

Table 1 - State Agency Consultation Responses

Referral request sent to:	Response Received	Support	Objection	Made suggestions
Agriculture, Department of Primary Industries (DPI)	Y	Y		Y
Fisheries, DPI	Y	Y		

NSW Mining, Exploration and Geoscience	Y	Y		
Ngulingah Local Aboriginal Land Council	N*			
Biodiversity and Conservation Division, Department of Climate Change, Energy, the Environment and Water	Y	Y		Y
Heritage NSW, Department of Climate Change, Energy, the Environment and Water	Y	Y		Y
Transport for NSW	Y	Y		Y
NSW Rural Fire Service (RFS)	Y	Y		
Rous County Council	Y	Y		
Transgrid	NA			
Essential Energy	N			
Crown Lands	N			
NSW Reconstruction Authority	N			

*A face-to-face meeting was held with Ngulingah Local Aboriginal Land Council prior to the public exhibition. Ngulingah LALC requested for a cultural knowledge holder to be present on-site at the time of PAD excavation.

Details of the suggestions received from the above stage agencies, and Council's response is provided below.

Department of Primary Industries, Agriculture

The Department of Primary Industries (DPI) Agriculture division had no objection to the rezoning of this land based on its incorporation in both LCC and NSW RA strategic planning documents.

To assist in improving outcomes and reducing land use conflict, DPI requested/encouraged for:

- The buffer provided north of the creek be zoned as RU1 primary production, RE1 public recreation or a conservation zone, and
- That buffers north of the creek be clarified in the structure plan and DCP and that this could include a perimeter road.

Staff have considered the zoning of the norther macadamia buffer (80m wide from the eastern boundary of the site north of the creek) and are satisfied that the expectations of the site and the buffer can be achieved regardless of the zoning. The buffer requirements set by the existing planning framework (DCP Chapter 11) and strengthened in the site-specific DCP for this urban release area sufficiently ensure the provision of the buffer.

Furthermore, the land to which the buffer will apply, is subject to the VPA between the proponent and LCC. The VPA stipulates that the western portion of the buffer is to be embellished and maintained as a public recreation space, with footpaths, lighting, shade, and exercise fitness equipment at regular intervals. This will be accompanied by a public access easement.

In accordance with DPI's request for the buffers south of the creek to be identified in the structure plan, staff have provided an updated structure plan to this effect. The detail of these buffers, such as its mounding, vegetation and roads, will be determined at the DA stage once sufficient design work has been done.

Biodiversity and Conservation and Science Division

As addressed above in relation to environmental impact, the NSW Biodiversity and Conservation Science unit (BCS) recommended:

- The tucki tucki creed corridor be zoned as a conservation zone, rather than the proposed Recreation zone,
- an extended area of the high environmental value assets along Oliver Avenue be included in the above zone,
- that the Voluntary Planning Agreement (VPA) requires for the corridor revegetation works to be at a significant standard prior to the land then being transferred into Council's ownership,
- that some of the lowland subtropical rainforest trees in the northern area of the site be protected.

In response:

The final zoning plan applies a recreational zone to the Tucki Tucki creek corridor as originally intended. Lismore City Council acknowledges BCS's request for a conservation unit to be applied however the intention of the creek corridor is to provide a walking path connecting to the existing walking path along the Tucki Tucki creek to the west of the site. The remainder of the Tucki Tucki corridor to the west of the site is already zoned as RE1 and achieves biodiversity gains and conservation in balance with active transport. Therefore, the RE1 zone is most appropriate. The RE1 zone has been extended along Oliver Avenue to include the high environmental value assets as per the request of BCS. Furthermore Section 9.1 ministerial direction 3.4 applies, which means C zones in Lismore have to be applied in accordance with the Northern Councils E-zone review. The Northern Councils E Zone review stipulates that a C zone is to be applied only where the primary use of the land is for environmental conservation. This is not the case for the tucki tucki creek corridor where the primary use is recreation.

The corridor is intended to operate as a recreational path, linking all the way through to Kadina Street Goonellabah in accordance with Council's land acquisition plans and Walking, Cycling and Micromobility Strategy. The proposed public recreational zone is consistent with the remainder of the creek corridor zoning to the west of the site. The recreational zone offers the best balance between environmental protection and enabling recreational use. Planning staff have concerns that a conservation zone would lead to challenges when seeking consent to construct a footpath alongside the creek as per the VPA.

Whilst the corridor is to be zoned as a public recreation zone, a C2 conservation zone has been applied to the area intended for biodiversity offsetting, to the north of the creek on the eastern edge of the site. This is reflected in the updated proposed zoning map.

Lismore City Council and the proponent have made amendments to the VPA to ensure that the land is not transferred to Council until such time that the revegetation works are significant. After the land is dedicated to Council, it will be managed in accordance with Lismore City Council operations and the Biodiversity Management Strategy (including the Urban Green Corridors Plan). It is not deemed suitable to speak to Council's management and maintenance activities in a VPA with the proponent.

Changes have also been made to the site-specific DCP to introduce stronger and clearer requirements around public open space and protection of some subtropical rainforest trees, as per the request of BCS. The structure plan in the DCP now identifies 3 separate parcels of public open space, one of which will be co-located to protect the subtropical rainforest trees. Written controls in the DCP now specify the size and embellishment requirements for each of these areas. An area of public open space, of at least 2000sqm, is to be provided in the northern section of the proposal where it must incorporate some of the lowland subtropical rainforest trees and function as a nature conservation and social/ family recreation space.

Heritage NSW

Heritage NSW provided an informative referral with suggestions for the proponent to consider, above and beyond what is expected at Planning Proposal stage. This included a request for a comprehensive aboriginal cultural heritage assessment report. At Planning Proposal, it is required and best practice for Aboriginal and Historic Heritage Due Diligence Assessments to be carried out. The proponent has provided an Aboriginal and Historic Heritage Due Diligence Assessment (supporting study G) which has been reviewed by Lismore City Council and discussed with Ngulingah Local Aboriginal Land Council.

The Aboriginal and Historic Heritage Due Diligence Assessment identified five areas of Potential Archaeological Deposit (PAD). These have been mapped and included within the site specific DCP. Furthermore sufficient controls are in place in the existing planning framework to ensure that these PADs are suitably examined with a local Knowledge Holder on site.

In accordance with Heritage NSW's suggestion, Lismore City Council are satisfied that this due diligence study is sufficient for this stage of the proposal and that all heritage impacts have been and/or can be adequately addressed.

Transport for NSW

The proponent and representatives of the project team held a meeting with Transport for New South Wales (TfNSW) on 26 August 2022. The purpose of the meeting was to provide an overview of the intended objectives and outcomes of the planning proposal and to present the Indicative Layout Plan for future residential and employment land development supported by social and commercial facilities. Furthermore, the meeting sought to confirm any details TfNSW could provide on the proposed upgrades to Bruxner Highway and if there is anything that TfNSW specifically wanted to be addressed in the Traffic and Transport Study. The key outcomes from the meeting include:

- TfNSW has funding committed to taking the Bruxner Highway upgrade project through to Final Business Case. There is no current funding allocated for construction.
- TfNSW has undertaken modelling to inform the Strategic Business Case and is able to share the base Sidra model for the intersection of Oliver Ave and Bruxner Highway with the applicant under a Deed.
- Applicant to undertake further modelling to identify the capacity of the existing roundabout to cater for the proposed development for a ten-year design horizon and what, if any, intersection upgrades are required.
- There may be a need to model various scenarios to understand infrastructure requirements, in relation to the staging of lot release, to facilitate the full development.

- Depending on the outcome of the modelling there may (or may not) be a need to secure infrastructure upgrades at specific staging triggers and this is best managed via a VPA.

Following the meeting, TfNSW prepared a draft Deed Poll that has been signed by the proponent and returned to TfNSW who shared the base model. This base model and the other information has been incorporated into the Traffic and Transport Study prepared in support of the proposal.

Following Gateway, TfNSW's initial response objected to the proposal based on the level of data that was provided in the traffic study. Despite objecting, TfNSW was committed to collaborating with both LCC and the proponent. TfNSW requested additional information to be provided in an updated traffic study, including updates to the modelling.

As a result, the proponent took on board all commentary from TfNSW and provided an updated traffic study. On 9 August 2024, TfNSW responded with support for the progression of the Planning Proposal subject to 3 matters being addressed:

1. A State VPA be prepared,
2. The strategic design of the identified improvements to the Bruxner Highway/ Pineapple Road are to include a short exit lane on the westbound departure leg of the roundabout, and
3. Strategic design of the proposed upgrades to the Bruxner Highway/ Pineapple Road roundabout be provided to TfNSW.

As a result, the proponent again commissioned additional works from a transport engineer. Strategic designs (plan no. 220615 – SK01 thru SK07) were provided and shared with TfNSW and LCC. A letter of offer for a State VPA was also made by the proponent to DPHI and works to prepare and finalise this VPA has been ongoing.

Therefore, all requests for additional traffic and transport information have been met by the proponent. On 21 November 2024, TfNSW provided a final response providing confirmation and in-principle acceptance of the strategic designs. This lifts the original objection raised by TfNSW.

Agency consultation for State Infrastructure

Separate to the above, the following NSW Agencies were invited to determine if any state infrastructure would be required as a result of the development:

- NSW Biodiversity and Conservation Division
- NSW Rural Fire Service
- NSW Police Force
- NSW Fire and Rescue
- NSW Ambulance
- Northern NSW Local Health District
- NSW Department of Education
- Transport for NSW

Transport for NSW suggested that a State Voluntary Planning Agreement (VPA) is the preferred funding mechanism for enabling upgrades to the Bruxner Highway. This VPA is in draft and is between the proponent and DPHIA. Work towards the finalising the VPA is ongoing. Future subdivision will not be permissible until such time that concurrence from the Minister is received on the finalisation of the VPA, as per the proposed Urban Release Area clause being put forward by this Planning Proposal. This has been discussed at Section D, Question 11.

The NSW Department of Education responded with no request for state infrastructure contribution. Based on their review of the surrounding teaching space demand, it is likely that the number of students projected to be generated by the proposal can be accommodated in the existing schools.

Part 4 - Maps

Figure 1: Locality of the subject site.

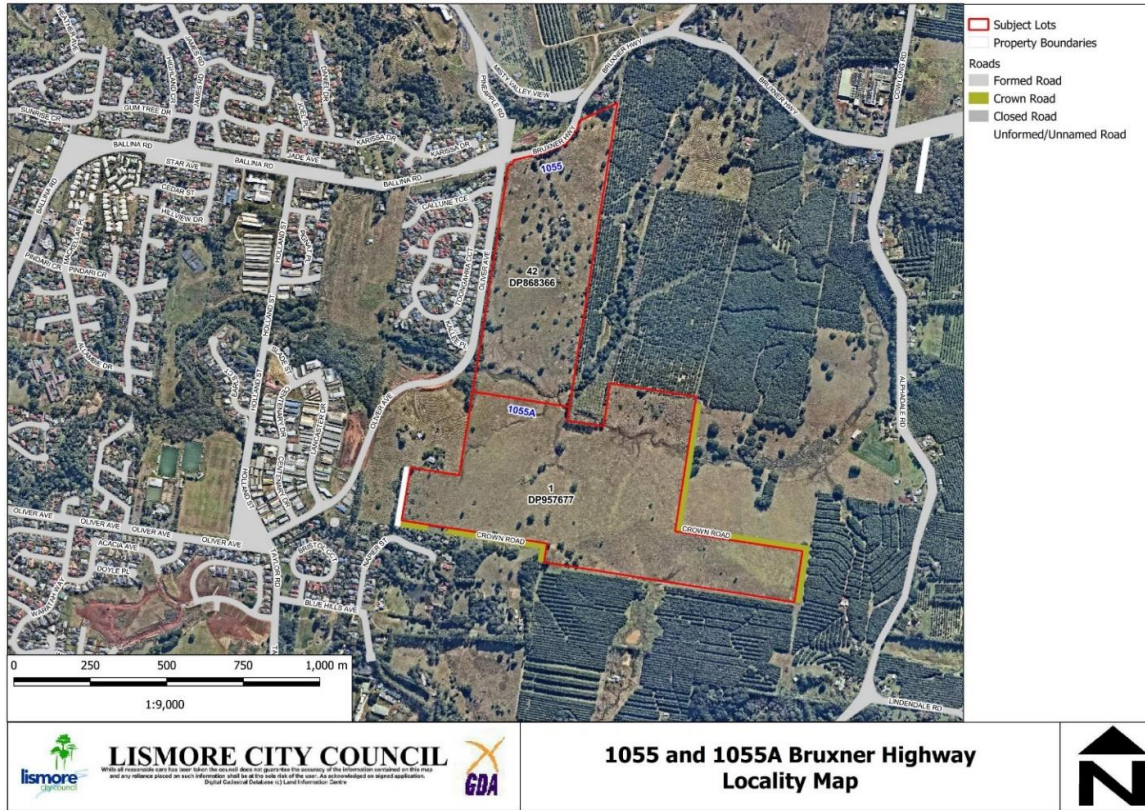


Figure 2: Current LEP zoning

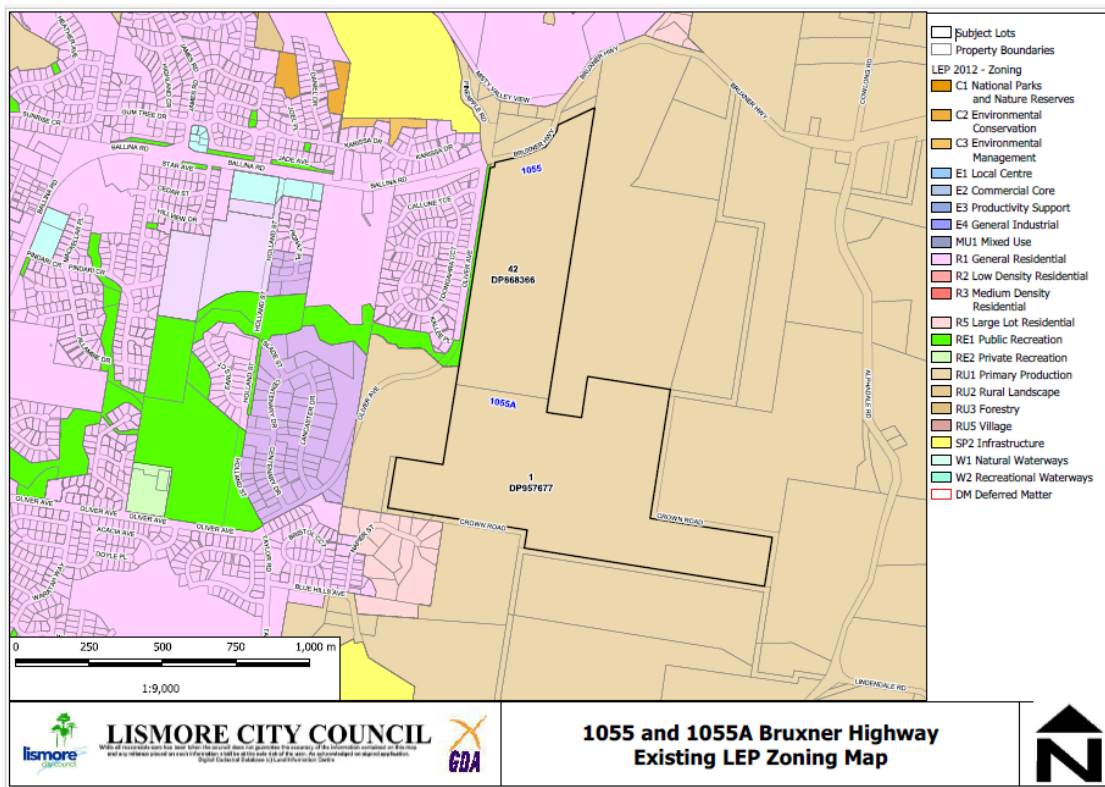


Figure 3: Proposed LEP zoning

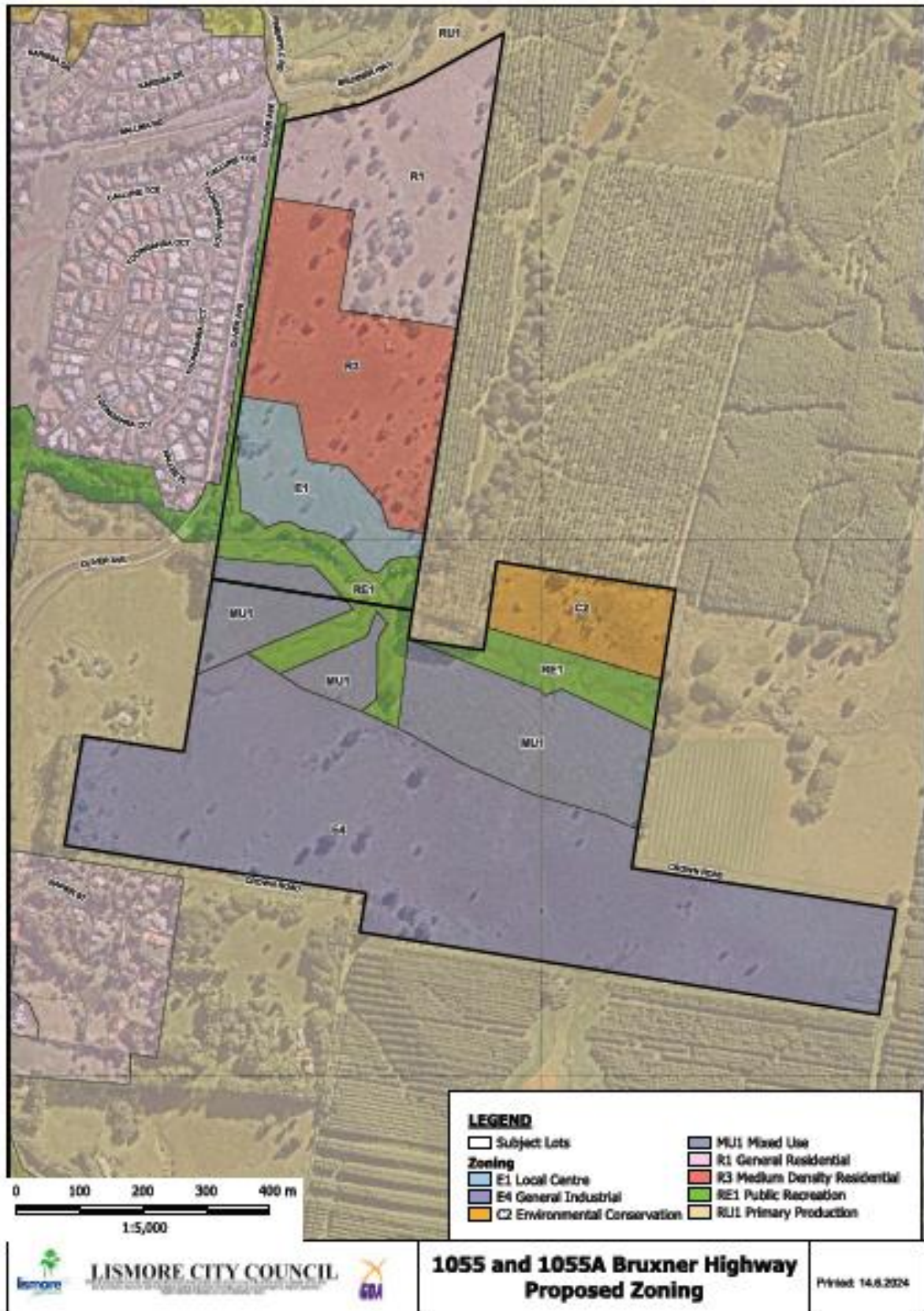


Figure 4: Existing Lot Size

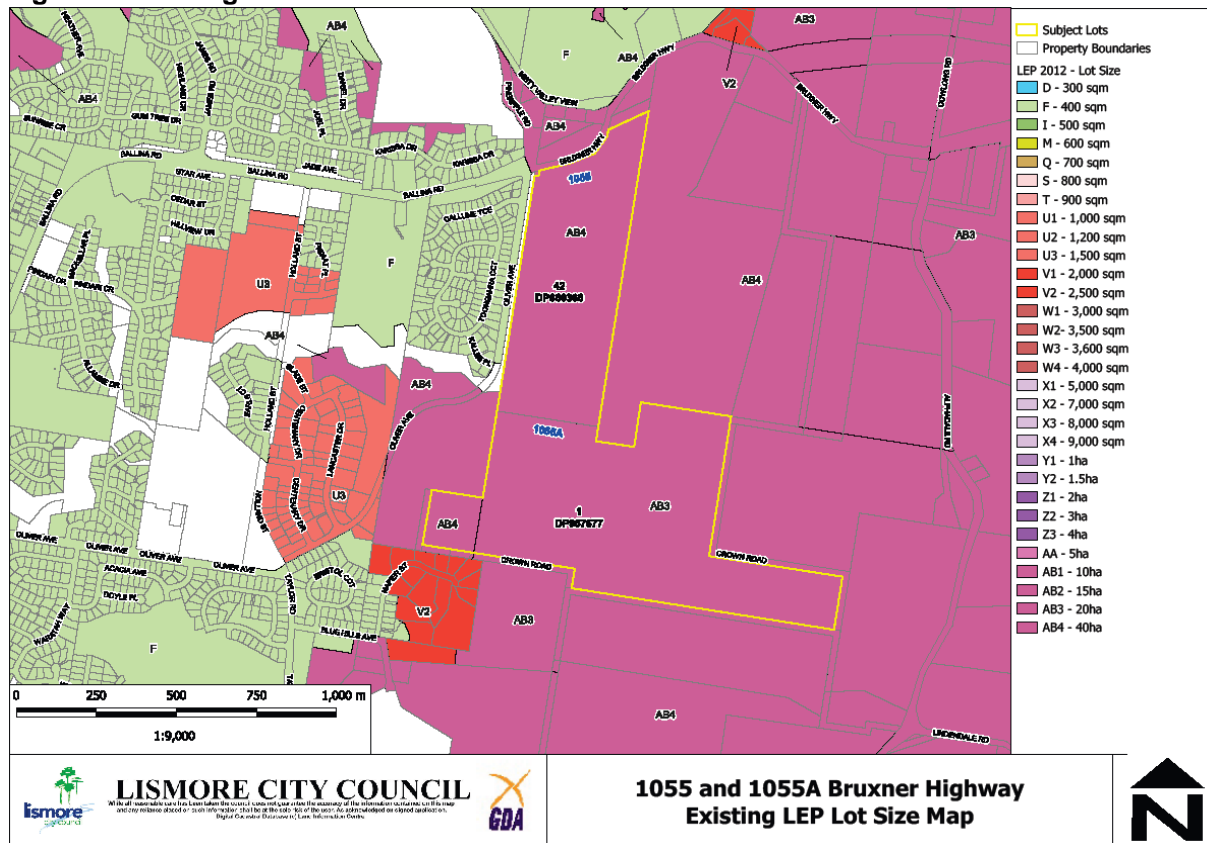


Figure 5: Proposed Lot Size

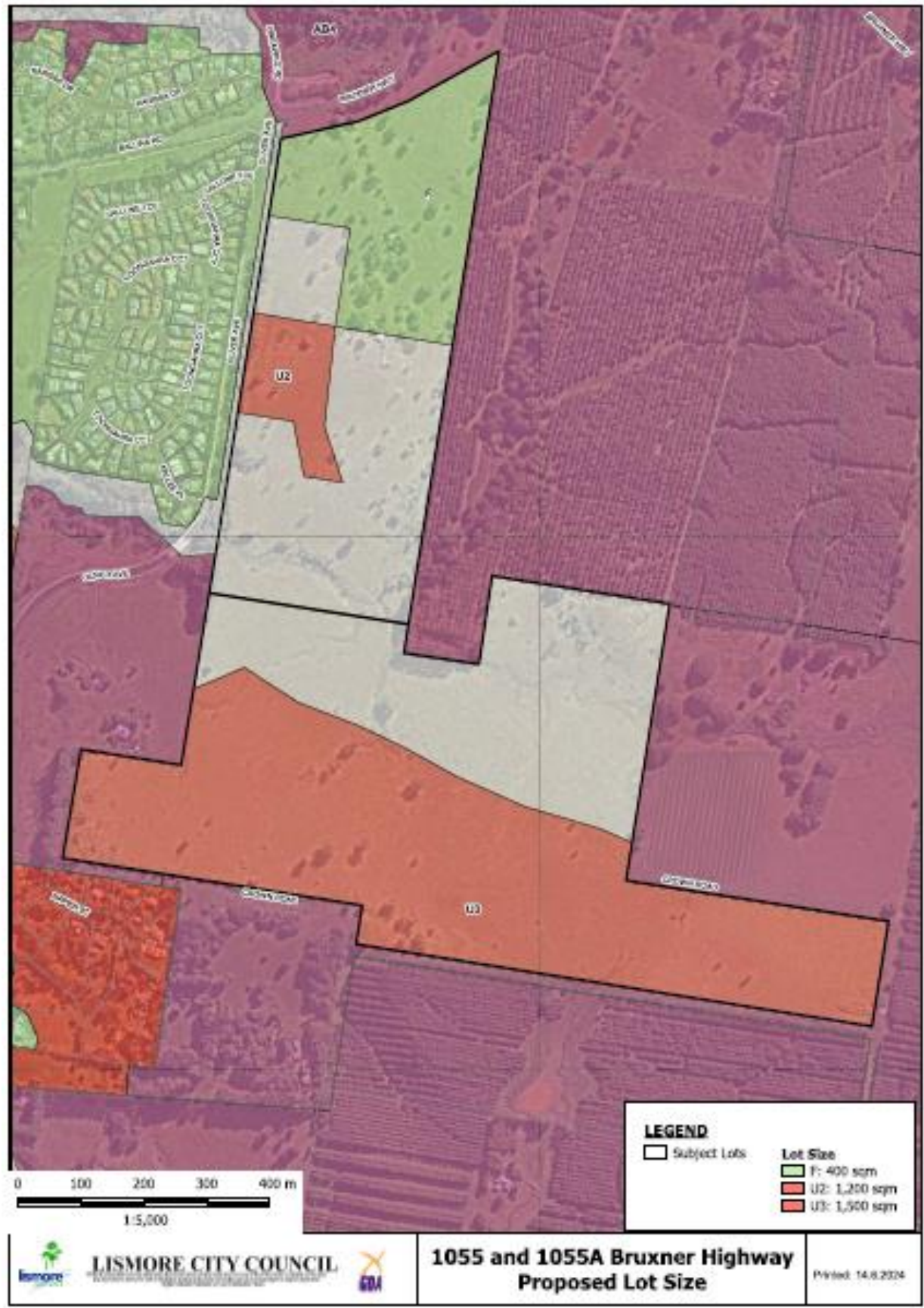


Figure 6: Existing Height of Buildings

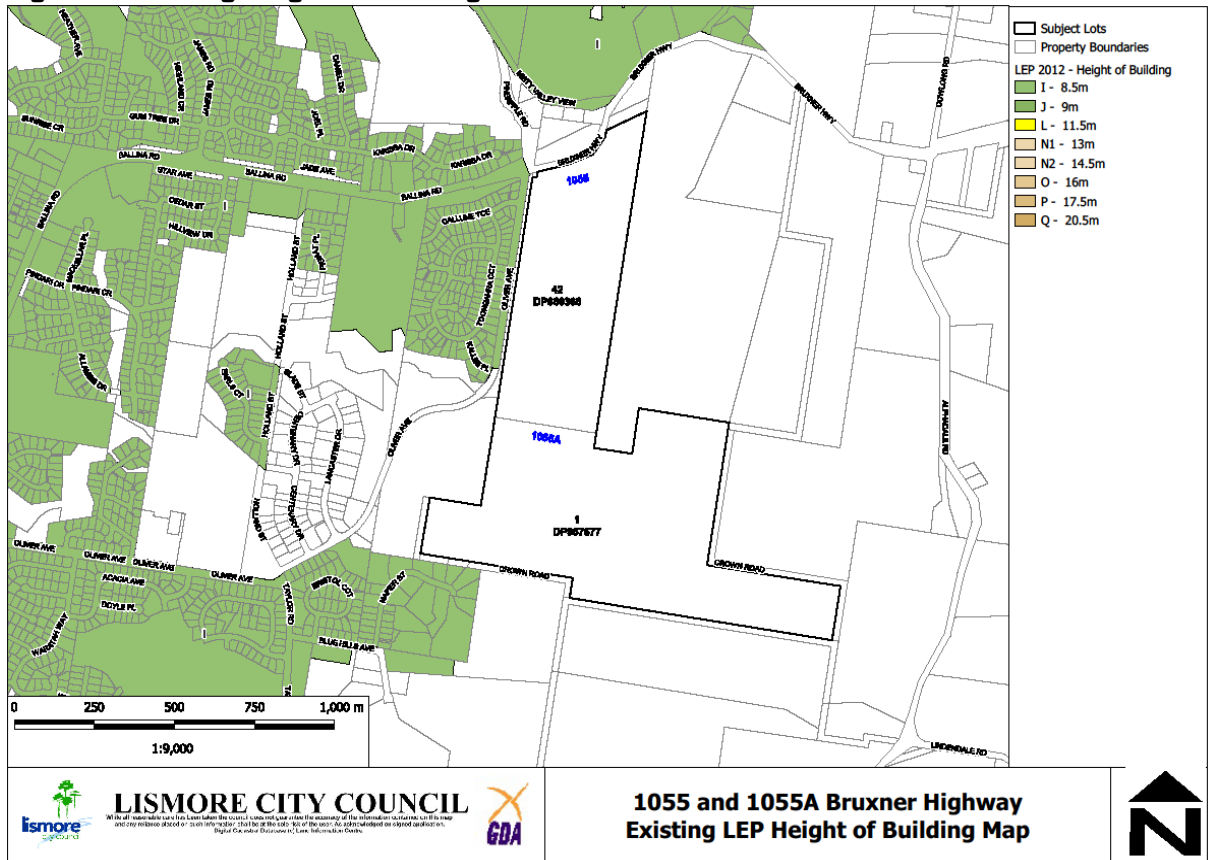


Figure 7: Proposed Height of Building

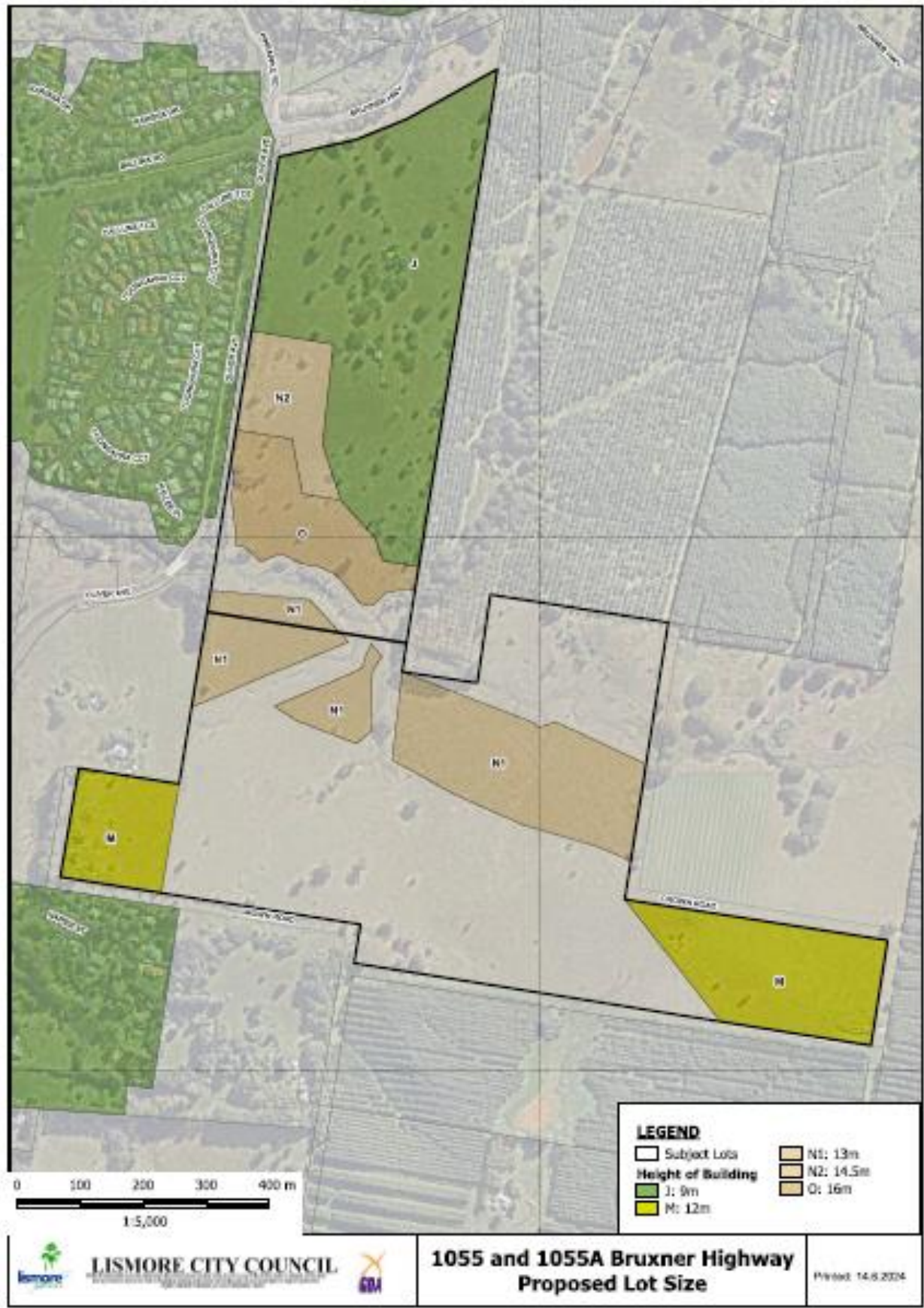


Figure 8: Bushfire prone vegetation

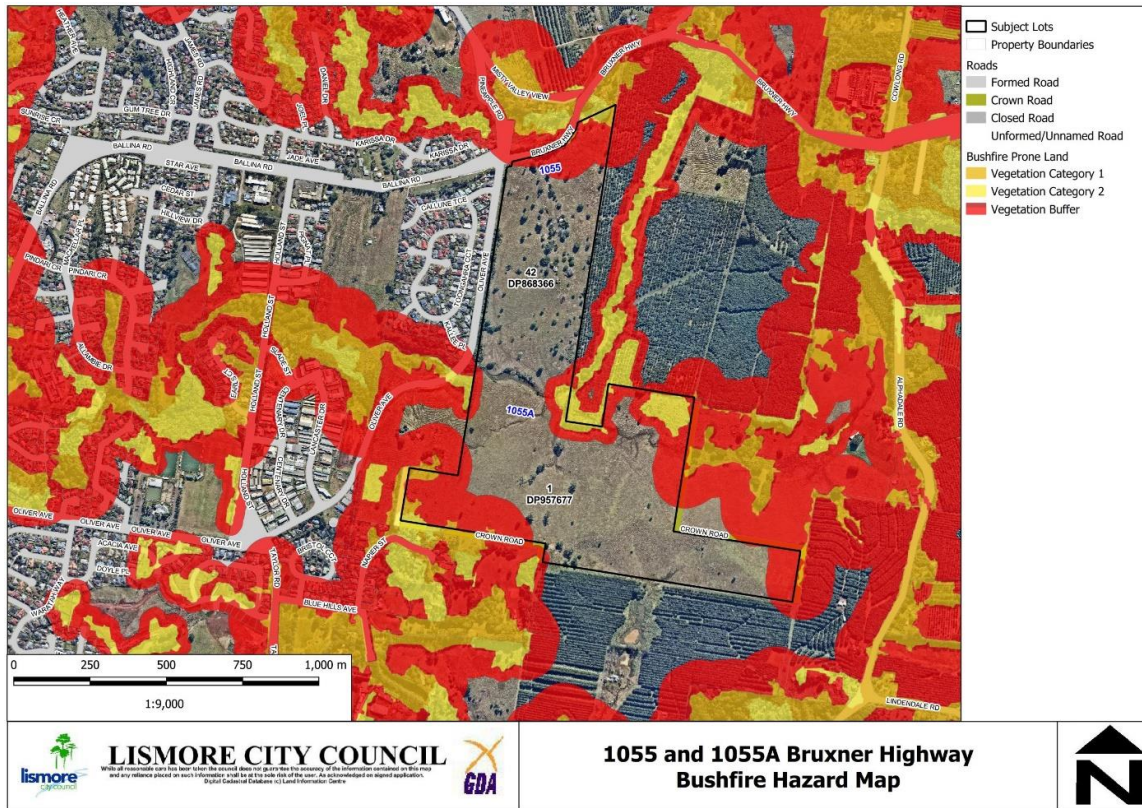


Figure 9: State Significant Farmland

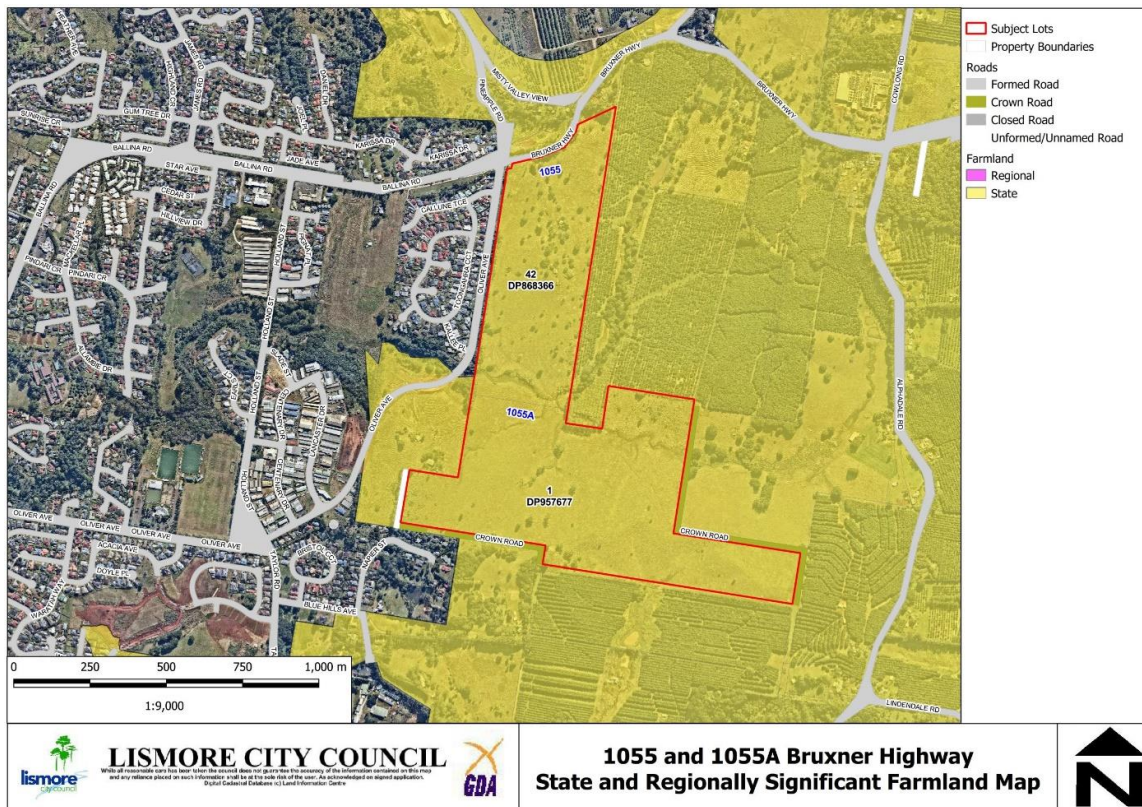


Figure 10: High Environmental Value

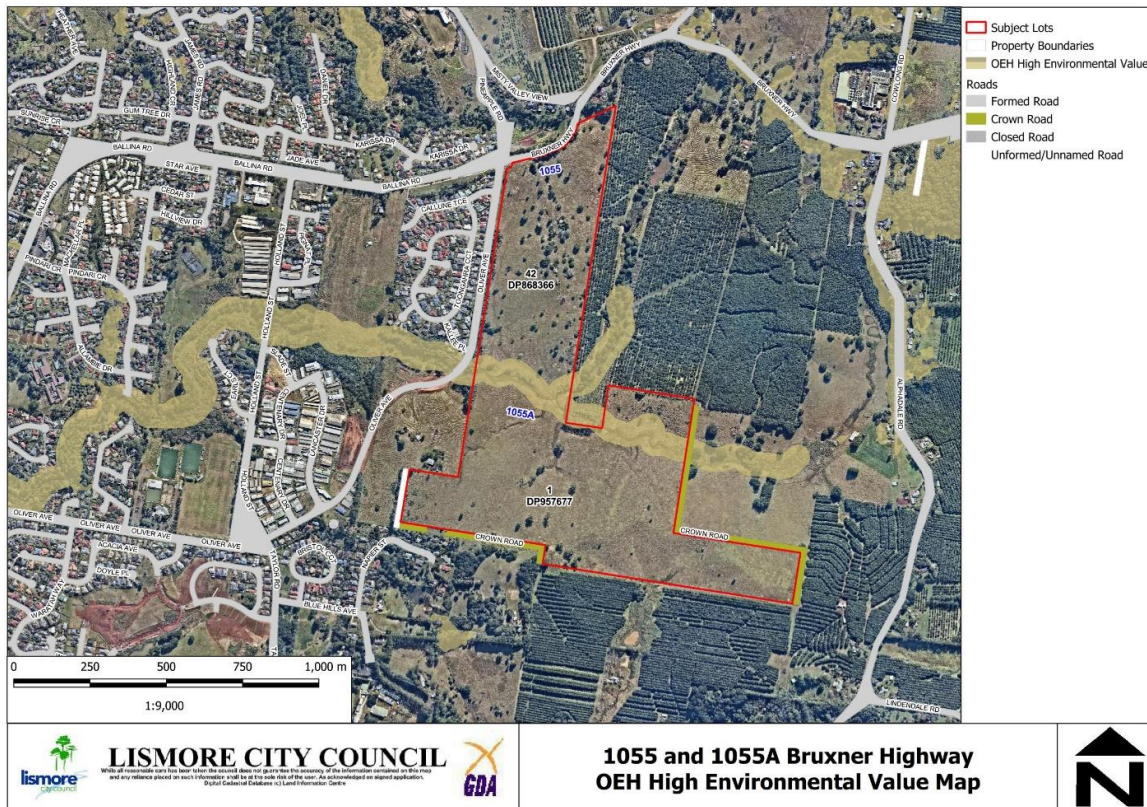


Figure 11: Biodiversity Vales Map

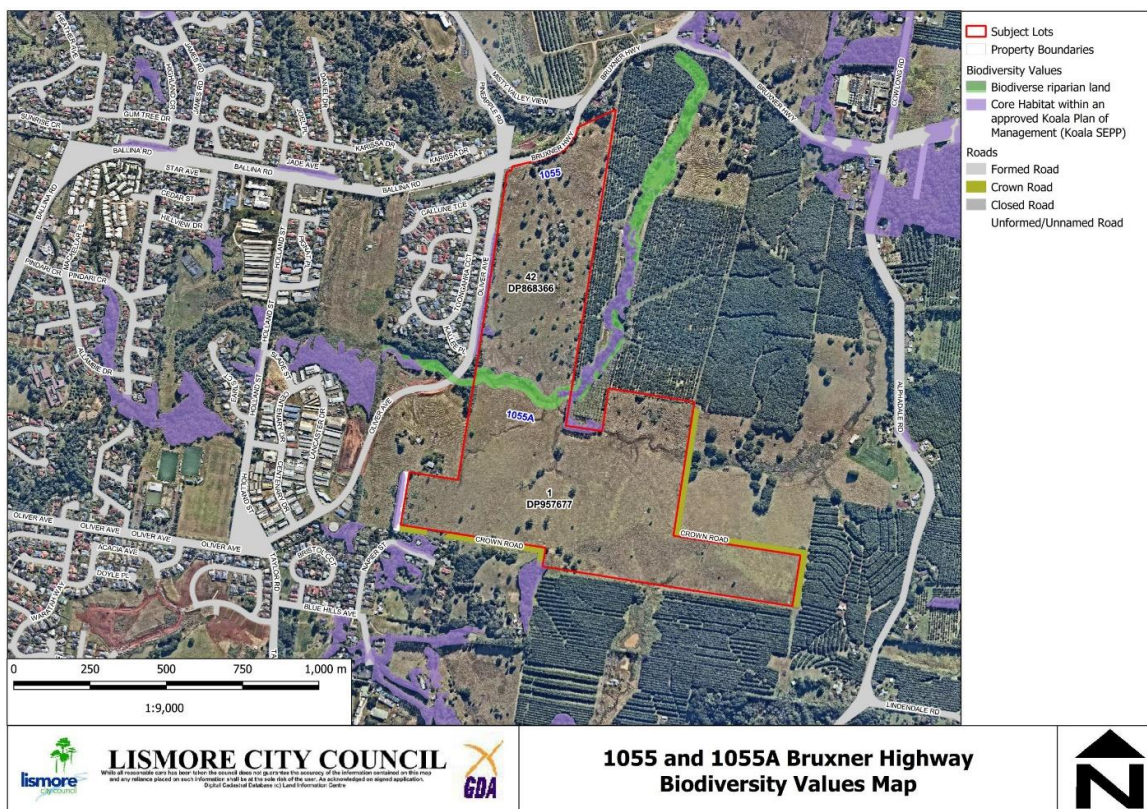
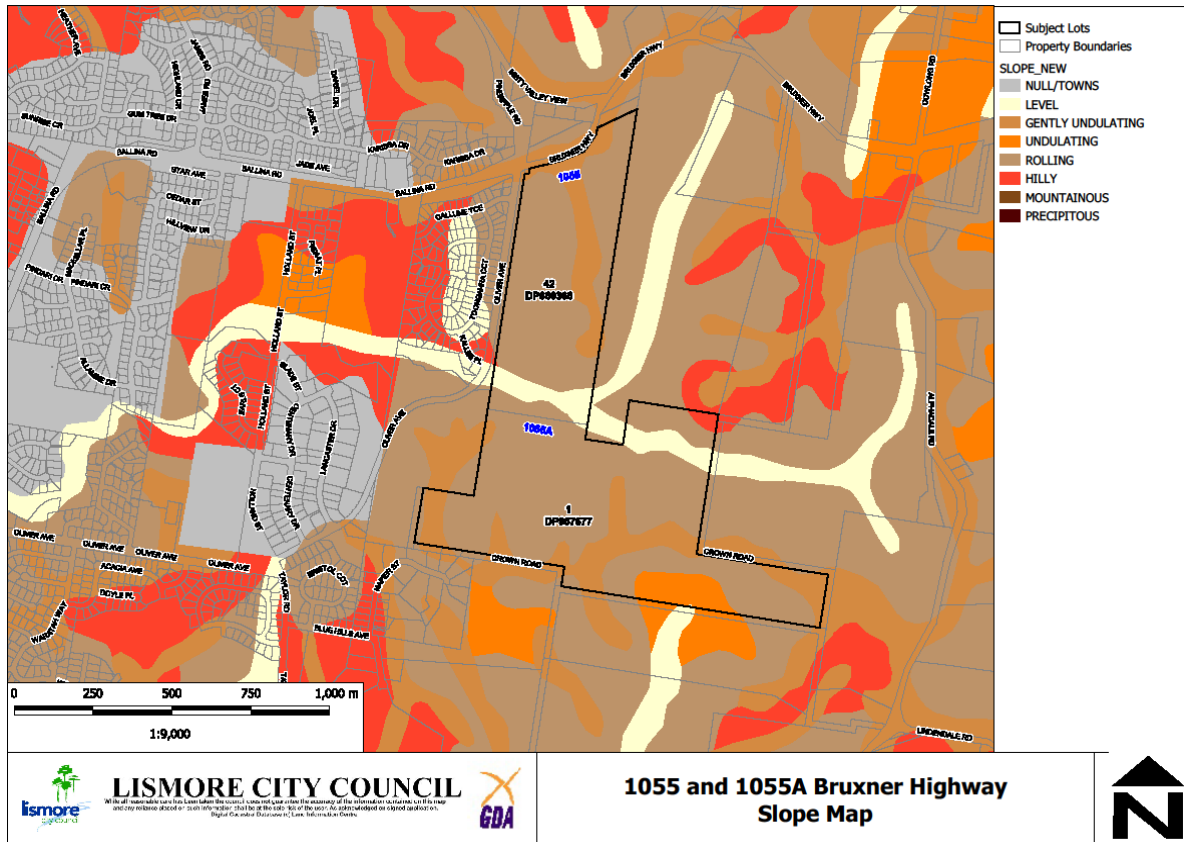


Figure 12: Topography



LEP maps will be lodged on the planning portal.

Part 5 - Community Consultation

Council held a period of state agency and community consultation post Gateway determination in March and April 2024.

Council notified the community of the consultation via:

- A newspaper advertisement (Local Matters) that circulates in the area affected by the planning proposal;
- On the website of Lismore City Council and the Department of Planning, Industry and Environment;
- A letter to adjoining landowners; and
- Referral to State agencies through the planning portal.

The written:

- Provided a brief description of the objectives or intended outcomes of the planning proposal;
- Indicated the land that is the subject of the planning proposal;
- Stated where and when the planning proposal can be inspected; and
- Provided detail that will enable members of the community to make a submission.

Exhibition Material included:

- The planning proposal, in the form approved for community consultation by the Director General of the Department of Planning and Environment.
- The Gateway determination.
- Any studies required as part of the planning proposal.

The consultation was carried out in accordance with the requirements set in the Gateway determination.

Part 6 - Project Timeline

It is anticipated that the planning proposal will be completed within the indicative timeline shown below:

- Report to Council – **November 2023**
- Gateway determination issued – **December 2023**
- Agency and public consultation – **March - April 2024**
- Consideration of submissions – **May 2024**
- Further studies prepared and investigations conducted – **May 2024 – January 2025**
- Council consideration of the proposal post exhibition – **February 2025**
- Anticipated date of submission to the Department for notification of the making of the LEP – **February 2025**
- Anticipated date for plan making – **March 2025**

Conclusion

The Planning Proposal to rezone the land at 1055 and 1055A Bruxner Highway ((Lot 42, DP 868366 and Lot 1, DP 957677)) is supported by a detailed range of technical reports. The site represents an important expansion of the Lismore urban area to the east that will allow for the creation of future housing and employment opportunities.

This site is identified in Lismore Council's Growth and Realignment Strategy (2022) and the supporting addendum that specifically addresses the need for new flood free employment lands in the region. The mix of zonings proposed across the site will allow for the integration of new housing, employment, recreation and community facilities.

Mechanisms are in place to ensure the necessary public infrastructure are provided, including:

- A proponent to Council VPA: to deliver land for affordable housing; public playgrounds; public recreation space along the Tucki Tucki Creek corridor; environmental improvement of the Tucki Tucki creek corridor.
- A proponent to State Government VPA: To secure delivery of required upgrades to the State Road – the Bruxner Highway
- Ongoing cost estimates and funding negotiations between Council and the NSW Reconstruction Authority: to ensure the required water and sewer infrastructure can be delivered and upgraded.

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

APPENDIX 1 - Compliance with applicable State Environmental Planning Policies

State Environmental Planning Policy	Requirements	Compliance
<p>SEPP (Primary Production) 2021</p>	<p>Chapter 2 Primary Production and rural development aims to facilitate the orderly economic use and development of lands for primary production and to reduce land use conflict in rural areas.</p>	<p>The site is not identified in Schedule 1 – State significant agricultural land within the Primary Production SEPP. Notwithstanding, the Northern Rivers Farmland Protection Project 2005 (NRFPP) classifies the site as State Significant Farmland (SSF) on the NRFPP mapping. As identified in the Agricultural Land Assessment, the site does not possess high agricultural production value despite its rural zoning due to the majority of the site being classified as Class 4 & 5 Agricultural Land which is not suitable for agricultural enterprise. Therefore, the use of the site will not threaten or undermine the values of the rural areas or the state-wide value of agricultural land. Furthermore, the Land Use Conflict Risk Assessment prepared by BRS demonstrates that the site is capable of supporting the necessary buffers and measures required to ensure no unacceptable conflict will occur between the future urban site and adjoining agricultural uses. Should the site be zoned in accordance with the planning proposal, future development applications will not be subject to an assessment against the criteria contained in Schedule 4 of the SEPP (Primary Production) 2021.</p> <p>Department of Primary Industries, Agriculture have raised no objections to the proposal.</p>

State Environmental Planning Policy	Requirements	Compliance
<p>SEPP Resilience and Hazards 2021 <i>(Previously Remediation of Land (55), Coastal Management and Hazardous and Offensive Development (33))</i></p>	<p>3 Hazardous and offensive development</p> <p>4 Remediation of Land The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land. In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment— by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements</p>	<p>3. Consistent. The proposed industrial lots zoned E4 General Industrial Zone may support developments such as warehouses and distribution centres which may store dangerous goods (DGs) and will need to address the relevant provisions under Chapter 3 as part of any future development applications.</p> <p>4. Consistent Clause 4.6 requires in the event of a change of land use, the planning authority must consider whether the land is contaminated and if the land can be suitably remediated for the proposed use. Question 9 of this Planning Proposal and the associated attachments have satisfactorily addressed potential contamination and remediation issues.</p>
<p>SEPP Transport and Infrastructure <i>(Previously Infrastructure and others)</i></p>	<p>No specific requirement regarding rezoning land. Chapter 2 aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development.</p>	<p>Consistent. As the future development on the site will involve the subdivision of 200 or more allotments, and the development of 300 or more residential dwellings, future development applications will require concurrence from the Roads and Maritime Services in accordance with Schedule 3 of the SEPP.</p> <p>A State VPA between the proponent and DPHI has been prepared to ensure the identified upgrades required to the Bruxner Highway can be delivered in accordance with the staged development.</p>

State Environmental Planning Policy	Requirements	Compliance
<p>SEPP (Housing) 2021</p>	<p>The principles of this Policy are as follows—</p> <ul style="list-style-type: none"> (a) enabling the development of diverse housing types, including purpose-built rental housing, (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability, (c) ensuring new housing development provides residents with a reasonable level of amenity, (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services, (e) minimising adverse climate and environmental impacts of new housing development, (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality, (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use, (h) mitigating the loss of existing affordable rental housing. 	<p>Consistent. Provisions for affordable housing, diverse housing, and housing for seniors and people with a disability may be considered as part of the future residential subdivision and development of the site.</p>

APPENDIX 2 – Compliance with Section 9.1 Ministerial Directions

Ministerial Directions	Requirements	Compliance
1. Planning Systems		
1.1 Implementation of Regional Plans	Planning Proposals must be consistent with a Regional Plan released by the Minister for Planning.	Inconsistent but justified. In accordance with the Gateway determination report and conditions, further information addressing the justification of an inconsistency with Objective 11 of the NCRP has been provided within this Planning Proposal. The size and scale of the employment zones put forward in this proposal are suitable and necessary for the unique requirements of Lismore's community.
1.2 Development of Aboriginal Land Council land	Not applicable	Not applicable. The site is not identified within the Land Application Map and a delivery plan has not been prepared for the site.
1.3 Approval and Referral Requirements	A Planning Proposal should not contain provisions requiring concurrence, consultation or referral of a Minister or public authority without approval from the relevant Minister or public authority; and the Director General of the Department of Planning. It must not identify development as designated development unless justified.	Consistent. The Planning Proposal does not introduce new concurrence, consultation, or referral requirements. Nor does it propose new forms of designated development.
1.4 Site Specific Provisions	A Planning Proposal to allow a particular land use to be carried out must either; (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.	Consistent The Planning Proposal does not propose any unnecessarily restrictive planning controls.
1. Planning Systems – Place Based		

1.5 – 1.17	Not applicable	Not applicable
3. Biodiversity and Conservation		
3.1 Conservation Zones	<p>(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 (2) of “Rural Lands”</p>	<p>Consistent</p> <p>The Planning Proposal facilitates the protection and conservation of the riparian corridor which is identified as a sensitive environmental area containing endangered ecological communities. This area is proposed to be zoned RE1 Public Recreation to ensure that it is protected and maintained. The Structure Plan has been prepared to demonstrate that any future development applications for subdivision and development can achieve appropriate setbacks from areas of high biodiversity value, so as to protect and maintain waterways and natural features.</p> <p>In addition, an area of significant trees has been protected via the DCP, Structure Plan and local VPA as per the recommendation of BCS.</p>
3.2 Heritage Conservation	Planning proposal must incorporate provisions for conservation of European and Aboriginal heritage items or places.	<p>Consistent</p> <p>The site is not identified as an area of heritage significance within the Lismore LEP and an AHIMS search did not identify any Aboriginal sites or places within 50m of the subject land. The Cultural Heritage Assessment has identified five PADs where cultural items may be present and should either be avoided or excavated. The Cultural Heritage Assessment has been reviewed by a Local Knowledge Holder through the Ngulingah Aboriginal Land Council and will be referred to the Office of Environment and Heritage post gateway. Council is satisfied that this is sufficient for this stage of the urban release area.</p>
3.3 Sydney Drinking Water Catchments	Not applicable	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This direction applies when a relevant planning authority prepares a planning proposal within the Ballina, Byron, Kyogle, Lismore and Tweed local government areas that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or introduces or alters an overlay and associated clause.	<p>Consistent</p> <p>Application of the C zone is in accordance with the ministerial direction and the Northern Councils E-zone review.</p> <p>The C zone is applied only to the area of land to which the primary use of the land will be for environmental conservation and that land will contain attributes that meet the criteria set out in table 1, being</p>

		<ul style="list-style-type: none"> • areas of predicted high conservation value for forest fauna assemblages, refugia, endemic forest fauna or endemic invertebrates⁵, and • habitats for threatened species or endangered populations that cannot withstand further loss where the threatened species or endangered population is present⁶. <p>This is due to the future use of the land being used as a receipt site for the offsetting of high conservation value flora from the west of the site (along the Oliver Avenue frontage).</p>
3.5 Recreation Vehicle Areas	Not applicable	Not applicable
3.6 Strategic Conservation Planning	Not applicable	Not Applicable
4. Resilience and Hazards		
4.1 Flooding	This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	Not applicable The site is not identified as flood prone land under any SEPP or LEP. Pre-lodgement consultation confirmed that the site has a flood level of approximately 140m AHD. All future works will be kept above the 140m AHD to ensure flooding is not an issue.
4.2 Coastal Management	This direction applies when a planning proposal authority prepares a planning proposal that applies to land that is within the coastal zone, as defined under the Coastal Management Act 2016 - comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area - and as identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021.	Not applicable
4.3 Planning for Bushfire	<p>A Planning Proposal in bush fire prone land:</p> <ul style="list-style-type: none"> (a) Is to be referred to the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination and prior to community consultation. (b) Have regard to Planning for Bush Fire Protection 2019. (c) Restrict inappropriate development from hazardous areas. <p>Ensure bush fire hazard reduction is not prohibited within the APZ.</p>	Consistent Portions of the site are mapped as containing bushfire-prone vegetation. The Bushfire Report prepared by Travers Bushfire & Ecology has considered the requirements of the Planning for Bushfire Protection 2019 (PBP). Bushfire protection measures have been considered and capable of being integrated within the future development. As recommended in the Bushfire Report a Asset protection zones can be achieved and maintained to ensure that potential building footprints will not be exposed to radiant heat levels exceeding 29kW/m ² residential

		and 40kW/m2 commercial/ industrial metre. NSW RFS have not objected to the proposal.
4.4 Remediation of Contaminated Land	<p>This direction applies when a planning proposal authority prepares a planning proposal that applies to:</p> <p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land: i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	<p>Consistent.</p> <p>Preliminary Site Investigations have been undertaken that demonstrate the site is considered suitable for the proposed uses, subject to detailed site investigation of two areas within the site being undertaken prior to the submission of any future development application.</p>
4.5 Acid Sulfate Soils	<p>This direction applies when a planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils.</p>	<p>Consistent</p> <p>The Acid Sulfate Soil Assessment confirms the site is located on non-Acid sulfate soil on the Alstonville Plateau at Goonellabah, greater than 5 km from any mapped acid sulfate soil. As a result, acid sulfate soil is not identified as being a constraint to the proposed Planning Proposal, and no further investigation or management is required.</p>
4.6 Mine Subsidence and Unstable Land	<p>Applies to mine subsidence areas</p> <p>Applies to areas identified as unstable</p>	Not applicable.
5. Transport and Infrastructure		
5.1 Integrating Land Use and Transport	<p>A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and</p> <p>(b) <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).</p>	<p>Consistent</p> <p>The site will benefit from significant investment in road, rail and air-based transport infrastructure in the region, namely the improvements to Bruxner Highway between Ballina and Casino connections to Ballina and Lismore Airport, and Pacific Highway upgrades expanding connection to Newcastle and Queensland will drive future industrial developments on site. The proposed residential developments will benefit from the proximity to public transport facilities including bus stops</p>

		along Bruxner Highway. The Planning Proposal, therefore, aligns with the objectives of this direction and is consistent with the principles of Improving Transport Choice – Guidelines for planning and development (DUAP 2001) and The Right Place for Business and Services – Planning Policy (DUAP 2001).
5.2 Reserving Land for Public Purposes	A Planning Proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without approval of the relevant public authority and the Director General of the Department of Planning.	Consistent The Planning Proposal will not necessitate land to be acquired under Division 3 of Part 2 of the Land Acquisition (Just terms Compensation) Act 1991. The proposed RE1 Public Recreation zoned land will be designed, constructed and dedicated to Council as per the VPA.
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable	Not applicable The site is located approximately 12km east of the existing Lismore Airport and is not located on land that is in an ANEF or ANEC contour of 20 or greater.
5.4 Shooting Ranges	Not applicable	Not applicable
6. Housing		
6.1 Residential Zones		Consistent The Planning Proposal accommodates a variety of housing options through the proposed lot typologies and planning controls, allowing for a mix of low to medium density housing supported by required infrastructure needs.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable	Not applicable
7. Industry and Employment		
7.1 Business and Industrial Zones	Not applicable	Not applicable The Planning Proposal does not affect land within an existing or proposed business or industrial zone
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable	Not applicable

7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	Not applicable
8. Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable	Consistent NSW Mining raised no concerns.
9. Primary Production		
9.1 Rural Zones	A planning proposal must: (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.	Inconsistent, but justified The planning proposal is inconsistent. The intention of the direction is to protect the agricultural production value of rural land. An Agricultural Land Assessment has been prepared by Eco Team to determine the land and soil capability of the site as well as the agricultural production value of the land. As demonstrated in the Agricultural Land Assessment, the site does not demonstrate a high agricultural production value despite its rural zoning and historical site uses. The Agricultural assessment confirms that a majority of the site comprises Class 4 and 5 Agricultural Land which is not suitable for valuable cultivation or agriculture. Therefore, the objective of Section 9.1 direction aiming to “protect the agricultural value of rural land” is irrelevant as it has been demonstrated that the site has little agricultural value. The proposed redevelopment of the site for a mix of residential and employment generating uses will provide a positive outcome for the community. The proposed development will increase the feasibility and viability of the site, whilst also retaining the local character and identity of the site. In line with the Direction, the Proposal is justified by way of the Agricultural Land Assessment study and also through its consistency with the North Coast Regional Plan as discussed at Section B, Q3 of this Planning Proposal and Appendix 3 and 3A. DPI Agriculture raised no objection to the Planning Proposal.
9.2 Rural Lands	1. A planning proposal must:	Consistent The Proposal is consistent with the North Coast Regional Plan as endorsed by the Planning Secretary and the Lismore LSPS. The

	<p>(a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement</p> <p>(b) consider the significance of agriculture and primary production to the State and rural communities</p> <p>(c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources</p> <p>(d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions</p> <p>(e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities</p> <p>(f) support farmers in exercising their right to farm (g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use</p> <p>(h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land</p> <p>(i) consider the social, economic and environmental interests of the community.</p> <p>(2) A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:</p> <p>(a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses</p> <p>(b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises,</p>	<p>Proposal has considered the significance of agriculture and primary production through the preparation of an Agricultural Assessment. The Proposal has identified and is protecting the environmental values on the site. The Proposal has considered the natural and physical constraints of the land, including the topography which limits the agricultural value of the site. The Proposal includes rezoning to industrial land which could provide opportunities for investment in rural economic activities. The Proposal will support neighbouring landowners in their right to farm. The Planning Proposal does not fragment land as it is on the boundary of the existing urban growth area. The LUCRA demonstrates that the land use conflicts can be managed through on-site buffers. The SEPP (Primary Production) has been considered, see appendix 1. The Proposal has considered the social, economic and environmental interests of the community and is supported by an Economic Benefits Assessment and a Social Impact Study. The Planning Proposal seeks to amend the minimum lot size. It is consistent as will lead to minimal rural land fragmentation and conflict. It will not adversely affect the operation and viability of existing and future rural land uses and it is appropriately located with regards to the proximity to human services, infrastructure, transport and urban centres. The Proposal is necessary taking into account the existing and future demand and supply of rural residential land, particularly following the natural disaster of Feb 2022 and the floods of March 2022. The Proposal will also be in accordance with CI 5.16 of the LLEP 2012.</p>
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	<p>including supporting infrastructure and facilities that are essential to rural industries or supply chains</p> <p>(c) where it is for rural residential purposes:</p> <p>i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres</p> <p>ii. is necessary taking account of existing and future demand and supply of rural residential land</p>	
9.3 Oyster Aquaculture	Not applicable.	Not applicable.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	<p>A planning proposal may be inconsistent with the terms of this direction only if council can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the planning proposal is consistent with:</p> <p>(a) the North Coast Regional Plan 2041, or</p> <p>(b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005, held by the Department of Planning and Environment.</p>	<p>Inconsistent, but justified</p> <p>The site is classified as State Significant Farmland (SSF) as per the Northern Rivers Farmland Protection Project 2005 (NRFPP). Therefore, Direction 9.4 applies to this proposal and the planning proposal is inconsistent. However, A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the Planning Proposal is consistent with:</p> <p>(a) the North Coast Regional Plan 2041, or</p> <p>(b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005, held by the Department of Planning and Environment.</p> <p>The Planning Proposal addresses subsection (a) under Direction 9.4 and demonstrates that this Planning Proposal remains consistent with Direction 9.4 and suitable to be rezoned. The consistency with the North Coast Regional Plan is discussed at Section B, Q3 of this Planning Proposal, with the farmland variation criteria being addressed at Appendix 3 and 3A.</p> <p>DPI Agriculture has not raised any objections to the Planning Proposal.</p>

APPENDIX 3 – North Coast Regional Plan 2041, Urban Growth Area Variation Principles

Principle		Compliance
Policy	The variation needs to be consistent with the objectives and outcomes in the North Coast Regional Plan 2041 and any relevant Section 9.1 Directions and State Environmental Planning Policies and should consider the intent of any applicable local growth management strategy.	Compliant, <ul style="list-style-type: none"> • The proposal is consistent with NCRP goals as outlined in response to Q3 • The proposal is compliant with relevant Section 9.1 Directions, as set out in appendix 2. • The proposal is within an adopted and endorsed Growth and Realignment Strategy.
Infrastructure	<p>The variation needs to consider the use of committed and planned major transport, water, and sewerage infrastructure, and have no cost to the government.</p> <p>The variation should only be permitted if adequate and cost-effective infrastructure can be provided to match the expected population</p>	Compliant, <ul style="list-style-type: none"> • Technical investigations have been undertaken to assess the impact of the proposal on existing and planned infrastructure. • The technical reports confirm that augmentation and upgrading works will be required to expand the existing water servicing, sewer servicing, and stormwater infrastructure to support future development at the site. The detail of costing and designing a preferred upgrade method will be determined post-gateway. It is expected that NRRC recovery funding (or other State funding) will be provided to cover the cost of these upgrades. • Early consultation with NBN and Essential Energy will be undertaken to provide communications services and electricity services to future lots within the development. This will be executed post-gateway. • The site will benefit from significant investment in road, rail and air-based transport infrastructure occurring in the region, namely the improvements to Bruxner Highway between Ballina and Casino connections to Ballina and Lismore Airport, and Pacific Highway upgrades expanding connection to Newcastle and Queensland. Furthermore, the site benefits from the \$14 million government investment to construct the Oliver Avenue Link as part of the Lismore Employment Lands Project.
Environmental and heritage	The variation should avoid, minimise and appropriately manage and protect any areas of high environmental value or of Aboriginal and non-Aboriginal heritage.	Compliant, <ul style="list-style-type: none"> • The proposal provides an opportunity to rehabilitate and protect the degraded environmental area along Tucki Tucki Creek in perpetuity

Principle		Compliance
		<p>and will ultimately improve the biodiversity and ecological value of the corridor and site. An Ecological Assessment Report identified the site's ecological values and concluded the proposal and indicative layout plan appropriately manage the ecological values of the site and integrate them into open space zones with the intention of achieving a net benefit to wildlife habitat and connectivity. The site is predominantly cleared of threatened flora and fauna. Where threatened flora and fauna have been identified, appropriate mitigation and protection measures are identified to ensure they are not adversely impacted. As such, it is considered that the proposal is appropriate to support the proposal in terms of environmental values.</p> <ul style="list-style-type: none"> • The Ecological Assessment highlights that some trees within a mapped Biodiversity Values Map may need to be offset and removed to allow access to the site along Oliver Avenue. This is considered suitable and the offsetting plan will be developed with Council. • An assessment of European and Aboriginal heritage has been undertaken with no items of significance identified. • Five areas which meet the criteria for being classified as a Potential Archaeological Deposit (PAD) were identified. To ensure these are protected archaeological test excavation can be undertaken at the DA stage to determine: <ul style="list-style-type: none"> ○ If the subsurface archaeological deposit is present. ○ Determine what the nature and extent is for any archaeological deposit. <p>Provide recommendations for the management of archaeological deposits where present.</p>
Avoiding risk	<p>The variation must avoid physically constrained land identified as:</p> <ul style="list-style-type: none"> • flood prone; • bushfire-prone; • highly erodible; and • severe slope. 	<p>Compliant,</p> <ul style="list-style-type: none"> • The site is generally free of natural hazards or unacceptable physical constraints. • The site is not identified as flood prone land. • The site-specific Contamination and Acid Sulphate Soil Assessments confirm the site is suitable for development.

Principle		Compliance
		<ul style="list-style-type: none"> Given the site's current use as grazing land, the site is largely cleared of woody vegetation, and as such does not contain bushfire prone vegetation. Notwithstanding, small portions of the site are designated prone land. The Bushfire Constraints and Opportunities Assessment and Indicative Layout Plan, demonstrate that adequate asset protection zones are capable of being incorporated into the detailed design of future development. The bushfire report confirms the requirement of Planning for Bush Fire Protection 2019 can be satisfied with minimal environmental impact and suitable APZ's are available. The geotechnical report submitted with the proposal confirms the site is suitable for the proposed residential, commercial, and industrial development from a geotechnical perspective and recommends controls in relation to the management of the slope of the land. A slope risk assessment indicates that there is a Low to Moderate risk of slope instability within inappropriately constructed fill slopes and excavations. The risk of instability for hazards can be reduced to Low by adhering to the recommendations within the geotechnical report. The geotechnical report confirms that soils identified on-site and in previous engineering logs indicate the soils are not overly erodible in nature.
Coastal area	Only minor and contiguous variations to urban growth areas in the coastal area will be considered due to its environmental sensitivity and the range of land buses competing for this limited area.	NA
Land use conflict	The variation must be appropriately separated from incompatible land uses, including agricultural activities, sewage treatment plants, waste facilities, and productive resource lands.	Compliant, <ul style="list-style-type: none"> The LUCRA identified a number of potential land use conflicts based on the proximity of intensive horticultural uses to portions of the site proposed to be zoned as residential and to a lesser extent, industrial. The LUCRA contains a number of mitigation measures that have been identified to either prevent any land use conflict or reduce the risk of conflict to a negligible level. These mitigation measures ensure the

Principle		Compliance
		<p>minimisation of conflict and risks and demonstrate that the proposal will not result in significant land use conflicts.</p> <ul style="list-style-type: none"> • Lismore City Council Development Control Plan – Buffer Areas, recommends that dwelling sites adjoining horticultural land have a setback of 80m with an inclusive 30m vegetation filter buffer. The indicative layout plan illustrates how these buffers can be incorporated into the future design of the site to ensure these requirements are satisfied. The LUCRA report confirms there are no major risks arising from the relationship between agricultural uses and future urban development on the site. • Following a recent Council resolution to amend the Lismore Growth & Realignment Strategy, the site is identified as an additional urban release area. Furthermore, the site comprises unconstrained land that can readily facilitate the form of urban development being proposed without compromising the amenity and function of the surrounding activities. • Buffer areas have been added to the Structure Plan as per the suggestion made by DPI Agriculture. • DPI Agriculture raised no objections to the Planning Proposal.
Important Farmland	<p>Is contiguous with an existing urban zone and the need and justification is supported by a sound evidence base addressing agricultural capability and sustainability and is either for:</p> <ul style="list-style-type: none"> • a minor adjustment to ‘round off an urban boundary’, or • if demonstrated through a Department approved local strategy that no other suitable alternate land is available, and if for housing, that substantial movement has been demonstrated toward achieving required housing delivery and infill targets within existing urban growth area boundaries. 	<p>Compliant,</p> <ul style="list-style-type: none"> • The site is included with Lismore City Council’s Growth and Realignment Strategy (GRS) and its Addendum and is no longer considered to be outside of Lismore’s growth boundaries. The land directly to the west of the proposal site includes E4 General Industrial land containing existing industrial businesses and R1 consisting of a residential estate known as The Regatta. Land directly north of the site, across the Bruxner Highway, is the Pineapple Road residential precinct, zoned R1 general Residential and subject to DA approved residential subdivisions. A small area of the land directly south is zoned R5 Large Lot Residential and contains existing dwellings. • The GRS commits Lismore to plan for a higher growth scenario and ensure there is sufficient flood free residential land to facilitate growth and relocation of flood affected homes and businesses over the

Principle		Compliance
		<p>medium and long term. As a regional city, in a highly constrained, unaffordable yet desirable sub-region of the North Coast NSW, Lismore has the opportunity to re-imagine itself and ensure its survival post-natural disaster. Lismore City Councils strives to supply suitable land for the relocation of existing communities and provide opportunities for growth, beyond DPE population projections.</p> <ul style="list-style-type: none"> • The site is also identified with the NRRC’s Resilient Lands Strategy as a short term site. • An agricultural assessment has been carried out and as discussed in response to Q3, the assessment demonstrates that the site is not the most productive or valuable agricultural land. State Significant Farmland (SSF) and State Significant Agricultural Land (SSAL) are determined based on a Land Capability Assessment. The area between Alstonville to Goonellabah, is identified as Class 3 Land (moderate limitations) according to the Land and Soil Capability Mapping (eSpade 2022). Land capability maps are created relying upon a range of input layers that may vary in quality. This ‘macro level’ mapping is not considered suitable by NSW DPI for assessing planning proposals or development applications. Therefore, to determine the agricultural production quality of land, detailed site investigations are required which consider slope, soil depth, and site constraints. An agricultural assessment report was undertaken for the subject site (Ecoteam, August 2022). Assessment of the site reveals that the agricultural viability is identified as follows: <ul style="list-style-type: none"> • Class 3 and 4 Agricultural Land: The ridge terrain is identified as Class 3 Agricultural Land and hillslope terrain is identified as Class 4 Agricultural Land. Class 3 and 4 terrains and make up approximately 14ha (18.6%) and 39ha (52%) respectively. Limitations to class 3 and 4 land are the steep slopes (up to 30%), erosion hazards, and the very limited depth of arable soil (10 cm). This terrain may be suited to speciality crops such as macadamias, however, the steep hillslopes and rock outcrop footslopes of the subject property make the use of this land for this type of agriculture very limited.

Principle		Compliance
		<ul style="list-style-type: none"> • Class 5 Agricultural Land: The footslope/gully terrain is identified as Class 5 Agricultural Land. Class 5 land takes up approximately 22ha (30%) of the site due to poor soil, rock outcrops and land use conflicts with the creek and drainage lines. As a result, the Agricultural Assessment assigns the subject property an overall Class 5 Agricultural Land classification which is not suitable for agricultural enterprise. • The report concludes that; <i>The subject property was found to contain a high portion of Class 5 Agricultural Land within footslopes and gullies. This land type is unsuitable for agriculture, or light grazing. Agricultural productivity is very low or zero as a result of severe constraints, including economic factors. Hillslopes at the site contained Class 4 Agricultural Land which is suitable for grazing but not for cultivation. Although the ridges have potential to be used as Class 3 Agricultural Land for specialty crops such as macadamias, this landscape is limited and only occupies a very small portion of the property.</i> • The NCRP 2041 reaffirms the 40% multi-dwelling / small lot (<400sqm) housing target to 2036 that was set within the previous NCRP. The target was established to support housing diversity and choice, improve affordability, and help meet the needs of an ageing population and an anticipated reduction in household size. Strategy 1.3 of the NCRP encourages Council's to prioritise infill development to assist in meeting the target. The site is not infill development, however it shares the intention of providing a diversity of housing types, including multi-dwellings and residential flat buildings and small lots. • The Planning Proposal seeks to rezone a large portion of the site to MU1 mixed use with a 300sqm minimum lot size. The estimated residential lot yield is for 346 lots. Therefore, the proposal will significantly contribute to the goal of providing multi-dwelling or small lot housing by 2041. • DPI Agriculture raised no objections to the Planning Proposal.

VOLUNTARY PLANNING AGREEMENT

CHANGE TO AN ENVIRONMENTAL PLANNING INSTRUMENT

1055 & 1055A Bruxner Highway, Goonellabah

Lismore City Council (ABN 60 080 932 837) (Council)

Nimble Estates Pty Ltd (ACN 656 265 575) (Land Owner)

DRAFT

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PLANNING AGREEMENT for CHANGE TO AN ENVIRONMENTAL PLANNING INSTRUMENT

Parties to this Deed

Land Owner	Name	NIMBLE ESTATES PTY LTD
	Address	151 Federal Drive, Eureka NSW 2480
	ACN	656 265 575
	ABN	21 656 265 575
	Contact Name	Brian Grant
	Contact email	█
Council	Name	Lismore City Council
	Address	43 Oliver Avenue, Goonellabah NSW 2480
	ABN	60 080 932 837
	Contact Name	█
	Contact email	█

Background

- A On 4 November 2022 the Land Owner submitted the Planning Proposal to Council seeking the Instrument Change for the purpose of making a Development Application to the Council for Development Consent to carry out the Development on the Land.
- B The Planning Proposal was accompanied by an offer by the Land Owner to enter into this Deed to make Development Contributions if the Instrument Change is made, and Development Consent is granted to development facilitated by the Instrument Change.

Operative provisions

Part 1 – Preliminary

1 Definitions and Interpretation

- 1.1 In this Deed the following definitions apply:

Act means the *Environmental Planning and Assessment Act 1979* (NSW).

Approval includes approval, consent, licence, permission or the like.

Approved Work Drawings means the detailed plans and drawings for the Works approved by the Council referred to in Schedule 5.

Authority means any:

- (a) federal, state or local government;
- (b) a Minister of the Crown;
- (c) department of any federal, state or local government;
- (d) any court or administrative tribunal; or
- (e) public authority established under any legislation;
- (f) statutory corporation or regulatory body.

Bank Guarantee means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by:

- (a) one of the following trading banks:
 - (i) Australia and New Zealand Banking Group Limited,
 - (ii) Commonwealth Bank of Australia,
 - (iii) Macquarie Bank Limited,

- (iv) National Australia Bank Limited,
 - (iv) St George Bank Limited,
 - (v) Westpac Banking Corporation, or
- (b) any other financial institution approved by the Council in its absolute discretion.

Claim includes a claim, demand, remedy, suit, injury, damage, loss, Cost, liability, action, proceeding or right of action.

Clearance Certificate means a clearance certificate issued by the Commissioner for Taxation under paragraph 14-220 of Schedule 1 of the *Taxation Administration Act 1953 (Cth)*.

CLM Act means the *Contaminated Land Management Act 1997*.

Complete or **Completed** means delivered or concluded in accordance with the requirements of the Works Provisions.

Confidential information means any information and all other knowledge at any time disclosed (whether in writing and orally) by the Parties to each other, or acquired by the Parties in relation to the other's activities or services which is not already in the public domain and which:

- (a) is by its nature confidential;
- (b) is designated, or marked, or stipulated by either party as confidential (whether in writing or otherwise);
- (c) any party knows or ought to know is confidential; or
- (d) is information which may be reasonably considered to be of a confidential nature.

Construction Contract means a contract or arrangement entered into between the Land Owner as principal and another person under which the other person undertakes to provide Work required by this Deed, or to supply related goods and services, for the Land Owner.

Construction Certificate has the same meaning as in the Act.

Contamination has the same meaning as in the CLM Act.

Contractor means the contractor under a Construction Contract.

Contributions Table means the table in Schedule 1.

Cost means a cost, charge, expense, outgoing, payment, fee and other expenditure of any nature.

Dealing, in relation to the Land, means, without limitation, selling, transferring, assigning, mortgaging, charging, encumbering or otherwise dealing with the Land.

Deed means this agreement and includes any schedules, annexures and appendices to this Deed.

Development means residential, mixed use, commercial, industrial and open space development and associated infrastructure.

Development Application has the same meaning as in the Act.

Development Consent has the same meaning as in the Act.

Development Contribution means a monetary contribution, the dedication of land free of cost, the carrying out of works, or the provision of any other material public benefit which is required to be made under this Deed.

Defect means anything that adversely affects, or is likely to adversely affect, the appearance, structural integrity, functionality or use or enjoyment of a Work or any part of a Work.

Defects Liability Period means the period of 1 year commencing on the day immediately after a Work is completed for the purposes of this Deed.

Dispute means a dispute or difference between the Parties under or in relation to this Deed.

ELNO has the meaning given to that term in the Participation Rules.

Equipment means any equipment, apparatus, vehicle or other equipment or thing to be used by or on behalf of the Land Owner in connection with the performance of its obligations under this Deed.

Event of Default means a breach of this Deed.

Foreign Resident Capital Gains Withholding Amount means the amount a purchaser is required to pay to the Commissioner for Taxation under paragraph 14-200 of the *Taxation Administration Act 1953 (Cth)*.

Just Terms Act means the *Land Acquisition (Just Terms Compensation) Act 1991*.

Instrument Change means the amendment of the Lismore Local Environmental Plan 2012 as a consequence of the Planning Proposal which is given effect by the publication of the amending instrument on the NSW legislation website.

Land means Lot 42 in Deposited Plan 868366 and Lot 1 in Deposited Plan 957677, known as 1055 Bruxner Highway, Goonellabah including any lots created as a result of the subdivision or consolidation of that land.

Land Dedication Provisions means the provisions in Schedule 3, if any.

Lot Size means an area of no less than 400m².

Maintain, in relation to a Work, means keep in a good state of repair and working order, and includes repair of any damage to the Work.

Occupation Certificate has the same meaning as in the Act.

Part 6 Certificate means a certificate under Part 6 of the Act.

Participation Rules means the participation rules as determined by the Electronic Conveyancing National Law as set out in the *Electronic Conveyancing (Adoption of National Law) Act 2012 (NSW)*.

Party means a party to this Deed, including their successors and assigns.

PEXA means Property Exchange Australia Ltd.

Planning Proposal means PP-2022-3907.

Planning Application means a Development Application, an application to modify a Development Consent, an application for a complying development certificate (within the meaning of the Act) or an application for a Part 6 Certificate.

Rectification Notice means a notice in writing:

- (a) identifying the nature and extent of a Defect,
- (b) specifying the works or actions that are required to Rectify the Defect,
- (c) specifying the date by which or the period within which the Defect is to be rectified.

Rectify means rectify, remedy or correct.

Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Security means a Bank Guarantee, or a bond or other form of security to the satisfaction of the Council.

Serviced means that all of the following services are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access; and
- (f) NBN or other internet service.

Site Audit Report has the same meaning as in the CLM Act.

Site Audit Statement has the same meaning as in the CLM Act.

Subdivision Certificate has the same meaning as in the Act.

Value means the \$ amount agreed between the Parties as the value of a Development Contribution made under this Deed, as shown in the Contributions Table or as otherwise agreed between the Parties.

Work means the physical result of any building, engineering or construction work in, on, over or under land required to be carried out under this Deed.

Works Provisions means the provisions in Schedule 4, if any.

- 1.2 **Interpretation** - In the interpretation of this Deed, the following provisions apply unless the context otherwise requires:
- 1.2.1 **Headings** are inserted for convenience only and do not affect the interpretation of this Deed.
 - 1.2.2 A reference in this Deed to a **business day** means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney.
 - 1.2.3 If the day on which any act, matter or thing is to be done under this Deed is not a business day, the act, matter or thing must be done on the next business day.
 - 1.2.4 A reference in this Deed to **dollars or \$** means Australian dollars and all amounts payable under this Deed are payable in Australian dollars.
 - 1.2.5 A reference in this Deed to a \$ value relating to a Development Contribution is a reference to the value exclusive of GST.
 - 1.2.6 A reference in this Deed to any **law, legislation or legislative provision** includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
 - 1.2.7 A reference in this Deed to any **agreement, deed or document** is to that agreement, deed or document as amended, novated, supplemented or replaced.
 - 1.2.8 A reference to a **clause, part, schedule or attachment** is a reference to a clause, part, schedule or attachment of or to this Deed.
 - 1.2.9 An expression importing a **natural person** includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
 - 1.2.10 Where a **word or phrase is given a defined meaning**, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
 - 1.2.11 A word which denotes **the singular denotes the plural**, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
 - 1.2.12 References to the word '**include**' or '**including**' are to be construed without limitation.
 - 1.2.13 A reference to **this Deed** includes the agreement recorded in this Deed.
 - 1.2.14 A reference to a **Party to this Deed** includes a reference to the employees, agents and contractors of the Party, the Party's successors and assigns.

1.2.15 A reference to 'dedicate' or 'dedication' in relation to land is a reference to dedicate or dedication free of cost.

1.2.16 Any schedules, appendices and attachments form part of this Deed.

1.2.17 Notes appearing in this Deed are operative provisions of this Deed.

2 Planning agreement under the Act

2.1 This Deed is a planning agreement governed by Subdivision 2 of Part 7 of the Act.

3 Application of this Deed

3.1 This Deed applies to the Land, the Development and the Instrument Change.

4 Date upon which this Deed takes effect

4.1 This Deed takes effect when signed by both Parties. The date on which it takes effect is specified at the end of this Deed.

5 Warranties

5.1 The Parties warrant to each other that they:

5.1.1 have full capacity to enter into this Deed, and

5.1.2 are able to fully comply with their obligations under this Deed.

6 Further agreements

6.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject-matter of this Deed that are not inconsistent with this Deed for the purpose of implementing this Deed.

7 Surrender of right of appeal, etc.

7.1 The Developer is not to commence or maintain, or to cause or procure the commencement or maintenance, of any proceedings in any court or tribunal or similar body appealing against, or questioning the validity of this Deed, or an Approval relating to the Development in so far as the subject-matter of the proceedings relates to this Deed.

Part 2 – Development Contributions - General

8 Development Contributions to be made under this Deed

- 8.1 The Land Owner is required to make the Development Contributions described in the Contributions Table in Schedule 1 in accordance with the Contributions Table and the provisions of this Deed.
- 8.2 In summary the Development Contributions are:
- 8.2.1 Dedication of land at no cost in the form of 10 serviced lots or equivalent land area for affordable housing;
 - 8.2.2 Dedication of land at no cost in the form of a total of 2000m2 of serviced land for affordable housing;
 - 8.2.3 Dedication of land free of charge along the Tucki Tucki Creek corridor
 - 8.2.4 Embellishment of the Tucki Tucki creek corridor in the form of revegetation and construction of a public footpath
 - 8.2.5 Dedication of land free of charge within the northern precincts for the purpose of public recreation;
 - 8.2.6 Embellishment of land within the northern precincts for the purpose of public recreation; and
 - 8.2.7 Construction of a shared path that crosses the Tucki Tucki creek and connects the northern and southern precincts.

9 Application of Development Contributions

- 9.1 The Council will apply any Development Contributions made under this Deed towards the public purpose for which it is made, in the manner and to the standards required by or under this Deed.
- 9.2 Council will under no circumstances refund any monetary Development Contributions made under this Deed, including where the amount of the monetary Development Contribution exceeds the amount necessary to meet the public purpose for which the monetary Development Contribution was made.

10 Application of s7.11, s7.12 and s7.24 of the Act to the Development

- 10.1 This Deed does not exclude the application of s7.11 to the Development.
- 10.2 This Deed does not exclude the application of s7.12 to the Development.

- 10.3 This Deed does not exclude the application of s7.24 to the Development.
- 10.4 Benefits under this Deed are to be taken into consideration by Council in determining any development contributions under s7.11 of the Act in relation to the Development.

Part 3 – Dedication of Land

11 Land Dedication Provisions

- 11.1 If the Contributions Table shown in Schedule 1 of this Deed indicates that any land is required to be dedicated under this Deed, the Land Dedication Provisions in Schedule 3 apply to the dedication of that Land, subject to and/or amended by the details contained in Schedule 1.

Part 4 – Carrying out of Work

12 Works Provisions

- 12.1 If the Contributions Table shown in Schedule 1 of this Deed indicates that any Works are required to be carried out by the Land Owner under this Deed, the Works Provisions in Schedule 4 apply to the carrying out of those Works, subject to and/or amended by the details contained in Schedule 1.

Part 5 – Review, Monitoring and Dispute Resolution

13 Review of Deed

- 13.1 If either Party is of the opinion that any change of circumstance has occurred, or is imminent, that materially affects the operation of this Deed the Party may request a review of the whole or any part of this Deed.
- 13.2 For the purposes of clause 13.1, the relevant changes include (but are not limited to) any change to a law that restricts or prohibits or enables the Council or any other Authority to restrict or prohibit any aspect of the Development.
- 13.3 If a review is requested in accordance with clause 13.1, the Parties are to use all reasonable endeavours, in good faith, to agree on and implement appropriate amendments to this Deed.

- 13.4 If this Deed becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties agree to do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.
- 13.5 A failure by a Party to agree to take action requested by the other Party as a consequence of a review referred to in clause 13.1 (but not 13.4) is not a Dispute for the purposes of this Deed and is not a breach of this Deed.
- 13.6 If the Parties agree to amend this Deed under this clause 13, any such amendment must be in writing and signed by the Parties and exhibited in accordance with the Act and Regulation.

14 Monitoring and Reporting

- 14.1 The Land Owner acknowledges that the Council will continuously monitor compliance with the Land Owner's obligations under this Deed.
- 14.2 The Land Owner must provide an annual report to Council on or before 31 July each year in respect of its compliance with the provisions of this Deed in the previous financial year, and the progress of the Development in the previous financial year, including all Planning Applications made.
- 14.3 The annual report is to be in such a form and to address such matters as required by the Council from time to time and notified to the Land Owner and be prepared in a clear manner.
- 14.4 When lodging any Planning Application, the Developer must provide to Council or a certifier to whom the Planning Application is made, a report identifying what Development Contributions are required to be made in connection with the part of the Development the subject of the Planning Application, and the trigger for the making of those Development Contributions.

15 Notation on Planning Certificate

- 15.1 The Land Owner acknowledges that the Council may, pursuant to section 10.7(5) of the Act make a notation on a planning certificate within the meaning of the Act in respect of the Land stating that the Land is subject to this Deed.

16 Dispute resolution – expert determination

- 16.1 This clause applies to a Dispute between any of the Parties to this Deed concerning a matter arising in connection with this Deed that can be determined by an appropriately qualified expert if:
- 16.1.1 the Parties to the Dispute agree that it can be so determined, or

- 16.1.2 the Chief Executive Officer of the professional body that represents persons who appear to have the relevant expertise to determine the Dispute gives a written opinion that the Dispute can be determined by a member of that body.
- 16.2 A Dispute to which this clause applies is taken to arise if one Party gives another Party a notice in writing specifying particulars of the Dispute.
- 16.3 If a notice is given under clause 16.2, the Parties are to meet within 10 business days of the notice in an attempt to resolve the Dispute.
- 16.4 If the Dispute is not resolved within a further 20 business days, the Dispute is to be referred to the President of the NSW Law Society to appoint an expert for expert determination.
- 16.5 The expert determination is binding on the Parties except in the case of fraud or misfeasance by the expert.
- 16.6 Each Party is to bear its own costs arising from or in connection with the appointment of the expert and the expert determination.
- 16.7 The Parties are to share equally the costs of the President, the expert, and the expert determination.

17 Dispute Resolution - Mediation

- 17.1 This clause applies to any Dispute arising in connection with this Deed other than a Dispute to which clause applies.
- 17.2 Such a Dispute is taken to arise if one Party gives another Party a notice in writing specifying particulars of the Dispute.
- 17.3 If a notice is given under clause 17.2, the Parties are to meet within 14 days of the notice in an attempt to resolve the Dispute.
- 17.4 If the Dispute is not resolved within a further 20 business days, the Parties are to mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales published from time to time and are to request the President of the Law Society to select a mediator.
- 17.5 If the Dispute is not resolved by mediation within a further 20 business days, or such longer period as may be necessary to allow any mediation process which has been commenced to be completed, then the Parties may exercise their legal rights in relation to the Dispute, including by the commencement of legal proceedings in a court of competent jurisdiction in New South Wales.
- 17.6 Each Party is to bear its own costs arising from or in connection with the appointment of a mediator and the mediation.
- 17.7 The Parties are to share equally the costs of the President, the mediator, and the mediation.

Part 6 – Enforcement and Consequences of Non-Compliance

18 Security for performance of obligations

- 18.1 A Subdivision Certificate must not be issued for the Development until the Developer has provided the Development Contributions required by this Deed.
- 18.2 If the Development is to be carried out in stages, then the Subdivision Certificate for each stage will not be issued until Council is satisfied that the Development Contributions associated with each stage have been made or other suitable further arrangements have been made to the satisfaction of Council.
- 18.3 The parties may enter into further written agreements and/or agree on the payment of security in substitution for the issuing of a Subdivision Certificate under this clause 18.

19 Default in Performance and Step-in Rights

- 19.1 If the Council reasonably considers that the Land Owner has committed an Event of Default the Council may give a written notice to the Land Owner:
- 19.1.1 specifying the nature and extent of the breach,
- 19.1.2 requiring the Land Owner to:
- (a) rectify the breach if it reasonably considers it is capable of rectification, or
- (b) pay compensation to the reasonable satisfaction of the Council in lieu of rectifying the breach if it reasonably considers the breach is not capable of rectification,
- 19.1.3 specifying the period within which the breach is to be rectified or compensation paid, being a period that is reasonable in the circumstances.
- 19.2 If the Developer fails to comply with a notice given under clause 19.1 relating to the carrying out of Work under this Deed, the Council may step-in and remedy the breach and may enter, occupy and use any land owned or controlled by the Developer and any Equipment on such land for that purpose.
- 19.3 Any costs incurred by the Council in remedying a breach in accordance with clause **Error! Reference source not found.** may be recovered by the Council by as a debt due in a court of competent jurisdiction.

- 19.4 For the purpose of clause 19.3, the Council's costs of remedying a breach the subject of a notice given under clause 19.1 include, but are not limited to:
- 19.4.1 the costs of the Council's employees, agents and contractors reasonably incurred for that purpose,
 - 19.4.2 all fees and charges necessarily or reasonably incurred by the Council in remedying the breach, and
 - 19.4.3 all legal costs and expenses reasonably incurred by the Council, by reason of the breach.
- 19.5 Nothing in this clause 19 prevents the Council from exercising any rights it may have at law or in equity in relation to a breach of this Deed by the Land Owner, including but not limited to seeking relief in an appropriate court.

20 Enforcement in a court of competent jurisdiction

- 20.1 Without limiting any other provision of this Deed, the Parties may enforce this Deed in any court of competent jurisdiction.
- 20.2 For the avoidance of doubt, nothing in this Deed prevents:
- 20.2.1 a Party from bringing proceedings in the Land and Environment Court to enforce any aspect of this Deed or any matter to which this Deed relates, or
 - 20.2.2 the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Deed or any matter to which this Deed relates.

21 Conditions of Consent

- 21.1 The Land Owner acknowledges that Council may impose a condition on any Development Consent granted to the Development requiring this Deed to be complied with.

Part 7 – Registration & Restriction on Dealings

22 Registration of this Deed

- 22.1 This Deed must be registered on the title of the Land pursuant to section 7.6(1) of the Act.
- 22.2 On the commencement of this Deed, the Land Owner is to deliver to the Council:

- 22.2.1 an instrument in registrable form requesting registration of this Deed on the title to the Land duly executed by the registered proprietor of the Land, and
- 22.2.2 the written irrevocable consent of each person referred to in section 7.6(1) of the Act to that registration.
- 22.3 The Land Owner is to do such other things as are reasonably necessary to enable registration of this Deed to occur electronically through PEXA or another ELNO.
- 22.4 The Council agrees that the registration of this Deed can be removed from the title to any part of the Land if:
 - 22.4.1 the part of the Land is a lot to be sold to end-purchasers or otherwise created for separate occupation and disposition and which is not intended to be further subdivided;
 - 22.4.2 in relation to any other part of the Land, once the Land Owner has completed its obligations under this Deed to the reasonable satisfaction of the Council or this Deed is terminated or otherwise comes to an end for any other reason.

23 Restriction on dealings

- 23.1 The Land Owner is not to:
 - 23.1.1 sell or transfer the Land, other than a lot to be sold to end-purchasers or otherwise created for separate occupation and disposition and which is not intended to be further subdivided, or
 - 23.1.2 assign the Land Owner's rights or obligations under this Deed, or novate this Deed,
to any person unless:
 - 23.1.3 the Land Owner has at no cost to the Council, first procured the incoming purchaser or assignee to enter into a novation deed on terms reasonably satisfactory to the Council under which the incoming purchaser or assignee agrees to perform the Land Owner's obligations under this Deed, and
 - 23.1.4 the Council has given written notice to the Land Owner stating that it reasonably considers that the purchaser, transferee, assignee or novatee, is reasonably capable of performing its obligations under this Deed, and
 - 23.1.5 the Land Owner is not in breach of this Deed, and
 - 23.1.6 the Council otherwise consents to the transfer, assignment or novation, such consent not to be unreasonably withheld.
- 23.2 Subject to clause 23.3, the Land Owner acknowledges and agrees that it remains liable to fully perform its obligations under this Deed unless and until it has complied with its obligations under clause 23.1.

- 23.3 Clause 23.1 does not apply in relation to any sale or transfer of the Land if this Deed is registered on the title to the Land at the time of the sale.

Part 8 – Indemnities & Insurance

24 Risk

- 24.1 The Land Owner performs this Deed at its own risk and its own cost.

25 Release

- 25.1 The Land Owner releases the Council from any Claim it may have against the Council arising in connection with the performance of the Land Owner's obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

26 Indemnity

- 26.1 The Land Owner indemnifies the Council from and against all Claims that may be sustained, suffered, recovered or made against the Council arising in connection with the performance of the Land Owner's obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

27 Insurance

- 27.1 The Land Owner is to take out and keep current to the satisfaction of the Council the following insurances in relation to Work required to be carried out by the Land Owner under this Deed up until the Work is taken to have been completed in accordance with this Deed:
- 27.1.1 contract works insurance, noting the Council as an interested party, for the full replacement value of the Works (including the cost of demolition and removal of debris, consultants' fees and authorities' fees), to cover the Land Owner's liability in respect of damage to or destruction of the Works,
 - 27.1.2 public liability insurance for at least \$20,000,000.00 for a single occurrence, which covers the Council, the Land Owner and any subcontractor of the Land Owner, for liability to any third party,
 - 27.1.3 workers compensation insurance as required by law, and
 - 27.1.4 any other insurance required by law.

- 27.2 If the Land Owner fails to comply with clause 27.1, the Council may effect and keep in force such insurances and pay such premiums as may be necessary for that purpose and the amount so paid shall be a debt due from the Land Owner to the Council and may be recovered by the Council as it deems appropriate including:
- 27.2.1 by calling upon the Security provided by the Land Owner to the Council under this Deed, or
- 27.2.2 recovery as a debt due in a court of competent jurisdiction.
- 27.3 The Land Owner is not to commence to carry out any Work unless it has first provided to the Council satisfactory written evidence of all of the insurances specified in clause 27.1.

Part 9 – Other Provisions

28 Confidentiality

- 28.1 This agreement is a public document, and its terms are not confidential.
- 28.2 The parties acknowledge that:
- 28.2.1 Confidential Information may have been supplied to some or all of the Parties in negotiations leading up to the making of this agreement; and
- 28.2.2 the Parties may disclose to each other further Confidential Information in connection with the subject matter of this agreement.
- 28.3 Subject to clauses 28.4 and 28.5, each Party agrees:
- 28.3.1 not to disclose any Confidential Information received before or after the making of this agreement to any person without the prior written consent of the Party who supplied the Confidential Information; or
- 28.3.2 to take all reasonable steps to ensure all Confidential Information received before or after the making of this agreement is kept confidential and protected against unauthorised use and access.
- 28.4 A Party may disclose Confidential Information in the following circumstances:
- 28.4.1 in order to comply with the law, or the requirements of any Authority; or
- 28.4.2 to any of their employees, consultants, advisers, financiers or contractors to whom it is considered necessary to disclose the information, if the employees, consultants, advisers, financiers

or contractors undertake to keep the Confidential Information confidential.

- 28.5 The obligations of confidentiality under this clause do not extend to information which is public knowledge other than as a result of a breach of this clause.

29 Notices

- 29.1 Any notice, consent, information, application or request that is to or may be given or made to a Party under this Deed is only given or made if it is in writing and sent in one of the following ways:
- 29.1.1 delivered or posted to that Party at its address, or
 - 29.1.2 emailed to that Party at its email address.
- 29.2 For the purposes of this clause a Party's address and email address are as noted under '**Parties to this Deed**'.
- 29.3 If a Party gives the other Party 3 business days' notice of a change of its address or email, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted or emailed to the latest address.
- 29.4 Any notice, consent, information, application or request is to be treated as given or made if it is:
- 29.4.1 delivered, when it is left at the relevant address,
 - 29.4.2 sent by post, 2 business days after it is posted, or
 - 29.4.3 sent by email and the sender does not receive a delivery failure message from the sender's internet service provider within a period of 24 hours of the email being sent.
- 29.5 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5 pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

30 Approvals and Consent

- 30.1 Except as otherwise set out in this Deed, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Deed in that Party's absolute discretion and subject to any conditions determined by the Party.
- 30.2 A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

31 Costs

- 31.1 The Land Owner is to pay to the Council the Council's costs of preparing, negotiating, executing and stamping and registering this Deed, and any document related to this Deed within 10 business days of a written demand by the Council for such payment, limited to a maximum amount of \$5000AUD.
- 31.2 The Land Owner is also to pay to the Council the Council's reasonable costs of enforcing this Deed within 10 business days of a written demand by the Council for such payment.

32 Entire Deed

- 32.1 This Deed contains everything to which the Parties have agreed in relation to the matters it deals with.
- 32.2 No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Deed was executed, except as permitted by law.

33 Further Acts

- 33.1 Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to effect, perfect or complete this Deed and all transactions incidental to it.

34 Governing Law and Jurisdiction

- 34.1 This Deed is governed by the law of New South Wales.
- 34.2 The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them.
- 34.3 The Parties are not to object to the exercise of jurisdiction by those courts on any basis.

35 Joint and Individual Liability and Benefits

- 35.1 Except as otherwise set out in this Deed:
 - 35.1.1 any agreement, covenant, representation or warranty under this Deed by 2 or more persons binds them jointly and each of them individually, and
 - 35.1.2 any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

36 No Fetter

- 36.1 The parties acknowledge that Council is a consent authority with statutory rights and obligations pursuant to the Act.
- 36.2 This deed is not intended to operate, and shall not be construed as operating to fetter, in any unlawful manner:
 - 36.2.1 the power of Council to make any law; or
 - 36.2.2 the exercise by Council of any statutory power, discretion or duty.
- 36.3 Nothing in this Deed shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law.

37 Illegality

- 37.1 If this Deed or any part of it becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties are to co-operate and do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.

38 Severability

- 38.1 If a clause or part of a clause of this Deed can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- 38.2 If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Deed, but the rest of this Deed is not affected.

39 Amendment

- 39.1 No amendment of this Deed will be of any force or effect unless it is in writing and signed by the Parties to this Deed in accordance with section 203 of the Regulation.

40 Waiver

- 40.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Deed, does not amount to a waiver of any obligation of, or breach of obligation by, another Party.
- 40.2 A waiver by a Party is only effective if it:
 - 40.2.1 is in writing,

- 40.2.2 is addressed to the Party whose obligation or breach of obligation is the subject of the waiver,
- 40.2.3 specifies the obligation or breach of obligation the subject of the waiver and the conditions, if any, of the waiver,
- 40.2.4 is signed and dated by the Party giving the waiver.
- 40.3 Without limitation, a waiver may be expressed to be conditional on the happening of an event, including the doing of a thing by the Party to whom the waiver is given.
- 40.4 A waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given and is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.
- 40.5 For the purposes of this Deed, an obligation or breach of obligation the subject of a waiver is taken not to have been imposed on, or required to be complied with by, the Party to whom the waiver is given.

41 GST

- 41.1 In this clause:

Adjustment Note, Consideration, GST, GST Group, Margin Scheme, Money, Supply and Tax Invoice have the meaning given by the GST Law.

GST Amount means in relation to a Taxable Supply the amount of GST payable in respect of the Taxable Supply.

GST Law has the meaning given by the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Input Tax Credit has the meaning given by the GST Law and a reference to an Input Tax Credit entitlement of a party includes an Input Tax Credit for an acquisition made by that party but to which another member of the same GST Group is entitled under the GST Law.

Taxable Supply has the meaning given by the GST Law excluding (except where expressly agreed otherwise) a supply in respect of which the supplier chooses to apply the Margin Scheme in working out the amount of GST on that supply.

- 41.2 Subject to clause 41.4, if GST is payable on a Taxable Supply made under, by reference to or in connection with this Deed, the Party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.
- 41.3 Clause 41.2 does not apply to the extent that the Consideration for the Taxable Supply is expressly stated in this Deed to be GST inclusive.
- 41.4 No additional amount shall be payable by the Council under clause 41.2 unless, and only to the extent that, the Council (acting reasonably

and in accordance with the GST Law) determines that it is entitled to an Input Tax Credit for its acquisition of the Taxable Supply giving rise to the liability to pay GST.

- 41.5 If there are Supplies for Consideration which is not Consideration expressed as an amount of Money under this Deed by one Party to the other Party that are not subject to Division 82 of the *A New Tax System (Goods and Services Tax) Act 1999*, the Parties agree:
- 41.5.1 to negotiate in good faith to agree the GST inclusive market value of those Supplies prior to issuing Tax Invoices in respect of those Supplies;
- 41.5.2 that any amounts payable by the Parties in accordance with clause 41.2 (as limited by clause 41.4) to each other in respect of those Supplies will be set off against each other to the extent that they are equivalent in amount.
- 41.6 No payment of any amount pursuant to this clause 41, and no payment of the GST Amount where the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, is required until the supplier has provided a Tax Invoice or Adjustment Note as the case may be to the recipient.
- 41.7 Any reference in the calculation of Consideration or of any indemnity, reimbursement or similar amount to a cost, expense or other liability incurred by a party, must exclude the amount of any Input Tax Credit entitlement of that party in relation to the relevant cost, expense or other liability.
- 41.8 This clause continues to apply after expiration or termination of this Deed.

42 Explanatory Note

- 42.1 The Appendix contains the Explanatory Note relating to this Deed required by s205 of the Regulation.
- 42.2 Pursuant to s205(5) of the Regulation, the Parties agree that the Explanatory Note is not to be used to assist in construing this Deed.

43 Electronic Execution

- 43.1 Each Party:
- 43.1.1 consents to this Deed being signed by electronic signature by the methods set out in clause 43.3;
- 43.1.2 agrees that those methods validly identify the person signing and indicates that person's intention to sign this Deed;
- 43.1.3 agrees that those methods are reliable as appropriate for the purpose of signing this Deed, and

- 43.1.4 agrees that electronic signing of this Deed by or on behalf of a Party by those methods indicates that Party's intention to be bound.
- 43.2 If this Deed is signed on behalf of a legal entity, the persons signing warrant that they have the authority to sign.
- 43.3 For the purposes of clause 43.1, the methods are:
- 43.3.1 insertion of an image (including a scanned image) of the person's own unique signature onto the Deed; or
- 43.3.2 insertion of the person's name onto the Deed; or
- 43.3.3 use of a stylus or touch finger or a touch screen to sign the Deed,
- provided that in each of the above cases, words to the effect of 'Electronic signature of me, [insert full name], affixed by me, or at my direction, on [insert date]' are also included on the Deed; or
- 43.3.4 use of a reliable electronic signing platform (such as DocuSign or AdobeSign) to sign the Deed; or
- 43.3.5 as otherwise agreed in writing between the Parties.

Schedule 1: Contributions Table

Development Contribution Note: for example, 'Monetary Contribution for Roads' or Dedication of open space' or construction of road'	Public Purpose Note: for example, 'open space' or 'roads' or 'community facilities' or Affordable Housing	Manner and Extent Note: Include detailed description of the item in terms of amount, design, land size etc., including by reference to plan contained in annexures	Timing/ Trigger Note: for example, prior to the issue of a specified Construction Certificate or Subdivision Certificate'	Value	Party Responsible Note: for example, Land Owner or Landowner	Property Affected, if relevant	Development Stage Affected, if relevant	Third Party, if relevant
A. Dedication of Land – See Part 3 and Schedule 3								
Dedication of land	Affordable Housing	10 Serviced lots that meet the Lot Size (or equivalent land area i.e. 4,000m2)	First five (5) lots prior to the release of the subdivision certificate for the 21st R1 residential lot, with remaining five (5) lots prior to the release of the subdivision certificate for the 46th R1 residential lot.	At no cost	Landowner	Proposed R1 and R3 parts of the Land		

Dedication of land	Affordable housing	2000sqm of Serviced land with R3 zoning	Prior to the release of a subdivision certificate for R3 land, following the release of 1ha (inclusive of roads, infrastructure, services, easements and dedications). of R3 land.	At no cost	Landowner	Proposed R3 parts of the Land		
Dedication of land	Public Open Space – recreational land	Tucki Tucki Creek Corridor Subject to Vegetation management Plan	Five (5) years after satisfaction of all performance criteria specified in the Vegetation Management Plan (including but not limited to minimum canopy cover), provided that the Developer is to maintain this land at its cost until the creation of the final lot in the	Free of charge	Landowner	Tucki Tucki Creek Corridor, as zoned as RE1	NA	NA

			Urban Release Area.					
Dedication of land	Public Open Space – recreational land	Recreation Space A – at least 3000sqm (As shown on precinct structure plan) Criteria out in the Development Control Plan	One (1) year after construction, subject to meeting embellishment criteria specified in the Development Control Plan (DCP) and Council’s satisfaction generally, following creation of the open space lot in association with release of adjoining R1 or R3 land.	Free of charge	Landowner	RE1 land		
Dedication of land	Public Open Space – recreational land	Recreation Space B – at least 2000sqm (As shown on precinct structure plan)	One (1) year after construction, subject to meeting embellishment criteria specified in the	Free of charge	Landowner	RE1 land	Dedication of land	Public Open Space – recreational land

		Criteria out in the Development Control Plan	Development Control Plan (DCP) and Council's satisfaction generally, and subject to creation as a separate lot to be dedicated at the time of release of the subdivision certificate for the 21st R1 residential lot					
B. Carrying out of Works – See Part 4 and Schedule 4								
Embellishment of Public Open Space	Public Open Space – revegetation	Tucki Tucki Creek corridor revegetation and continued maintenance	VMP agreed by Council prior to subdivision certificate, works to commence within 3 months of issue, vegetation to be maintained for a period of five years in accordance with any	Free of charge	Landowner	Tucki Tucki Creek Corridor, zoned as RE1		

			performance criteria specified in the Vegetation Management Plan and the DCP.					
Construction of footpath	Public Open Space - footpath	Tucki Tucki Creek Corridor, east to west along the corridor	VMP agreed by Council prior to subdivision certificate, works to commence within 3 months of issue. Works to be complete prior to dedication of land and prior to subdivision certificate creating the 21st R1 residential lot and in accordance with any performance criteria specified in the Vegetation Management Plan and the	Free of charge	Landowner	Tucki Tucki Creek Corridor, as zoned as RE1		

			DCP.					
Construction of shared path (Bridge)	Public Open Space – shared path	Shared path connecting the northern and southern precincts, crossing the Tucki Tucki Creek	VMP agreed by Council prior to subdivision certificate, works to commence within 3 months of issue. Works to be complete prior to dedication of land and as part any subdivision involving MU1 zoned land, and in accordance with any performance criteria specified in the Vegetation Management Plan and the DCP.			Tucki Tucki Creek Corridor, as zoned as RE1		

<p>Embellishment of Public Open Space</p>	<p>Public Open Space -</p>	<p>Landscape design and embellishment for each parcel of public open space</p> <p>As shown on precinct structure plan</p> <p>Recreation Space A</p>	<p>Plans to accord with the DCP and be agreed by Council prior to the first subdivision certificate in the northern precincts (Stage 1). Works to commence within 3 months of subdivision certificate issue. Works to be completed prior subdivision certificate creating the 46th R1 Residential lot.</p>					
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<p>Embellishment of Public Open Space</p>	<p>Public Open Space -</p>	<p>Landscape design and embellishment for each parcel of public open space</p> <p>As shown on precinct structure plan</p> <p>Recreation Space B</p>	<p>Plans to accord with the DCP and be agreed by Council prior to the first subdivision certificate in the northern precincts (Stage 1). Works to commence within 3 months of subdivision certificate issue. Works to be completed prior to subdivision certificate creating the 21st R1 Residential lot.</p>					
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<p>Embellishment of Public Open Space</p>	<p>Public Open Space -</p>	<p>Landscape design and embellishment for each parcel of public open space</p> <p>As shown on precinct structure plan</p> <p>Recreation Space C containing the off-Road Trail & Exercise Area [to be provided at 21st lot – public access easement to be granted to Council at no cost.</p>	<p>Plans to accord with the DCP and be agreed by Council prior to the first subdivision certificate in the northern precincts (Stage 1). Works to commence within 3 months of subdivision certificate issue. Works to be completed prior to subdivision certificate creating the 21st R1 Residential lot.</p>					
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C. Other material public benefits								

Schedule 2: Table of other Obligations

Item	Details
1. Security:	Nil.
2. Maintenance Period	1 year after completion of the Work – see clause 1.1
3. Defects Liability Period	1 year after completion of the Work – see clause 1.1
4. Defects Liability Security	Not applicable
5. Maintenance Security	Not applicable – See Clause 17 of Schedule 4
6. Registration (section 7.6(1) of the Act)	Registration required – see clause 21
7. Insurances:	See clause 27. Insurances required are: <ul style="list-style-type: none"> • Contract Works Insurance • Public Liability • Workers Compensation Insurance
8. Costs of Deed	At the Land Owner’s cost – see clause 30

Schedule 3: Land Dedication Provisions

How Land is Dedicated

- 1 A Development Contribution comprising the dedication of land is made for the purposes of this Deed when:
 - 1.1 the Council is given:
 - 1.1.1 a Clearance Certificate that is valid at the time of dedication of the land, or
 - 1.1.2 the Foreign Resident Capital Gains Withholding Amount in respect of the land, and
 - 1.1.3 evidence that a transfer of the land to the Council has been effected by means of electronic lodgement and registration through PEXA or another ELNO.
- 2 The Land Owner is to do all things reasonably necessary to enable registration of the instrument of transfer to occur and is to give Council 10 business days prior notice of the lodgement of a subdivision plan involving the land to be dedicated with LRS.
- 3 The Land Owner is to ensure that land is free of all encumbrances and affectations (whether registered or unregistered and including without limitation any charge or liability for rates, taxes and charges) except as otherwise agreed in writing by the Council.
- 4 If, having used all reasonable endeavours, the Land Owner cannot ensure that the land is free from all encumbrances and affectations, the Land Owner may request that Council agree to accept the land subject to those encumbrances and affectations, but the Council may withhold its agreement in its absolute discretion.
- 5 Before dedicating the land to the Council, the Land Owner, at its cost, is to obtain and provide to the Council a Site Audit Report and Site Audit Statement stating that the land is suitable for the purpose for which the land is required to be dedicated under this Deed without being subject to compliance with an environmental management plan.
- 6 The Land Owner indemnifies and agrees to keep indemnified the Council against all Claims made against the Council as a result of any Contamination on or emanating from the land being dedicated but only in relation to Contamination that existed on or before the date that the land is transferred or dedicated to Council or compulsorily acquired by Council pursuant to this Deed.

Land on which Works are carried out

- 7 If the Land Owner is required to dedicate land under this Deed, or to provide public access to land under this Deed, and the Land Owner is also required to construct a Work on that land, then the land must be dedicated to Council, or the public access provided, within 10 business days of Council accepting that the Work is Complete, or at such earlier time as may be agreed with Council.

Acquisition of land required to be dedicated

- 8 If the Land Owner does not dedicate land required to be dedicated under this Deed at the time at which it is required to be dedicated, the Land Owner consents to the Council compulsorily acquiring the land for compensation in the amount of \$1 without having to follow the pre-acquisition procedure under the Just Terms Act.
- 9 The Council is to only acquire land pursuant to clause 9 of this Schedule if it considers it reasonable to do so having regard to the circumstances surrounding the failure by the Land Owner to dedicate the land required to be dedicated under this Deed.
- 10 Clause 9 of this Schedule constitutes an agreement for the purposes of s30 of the Just Terms Act.
- 11 If, as a result of the acquisition referred to in clause 9 of this Schedule, the Council is required to pay compensation to any person other than the Land Owner, the Land Owner is to reimburse the Council that amount, upon a written request being made by the Council, or the Council can call on any Security provided under clause 22 in Part 7 of this Deed.
- 12 The Land Owner indemnifies and keeps indemnified the Council against all Claims made against the Council as a result of any acquisition by the Council of the whole or any part of the land concerned except if, and to the extent that, the Claim arises because of the Council's negligence or default.
- 13 The Land Owner is to promptly do all things necessary, and consents to the Council doing all things necessary, to give effect to clause 9 of this Schedule, including without limitation:
- 13.1 signing any documents or forms,
 - 13.2 giving land owner's consent for lodgement of any Development Application, and
 - 13.3 paying the Council's costs arising under clause 9 of this Schedule.

Schedule 4: Works Provisions

Cost Of Works

- 1 The Land Owner is responsible for meeting all Costs of and incidental to carrying out the Works, regardless of the Value of the Development Contribution comprising a Work.

Deed not Construction Contract

- 2 The Parties acknowledge and agree that this Deed is not a Construction Contract between the Council and the Land Owner.

General obligations relating to Works

- 3 The Land Owner is to provide and complete the Works in a good and workmanlike manner having regard to the intended purpose of the Works and in accordance with:
 - 3.1 all applicable laws,
 - 3.2 any Approval required by any law relating to the provision of the Works, and
 - 3.3 the lawful requirements of any Authority.
- 4 The Land Owner is to ensure that anything necessary for the proper performance of its obligations under this Deed relating to the provision of the Works is supplied or made available for that purpose.

Warranties relating to Works

- 5 The Land Owner warrants to the Council that:
 - 5.1 it has obtained all Approvals and has complied with all laws and applicable industry standards in relation to the Works,
 - 5.2 it accepts that, if any aspect of the Works do not comply this Deed, the Council is entitled to require the Land Owner to cease the Works and to pursue its rights and remedies relating to the non-compliance under this Deed and, subject to this Deed, at law or in equity,
 - 5.3 the Works, when completed, are to be fit for purpose.
- 6 When a work is Completed, the Land Owner is to procure in favour of the Council any warranty reasonably required by the Council relating to the design, construction, supervision, inspection, testing or certification of the Works.

Design of Works

- 7 If the design of a Work is agreed prior to the date of this Deed, Approved Work Drawings will be included in Schedule 5.
- 8 Clauses 9 – 14 of these Works Provisions apply if the design of a Work has not been agreed by Council prior to the date of this Deed, and no Approved Work Drawings are included in Schedule 5.
- 9 The Land Owner may not commence construction of the Works unless the Works are designed and approved in accordance with this Deed.

- 10 Before commencing the design of the Works, the Land Owner is to request the Council to provide the Land Owner with the Council's design requirements for the works.
- 11 Upon receipt of the Land Owner's request, the Council may:
- 11.1 initially request the Land Owner to provide a written proposal concerning the design of the Works, including preliminary concept designs, to assist Council in determining and notifying the Land Owner of its requirements, and subsequently request the Land Owner to submit the plans and drawings of the Works to the Council for approval, or
- 11.2 request the Land Owner to submit the plans and drawings of the works to the Council for approval.
- 12 The Council may reasonably require the Land Owner to make any change to the plans and drawings of the Works that it reasonably considers necessary or desirable as a precondition to approving the plans and drawings, and the Land Owner is to make any such change.
- 13 The Council is to inform the Land Owner in writing when it approves the plans and drawings of the Works.
- 14 The Land Owner is not to make any application for any Approval relating to the Works unless the Council approved the plans and drawings of the Works under this clause.

Ownership & care of Works and land

- 15 The Land Owner owns, and is responsible for care of a Work and bears all risk and liability in connection with the Work, until:
- 15.1 20 business days after the Work is complete; or
- 15.2 any land on which the Work is located which is to be dedicated to Council under this Deed has been dedicated to Council, provided the Work is Complete,
- whichever is the earlier.

Work health & safety

- 16 The Land Owner acknowledges that it is the Principal Contractor under WHS Law for the Works unless and until such time that:
- 16.1 the Land Owner engages the Contractor to construct the Works, or
- 16.2 engages another person to be the Principal Contractor for the Works, and authorises the person to have management or control of the workplace relating to the Works and to discharge the duties of a Principal Contractor under WHS Law.
- 17 For the purpose of the Land Owner's compliance with WHS Law the Council:
- 17.1 acknowledges that the Land Owner (or the Contractor, where appropriate) is the person with management and control of the relevant works area for the purpose of Part 2 of the *Work Health and Safety Act 2011* (NSW); and
- 17.2 authorises the Land Owner (or the Contractor, where appropriate) to exercise authority of the Council necessary to enable the Land Owner to discharge its obligations and responsibilities under WHS Law.
- 18 If the Land Owner at any time terminates the engagement of the Contractor or terminates its authority for the Contractor or other person referred to in clause 20 of

these Works Provisions to be the Principal Contractor for the Works, the Land Owner becomes the Principal Contractor until such time as a new person is appointed as Contractor or to otherwise be the Principal Contractor for the Works.

Variations to approved Works & Costs

- 19 The detail or specifications of Works may be varied by agreement in writing between the Parties, acting reasonably, without the necessity for an amendment to this Deed.
- 20 The Party seeking the variation is to make a written request to the other Party accompanied by such information and supporting documents as is reasonably necessary to enable the other Party to properly consider the request.
- 21 The Party to whom the request is made must respond to the request within 20 business days or such other period considered by the Party to be reasonable in the circumstances.
- 22 A Party is not to unreasonably withhold its Approval to the request.
- 23 The Party who seeks the variation of the Works must meet the costs of the variation unless the other Party otherwise agrees.
- 24 Despite anything else in clauses 23 to 27, if Council considers, in its absolute discretion, that a variation requested under clause 23 and 24 is not in the public interest or does not lead to a better planning outcome than the originally designed Works, then it is entitled in its absolute discretion to refuse to agree to the variation.
- 25 In determining whether a variation is in the public interest or leads to a better planning outcome, Council will consider, without limitation:
 - 25.1 the needs of the community;
 - 25.2 Council's applicable planning controls and policies;
 - 25.3 the benefit to the public of the Works as originally proposed and as proposed to be varied;
 - 25.4 any impact of the variation on the public or a section of the public;
 - 25.5 any costs implications for Council of the variation;
 - 25.6 integration of the Works with existing Council infrastructure;
 - 25.7 whether the variation will result in any delay in the provision of the Works;
 - 25.8 the guiding principles for councils under the *Local Government Act 1993*;
 - 25.9 whether the variation significantly improves, increases or enlarges the physical, financial, and environmental benefit of the Works to the wider community (other than occupants of the Development);
 - 25.10 whether the variation significantly improves access to enjoyment of the Works by the wider community;
 - 25.11 whether the variation better achieves implementation of Council' adopted strategies relevant to the Works and public benefits more generally.

Construction commencement notice

- 26 The Land Owner is to notify the Council of its intention to commence construction of the Works not less than 10 business days before that construction commences.

Protection of people, property & utilities

- 27 The Land Owner is to use all reasonable endeavours to ensure that, in providing the Works:
- 27.1 all necessary measures are taken to protect people and property,
 - 27.2 unnecessary interference with the passage of people and vehicles is avoided, and
 - 27.3 nuisances and unreasonable noise and disturbances are prevented.
- 28 The Land Owner is not to obstruct, interfere with, impair or damage any public road, public footpath, public cycleway or other public thoroughfare, or any pipe, conduit, drain, watercourse or other public utility or service on any land in connection with the Works unless authorised in writing by the Council or any relevant Authority.

Damage to assets & property

- 29 The Land Owner must immediately notify the Council in writing of any loss or damage that occurs in respect of a Council asset of which it becomes aware while performing the Works.
- 30 The Land Owner must replace or fix any Council asset the Land Owner loses or damages while performing the Works in accordance with any reasonable requirements of the Council.
- 31 If an audit, inspection or test of the Works shows that:
- 31.1 the Works do not conform to the location, design, specifications, materials or finishes approved by the Council under this Deed, or
 - 31.2 damage has occurred to a Council asset or the property of another person in connection with the Works,
- the Council may give the Land Owner a notice in writing requiring it to take corrective action to bring the Works into conformity or repair the damage, as the case requires.
- 32 Without limiting any other remedies available to the Council under this Deed, if the Land Owner does not comply with the Council's requirements under clause 35, the Council may take the action required of the Land Owner and recover the Council's costs of so doing from the Land Owner.

Entry onto Land

- 33 The Land Owner is responsible for obtaining all necessary rights to permit the Land Owner to lawfully enter, occupy, and provide the Works on any land not owned by Council or the Land Owner, and to enable the Council to enter that land to inspect the Works in accordance with this Deed.
- 34 Upon receiving reasonable prior written notice from the Land Owner, the Council is to allow the Land Owner to enter, occupy, and use Council owned or controlled land specified in the notice at any reasonable time if the occupation or use of the land by the Land Owner is reasonably necessary for the Works.
- 35 The Council is not required to allow the Land Owner to enter, occupy and use any Council owned land that is used for public purposes unless and until the Land Owner has paid any applicable fee or rent, as approved by the Council, for that purpose,
- 36 Upon receiving reasonable prior notice from the Council, the Land Owner is to provide the Council with safe and unhindered access at any reasonable time to any land on which the Works are being, or have been, provided.

- 37 The Council must comply with the Land Owner's reasonable safety requirements while on any land on which the Works are being provided.

Audit, inspection, testing of Works

- 38 The Council may undertake an audit, inspection or test of the Works at any reasonable time for any purpose related to this Deed upon giving reasonable prior notice to the Land Owner.
- 39 The Land Owner is to provide the Council with any assistance that is reasonably required by the Council to enable the Council to undertake any audit, inspection or test of the Works.
- 40 If an audit, inspection or test reasonably shows that particular action must be taken in relation to the Works, the Land Owner is to:
- 40.1 take the action in the manner, and within the time, the Council reasonably requires, and
- 40.2 provide evidence to the Council that the action has been taken.
- 41 If an audit, inspection or test shows that the Works have not been provided in accordance with this Deed, the Land Owner is to pay any Costs incurred by the Council in connection with the audit, inspection or test.
- 42 If the Council reasonably decides that a further and more detailed audit, inspection or test of the Works is required, the Council may determine an approved fee in that regard and the Land Owner is to pay to the Council the fee so approved.

Access to information & records

- 43 The Council may make a written request to the Land Owner:
- 43.1 to provide information to the Council concerning the Works,
- 43.2 to allow the Council to inspect the Land Owner's records concerning the Works, including by giving the Council access to premises owned, occupied or controlled by the Land Owner for that purpose.
- 44 The Land Owner is to comply with any such request made by the Council not later than 15 business days after the Council makes the request.

Easements, covenants etc. relating to Works

- 45 The Land Owner must create, or procure the creation of, any easement or covenant or any other instrument benefitting the Council that is reasonably required by the Council in relation to the Works.
- 46 The Costs required to be incurred by the Land Owner in doing so include, unless otherwise agreed in writing between the Parties, the payment of compensation to any person.

Completion of Works

- 47 The Land Owner must provide the Council with at least 20 business days' notice of the date on which it considers it will Complete a Work it is required to carry out under this Deed and the notice must be accompanied by the following documents (where relevant):
- 47.1 construction plans;

- 47.2 data and modelling assumptions;
- 47.3 certification and inspection sign offs by Council or any certifier;
- 47.4 maintenance manuals and other operating information; and
- 47.5 maintenance schedules,

(Completion Request Notice)

- 48 Council will inspect the Works the subject of the Completion Request Notice within 20 business days of receipt of the Completion Request Notice, and the Land Owner must agree on a time for the inspection within that period.
- 49 After the inspection, the Council will give the Land Owner written notice of whether the Work the subject of the Completion Request Notice:
 - 49.1 has been satisfactorily Completed; or
 - 49.2 has not been satisfactorily Completed and directing the Land Owner to complete, rectify or repair any specified part of the Work the subject of the Completion Request Notice within a period specified in the direction in order to bring the Works into conformity with this Deed or any Approval.
- 50 The Land Owner is to promptly comply with any such direction given by the Council.
- 51 The Council may undertake more than one inspection and issue more than one direction to the Land Owner in order to be satisfied that a Work the subject of a Completion Request Notice is Complete.
- 52 The Work is Complete for the purposes of this Deed when the Council issues the Land Owner a notice to that effect under clause 53.1 of these Works Provisions or after compliance by the Land Owner with any direction under clause 53.2 or 55 of these Works Provisions.

Works-As-Executed Plan

- 53 No later than 15 business days after Completion of all of the Works, the Land Owner is to submit to the Council a full Works-As-Executed-Plan for the Works in a format agreed to by the Council.
- 54 If the Land Owner owns the copyright in the Works-As-Executed Plan, the Land Owner must assign the copyright in the Works-As-Executed Plan to the Council free of Cost to the Council.
- 55 If the Land Owner is not the copyright owner of the Work-As-Executed Plan, the Land Owner is to promptly procure the assignment of the copyright of the Works-As-Executed Plan to the Council free of cost to the Council.

Maintenance of Works

- 56 The Land Owner is to Maintain a Work during the Maintenance Period.
- 57 The Council is to permit the Land Owner to enter any land owned or controlled by the Council to enable the Land Owner to Maintain a Work during the Maintenance Period.

Rectification of Defects

- 58 The Council may give the Land Owner a Rectification Notice during the Defects Liability Period.
- 59 The Land Owner is to comply with a Rectification Notice according to the terms of the Rectification Notice and to the reasonable satisfaction of the Council.

- 60 The Council is to do such things as are reasonably necessary to enable the Land Owner to comply with a Rectification Notice given by the Council.

Removal of structures & Equipment

- 61 When providing the Works on any Council owned or controlled land is completed for the purposes of this Deed, the Land Owner, without delay, is to:
- 61.1 remove from the land any structure not comprising or required in connection with the completed Works and make good any damage or disturbance to the land as a result of that removal,
 - 61.2 remove from the land any Equipment and make good any damage or disturbance to the land as a result of that removal, and
 - 61.3 leave the land in a neat and tidy state, clean and free of rubbish.

Contribution for Maintenance or other Recurrent Charges

- 62 Not applicable

DRAFT

Schedule 5: Approved Work Drawings

Not applicable

DRAFT

Execution

Executed as a Deed

Dated:

Executed on behalf of the Council

General Manager

Witness

Mayor

Witness

Executed on behalf of the Land Owner in accordance with s127(1) of the
Corporations Act 2001 (Cth).

Name/Position

Name/Position

DRAFT

APPENDIX: EXPLANATORY NOTE

For the purposes of *Environmental Planning and Assessment Regulation 2021* (section 205) in respect of a draft Planning Agreement under s7.4 of the *Environmental Planning and Assessment Act 1979*.

1. Introduction

The purpose of this explanatory note is to provide a plain English summary to support the notification of the draft planning agreement (the planning agreement).

This explanatory note explains what the planning agreement is proposing, how it delivers public benefit and whether it is an acceptable means of achieving the proposed planning outcomes.

2. The parties to this planning agreement are:

Lismore City Council; and

Nimble Estates Pty Ltd (ACN 656 265 575) as the Land Owner

3. The land subject to the planning agreement is:

Lot 42 in Deposited Plan 868366 and Lot 1 in Deposited Plan 957 677, known as 1055 & 1055A Bruxner Highway, Goonellabah.

A map of the subject land is attached to this explanatory note.

Will the planning agreement be registered on the subject land titles?

Yes.

4. Description of the proposed Change to the Environmental Planning Instrument

The Land Owner is seeking an amendment to the planning controls for the subject land in accordance with Planning Proposal (PP) PP-2022-3907 and has made an offer to enter into a planning agreement in connection with the planning proposal. The amendments outlined in the related planning proposal are:

Planning Instrument provision	Current	Proposed

Land Zoning Maps, Sheet LZN_005 and Sheet LZN_006	RU1	R1, MU1 and E4 – see Planning Proposal report for detail
Lot Size Maps, Sheet LSZ_005 and Sheet LSZ_006	40ha, 20ha	R1 – 400m2 MU1 – 300m2 E4 – 1500m2
Height of Building Maps, Sheet HOB_005 and Sheet HOB_006	NA	R1 – 8.5m MU1 north – 13.5m

5. Description of the planning agreement

The planning agreement will provide residential lots and residential developable land to the Lismore City Council or to the NSW Government entity (at Councils' discretion) and/or a registered community housing provider to provide as affordable housing and other strategic housing benefitting the Lismore local government area.

Will the contributions be in the form of land, works or a monetary contribution?

The contributions required by the planning agreement will be provided in the form of dedication of land and works, being:

- 10 serviced residential lots (or equivalent land area) within the R1 General Residential zone.
- 2000m2 of serviced medium-density residential land within the MU1 zoned land north of Tucki Tucki Creek (in up to two development lots).
- XXsqm of land that forms the Tucki Tucki Creek corridor, for the purpose of public recreation. Land to be revegetated in accordance with a Council approved Vegetation and Landscaping Management Plan (VMP) with a footpath constructed running east to west on at least one side of the creek. The corridor is to be maintained for the period stipulated in the VMP;
- XXsqm of land located xxx, for the purpose of public recreation; and
- Shared path connection to be constructed across the Tucki Tucki Creek linking the northern and southern precincts.

A map of the proposed land to be dedicated is attached to this explanatory note.

Will the contributions be provided in addition to or in lieu of other contributions?

The contributions required by this Deed will be provided in addition to contributions under any applicable contributions plan. Benefits under this Deed are to be taken into consideration in Council determining any development contributions under section 7.11 of the Act in relation to the Development and will be lieu of the Open Space and Recreation Facilities required under Council's applicable contributions plan.

When will the contributions be provided?

The contributions required by the planning agreement will be provided in accordance with Schedule 1 of the planning agreement.

6. Assessment of the merits of the planning agreement

How is the planning agreement in the public interest?

Contribution Element	Public Interest
10 serviced residential lots (or equivalent land area)	The dedication (at no cost) of 10 serviced lots (or equivalent land area) to the Lismore City Council is in the public interest as it is specifically dedicated to help Lismore’s recovery following the natural disaster of February 2022 for affordable housing. The serviced lots are dedicated to the Lismore City Council.
2000 sqm of medium-density land	The dedication (at no cost) of 2000 sqm of serviced land is for the purpose of affordable housing.
Tucki Tucki Creek corridor	The Tucki Tucki Creek Corridor embellishment and land dedication is for the purpose of public recreation. The Tucki Tucki Creek from the west of the site into Goonellabah has been identified in the Lismore’s Contribution Plan and Council already owns majority of the corridor where footpaths either exist or are planned. The dedication and embellishment of the creek corridor within this landholding will further contribute to the value and scale of the corridor for the community and region.
Urban public recreation land	Dedication and embellishment of land within the MU1 zoned land to the north of the creek is for the purpose of public recreation that will serve the residents of the urban release area. The intention is that the land will be utilised to provide social/family recreation function.

What is the impact, positive or negative, of the planning agreement on the public or any section of the public?

The planning agreement has a significantly positive impact on the public:

- Provision of land available for flood-impacted residents of Lismore who wish to remain in Lismore and can take up a land swap offer through the NRRC;
- Provision of affordable housing, benefiting those who are in housing stress;
- Provision of public recreation land benefiting all members of Goonellabah and beyond by facilitating greater opportunity for exercise, socialization and connection with nature.

How does the planning agreement conform with the planning authority’s capital works program, if any?

Does the planning agreement specify that certain requirements must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued?

Yes.

Are there any other matters which a reasonable member of the public would wish to know in understanding this planning agreement?

DRAFT

Proposed Urban Release Area at Goonellabah- 1055 Bruxner Highway: What we heard and next steps report

State Agency Feedback

The following NSW agencies were invited to provide feedback. Agency submissions are available for review on the Your Say page under the 'documents' section.

Referral request sent to:	Response Received	Support	Objection	Made suggestions
Agriculture, Department of Primary Industries (DPI)	Y	Y		Y
Fisheries, DPI	Y	Y		
NSW Mining, Exploration and Geoscience	Y	Y		
Ngulingah Local Aboriginal Land Council	N*			
Biodiversity and Conservation Division, Department of Climate Change, Energy, the Environment and Water	Y	Y		Y
Heritage NSW, Department of Climate Change, Energy, the Environment and Water	Y			Y
Transport for NSW	Y	Y		Y
NSW Rural Fire Service (RFS)	Y	Y		
Rous County Council	Y	Y		
Transgrid	NA			
Essential Energy	N			
Crown Lands	N			
NSW Reconstruction Authority	N			

*A face to face meeting was held with Ngulingah Local Aboriginal Land Council prior to the public exhibition. Ngulingah LALC requested for a cultural knowledge holder to be present on-site at the time of PAD excavation.

Separate to the above, the following NSW Agencies were invited to determine if any state infrastructure would be required as a result of the development:

- NSW Biodiversity and Conservation Division
- NSW Rural Fire Service
- NSW Police Force
- NSW Fire and Rescue
- NSW Ambulance
- Northern NSW Local Health District
- NSW Department of Education
- Transport for NSW

Transport for NSW suggested that a State Voluntary Planning Agreement (VPA) is the preferred funding mechanism for enabling upgrades to the Bruxner Highway.

Community Feedback

Feedback from the public was welcomed between 13 March 2024 and 01 May 2024. The consultation was advertised via:

- Local Matters
- Media Release
- Social Media
- A letter in the post to adjoining landowners

The proposal was also picked up by the local news.

During the consultation period, staff held 3 meetings with nearby landowners.

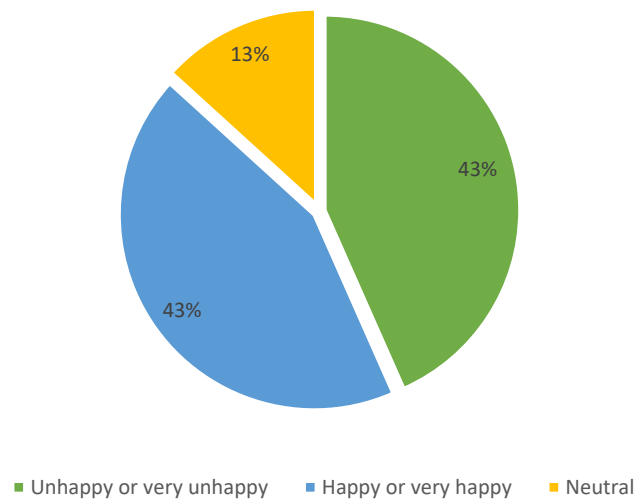
A total of 83 unique submissions were made, 69 via the online survey on Lismore's Your Say webpage and 14 via a 'freeform' letter or email.

The first question in the survey asked how individuals felt about the Planning Proposal. The 14 letters have been classified into the same terms by staff using the following methodology:

- where a submission clearly supported the proposal it was recorded as very happy or happy,
- where a submission made some recommendations for improvement it was recorded as neutral, and
- where a submission made objections, it was recorded as very unhappy or unhappy.

The results show that 13% of respondents have a neutral feeling towards the proposal whilst 43% are not pleased and another 43% are pleased.

Community Sentiment on Proposal



Emerging Themes and Staff Responses

On reviewing all submissions, staff have identified the following key themes amongst responders:

- Support for housing and a residential rezoning, particularly out of the flood
- Concerns for industrial rezoning and industrial impact on amenity
- Concerns for impact on biodiversity, scenic amenity and stormwater run-off.

The following table identifies key concerns along with a response from Council staff. In some instances, the staff response will include recommended changes to the Planning Proposal. Please note, that these recommended changes have not yet been presented to Lismore City Councillors, who are the decision makers in progressing this Proposal.

What we heard	Staff Response	Changes proposed to
<p>Biodiversity conservation is important The NSW Biodiversity and Conservation Division recommended:</p> <ul style="list-style-type: none"> • an extended area of the Tucki Tucki creek corridor to be zoned and for a Conservation zone to be applied, rather than the proposed Recreation zone, • that the Voluntary Planning Agreement (VPA) requires for the corridor revegetation works to be at a significant standard prior to the land then being transferred into Council’s ownership, • That some of the lowland subtropical rainforest trees in the northern area of the site be protected. <p>The Fisheries team within the NSW Department of Primary Industries acknowledged that the Tucki Tucki creek is Type 1/Class 1 key fish habitat and as a result must be safeguarded by a 100m buffer.</p>	<p>Zoning – Staff recommend that a recreational zone be applied to the Tucki Tucki creek corridor as originally intended. This is due to the intent for the corridor to operate as a recreational path, linking all the way through to Kadina Street Goonellabah. The recreational zone is consistent with the remainder of the creek corridor zoning. The recreational zone offers the best balance between environmental protection and enabling recreational use. Planning staff have concerns that the conservation zone would lead to challenges when seeking consent to construct a footpath. Staff do recommend however, that the area planned for biodiversity offsetting be zoned as a Conservation zone. This is reflected in the updated proposed zoning map.</p> <p>Biodiversity Protection –</p> <ul style="list-style-type: none"> • Staff recommend that the voluntary planning agreement (VPA) be updated to ensure that the land is not transferred to Council until such time that the revegetation works are significant. Staff will work with the landowner on updating the VPA prior to reporting back to Council and ensure the language in the VPA is clear and implementable. • Staff have made changes to the draft DCP to introduce stronger and clearer requirements around public open space and protection of some subtropical rainforest trees. The structure plan in the DCP will now identify 3 separate parcels of public open space. Written controls in the DCP now specify the size and embellishment requirements for each of these areas. An area of public open space, of at least 2000sqm, is to be provided in the northern section of the proposal where it must incorporate some of the lowland subtropical rainforest trees and function as a nature conservation and social/ family recreation space. 	<ul style="list-style-type: none"> • Zoning Map • Structure Plan/ Development Control Plan (DCP) • VPA
<p>Housing Support density and typology Overall, there was a general consensus and support for residential uses. There was a mix of both support and concern for</p>	<p>Staff have workshopped the minimum lot size, building height and land zoning to better enable diverse housing. Changes have also been made to the DCP controls to best enable well designed housing. The following changes are recommended and can be viewed in the ‘Updated Proposal Maps’ section of the Your Say page and in figures 1 – 3 below.</p>	<ul style="list-style-type: none"> • Zoning Map • Minimum Lot Size Map

What we heard	Staff Response	Changes proposed to
<p>affordable/ social housing. There were requests for; resident-led housing or cohousing; requests for the entirety of the proposal area to be used for residential; and for the residential and industrial zonings to be reversed so that the industrial zone is in the north and the residential in the south.</p> <p>When asked about minimum lot size, many didn't mind or know but supported housing and diverse housing and many others wanted bigger blocks due to fear of 'ghettoes'</p>	<ul style="list-style-type: none"> • Land north of the Tucki Tucki is to be zoned as a combination of E1 Local Centre, R3 Medium density residential and R1 General residential. It is recommended that no land zoned as MU1 Mixed use north of the Tucki Tucki anymore. Since the consultation has closed, staff have worked with the landowner to determine the best area for a commercial and community local centre. With this area identified, there is no use to apply a mixed use zone and instead the medium density zone can be used which will enable medium density housing and also limit the amount of commercial development possible. It is recommended that this zoning mix best enables the intended vision for the area. See image 1 for an annotated explanation of the changes. • Suitable areas, based on topography and desired outcomes, have been identified for no minimum lot size while others for a larger minimum lot size. These have been carefully selected to best enable torrens title medium density housing and apartments. See image 2 for an annotated explanation of the changes. • Suitable areas, based on topography and desired outcomes, have been identified for increased building heights north of the Tucki Tucki creek. This is to best enable a feasible and well-built commercial area and an adjoining area for apartments. • It is proposed that a maximum building height limit be applied to the land south of the creek. See image 3 for an annotated explanation of the changes. • DCP controls will accord with the above changes. Photos or sketches will also be added to the DCP to clarify the intended outcomes. 	<ul style="list-style-type: none"> • Height of Buildings Map • Structure Plan/ DCP
<p>Concern for the loss of agricultural land The land is mapped as significant farmland. Some submissions objected to the rezoning on the basis that agricultural land and soils should be protected.</p>	<p>The need for flood-free housing and employment lands has been suitably demonstrated within the Lismore City Council Growth and Realignment Strategy and its addendum. This Strategy and its addendum were endorsed by the Department of Planning, Housing and Infrastructure. Additionally, an agricultural study was prepared alongside the planning proposal and it concludes that much of the site is not suitably viable for agricultural uses. Based on this, the agriculture division of the Department of Primary Industries (DPI) have supported the Planning Proposal. In their submission, DPI acknowledge the importance of buffers and requested that the final structure plan or DCP controls formalise the requirement for buffers. Staff propose that changes to the structure plan are made to more clearly show the buffers.</p>	<ul style="list-style-type: none"> • Zoning map

What we heard	Staff Response	Changes proposed to
<p>Concern that sufficient buffers won't be provided Significant concern was raised around what buffers would be applied between the future development and the existing neighbourhoods around it.</p>	<p>Buffer design and detail is provided at the development application (DA) stage and governed by the existing Lismore City Council DCP chapter Part A, Chapter 11. To add clarity for the community and for any future developers, it is recommended that buffers be clearly shown on the structure plan as stated above. The required buffers are:</p> <ul style="list-style-type: none"> • A 40 metre buffer between the southern parcel (proposed for industrial uses) and all neighbouring uses and that the buffer be suitably mounded and densely planted in accordance with an approved landscaping plan, • A 80 metre buffer between the northern parcel (proposed for residential use) and the neighbouring macadamia farm to the east. 30m of this buffer must be densely planted to act as a 'biological buffer'. 	<ul style="list-style-type: none"> • Structure Plan
<p>Concern for the negative impact of industrial development in this area Many concerns were raised in relation for potential land use conflict to occur between the proposed industrial zone in the south and the adjacent agricultural/residential uses. Concerns included; noise, light and water pollution; noise complaints from future occupants against existing farming operations; overshadowing; blockage of cool summer breezes; land value; and biodiversity impact.</p>	<p>As addressed above. A maximum building height limit has been applied and the requirement for buffers has been clarified. These two elements will help limit the neighbouring impact of the industrial uses and prevent land use conflicts. Additionally, it is recommended that controls be added to the DCP in relation to building design and function in the industrial areas.</p>	<ul style="list-style-type: none"> • Height of Building Map • DCP
<p>Concern for water protection and stormwater management Concerns were raised about development impact on the water source in the south of the proposal area that flows into the</p>	<p>Flows onto Southern Lands The Northern Rivers Development and Design Manual along with Councils DCP Chapter 22 require developments to not intensify stormwater discharge onto adjoining properties and ensure that the quality of water is equivalent to the pre-developed condition. In this</p>	<p>NA</p>

What we heard	Staff Response	Changes proposed to
<p>adjacent farms to the south. It was raised that this water source provides water to the farms and flows back into the Tucki Tucki.</p> <p>Additionally, concerns were raised about the accompanying Stormwater Management Report and impact development may have downstream on the Tucki Tucki and neighbouring properties in Goonellabah that flood during intense rainfall events.</p>	<p>regard this level of detail will be provided at the DA and it is staff’s opinion that sufficient detail has been provided for this stage in the process.</p> <p>Accuracy of Modelling The SWMP has been prepared in accordance with the Northern Rivers Development and Design Manual and Council DCP Chapter 22. Council considers this to be accurate as the rainfall data is sourced from the Australian Rainfall and Runoff and does not need to include local observations about rainfall.</p> <p>Flows Downstream As per above the goal of Councils stormwater design manual and DCP is to ensure that the post development flows from the site are equal to or less than the pre-developed condition. This detail can ultimately only be provided at the DA stage, but it is staff’s opinion that there is adequate space on the site to be able to achieve this for all catchments.</p>	

Figure 1 Explanation of changes to proposed zoning

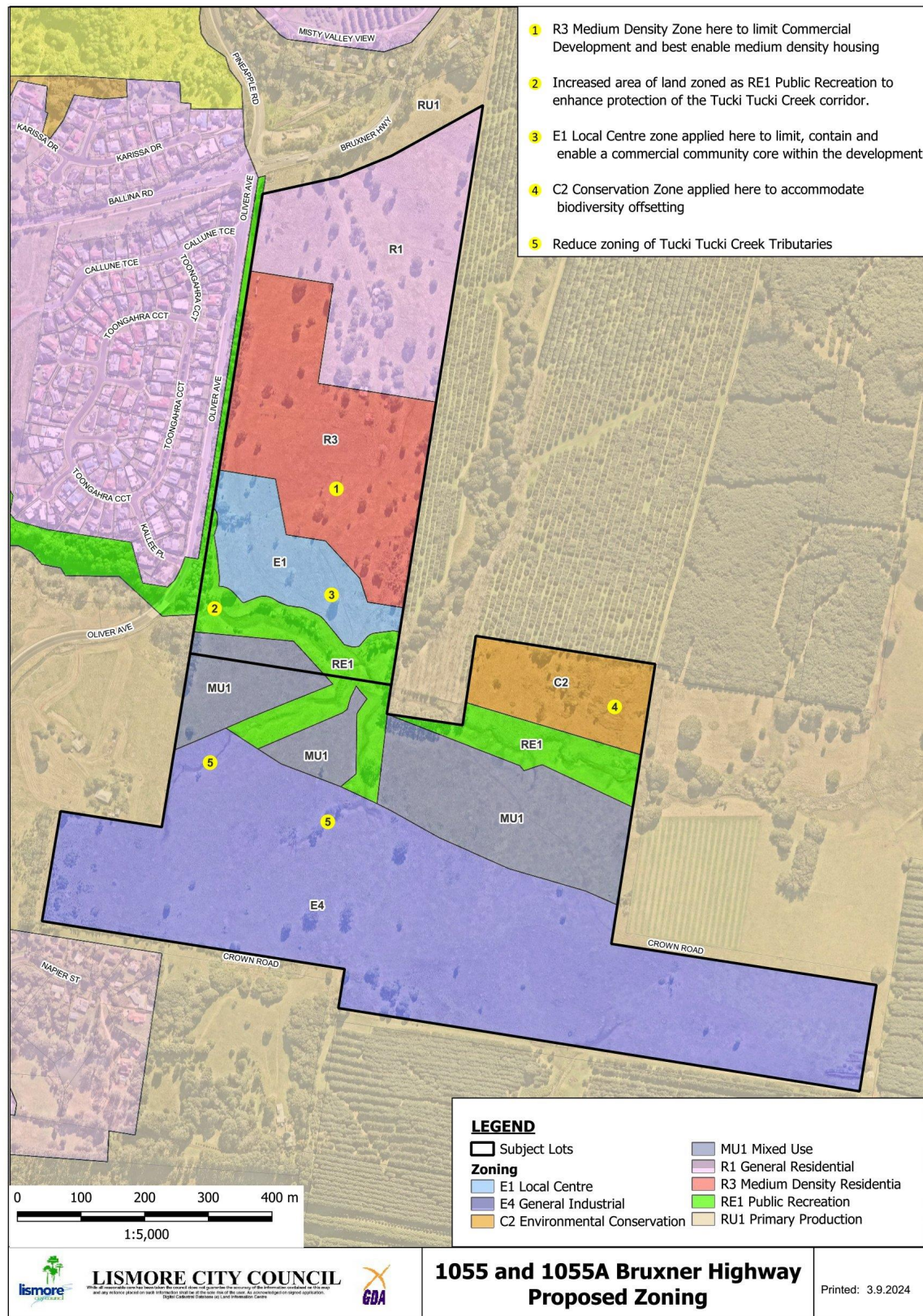
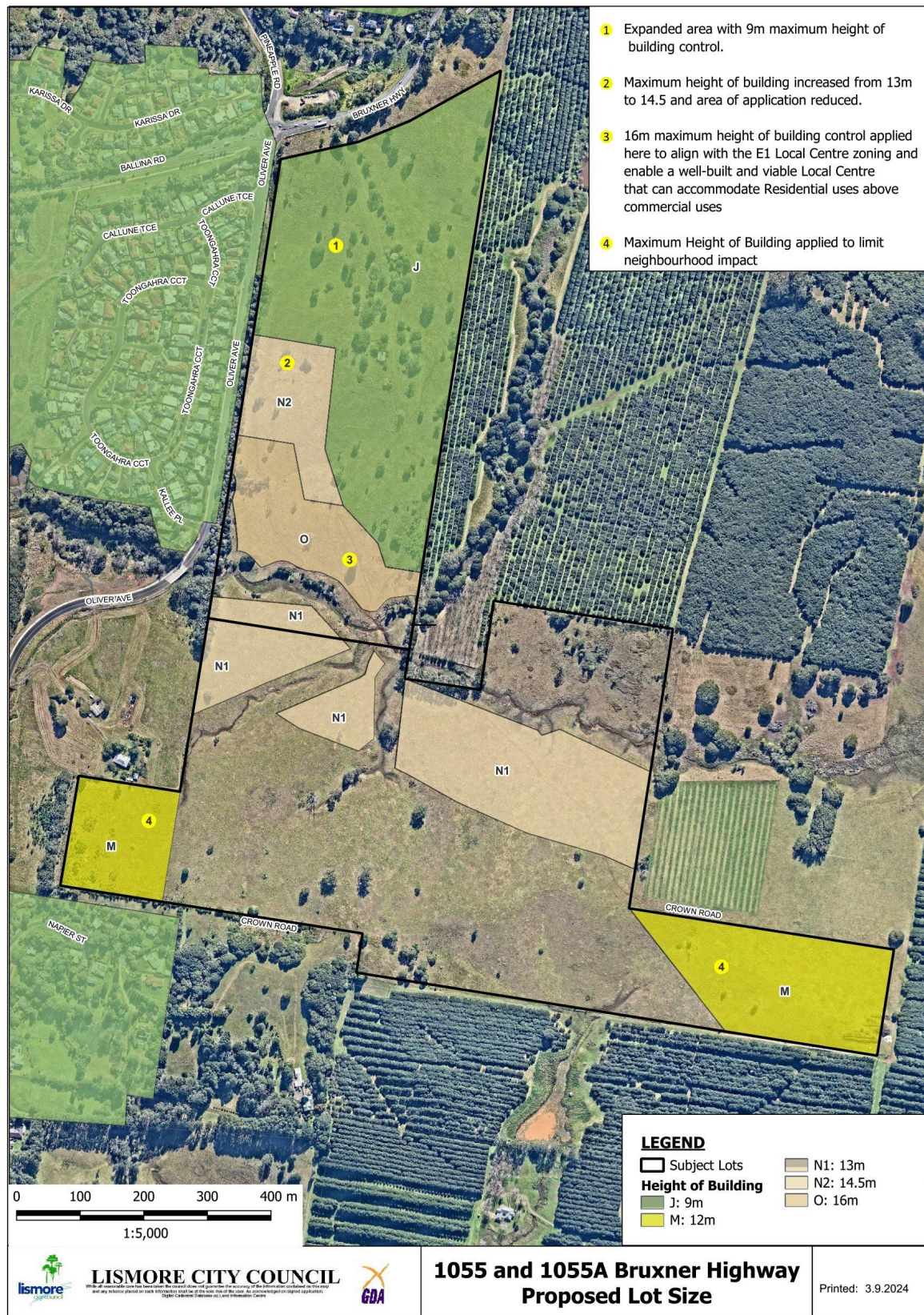


Figure 2 Explanation of changes to proposed minimum lot size



Figure 3 - Explanation of changes to proposed maximum height of building



Next Steps

Lismore City Council staff are working with the landowner and the Department of Planning, Housing and Infrastructure (DPHI) to prepare an Infrastructure Delivery Plan (IDP) for the site and continue refining and improving the site-specific Development Control Plan (DCP chapter).

An IDP is a key instrument for efficiently unlocking this land and ensuring that development can occur, particularly in ensuring that water and sewer servicing can be provided in a feasible and timely manner.

Once the IDP is prepared, staff will:

- Make a thorough report back to Council with a final Planning Proposal. If supported, the Planning Proposal will then be sent to the DPHI for them to finalise; and
- Report the final DCP chapter to the Council. The Councillors have the authority to adopt a DCP chapter, so if supported the DCP will be published online and be in effect prior to the land being rezoned and well in advance of any development application being lodged.

Staff will keep the Your Say page updated to ensure the community can track the progress of this proposal.

A development application cannot be lodged until the Planning Proposal is finalised and the land is rezoned.

Survey Responses

30 November 2017 - 23 January 2025

Survey

Your Say Lismore

Project: Proposed Urban Release Area at Goonellabah - 1055 Bruxner Highway





Respondent No: 2
Login: Anonymous
Email: n/a

Responded At: Mar 13, 2024 15:19:11 pm
Last Seen: Mar 13, 2024 15:19:11 pm
IP Address: n/a

Q1. Name	rob doolan
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	<p>No</p> <p>I want to add comments:</p> <p>The cost of housing not only entails the capital purchase cost or the rental costs; it also includes the ongoing costs such as utility costs and rates plus, if a strata, strata rates. Strata living can be caught by additional costs such as embedded water, electricity and gas costs rising (see recent media). Strata laws need reform on a wide range of issues (see recent media). These complexities and additional costs can be avoided by smaller minimum lot sizes so as to allow small (micro) torrens title lots which avoid these living hazards. Adequate evidence is available to show more affordable housing, both in purchase costs and ongoing costs, can be achieved by use of smaller minimum lot sizes.</p>
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes

<p>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</p>	<p>Yes</p>
<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p> <p>I would want to be located in a leading 'cutting edge' employment precinct which led the way in terms of sustainability and resilience. By this I mean: - encouraging integrated water and energy systems such as roof water harvesting/storage/treatment and solar power collection/storage/distribution - in the commercial precinct, include shop top housing and live/work premises - high degree of civic landscaping and regenerated gully system</p>	
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p> <p>not answered</p>	



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Mar 13, 2024 16:40:54 pm

Last Seen: Mar 13, 2024 16:40:54 pm

IP Address: n/a

Q1. Name	Tashanna fuller
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 14:08:08 pm

Last Seen: Mar 14, 2024 14:08:08 pm

IP Address: n/a

Q1. Name	ZEN
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Neutral
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes I want to add comments: More industrial buildings with apartments on the top.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes I want to add comments: Buildings should be given extra hight allowances to build additional units to house people, build more shops and facilities for the community. Like in the Lismore cbd.
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

A lot more security, public transport and police in the area.

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 15:19:40 pm

Last Seen: Mar 14, 2024 15:19:40 pm

IP Address: n/a

Q1. Name	Victoria Pitel
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No I want to add comments: I don't believe General Residential, Mixed Use and General Industrial zonings is conducive to harmonious living for residents - pollution and noise alone impacts on mental health and well being. Families with young children and/or teens should have access to recreational spaces and not exposed or faced with a General Industrial zone

Q11. **PRECINCT 1:** Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct? Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct? Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct? No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct? No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

I strongly believe that the concept of mixing General Residential, Mixed Use and General Industrial zonings is not conducive to residential harmony. Industrial zone should be kept very separate to that of residential zone for mental health and well being to community.



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 15:20:27 pm

Last Seen: Mar 14, 2024 15:20:27 pm

IP Address: n/a

Q1. Name	Louise Somerville
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 17:00:48 pm

Last Seen: Mar 14, 2024 17:00:48 pm

IP Address: n/a

Q1. Name	Rohan
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 18:20:12 pm

Last Seen: Mar 14, 2024 18:20:12 pm

IP Address: n/a

Q1. Name	Felicity McDonald
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

Only necessities

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

No



Respondent No: 9
Login: Anonymous
Email: n/a

Responded At: Mar 15, 2024 06:46:07 am
Last Seen: Mar 15, 2024 06:46:07 am
IP Address: n/a

Q1. Name	Cory
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	I want to add comments: Would prefer to see more residential area created than commercial area
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	I want to add comments: Like I said previously, I'd like to see more residential than commercial land
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 10
 Login: Anonymous
 Email: n/a

Responded At: Mar 15, 2024 11:28:35 am
 Last Seen: Mar 15, 2024 11:28:35 am
 IP Address: n/a

Q1. Name	Derek Pavey
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: this flood free land should be for a new CBD
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No I want to add comments: this location should be the new CBD
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No I want to add comments should be the new CBD

Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	No I want to add comments Should be for a site for a new CBD
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	No
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	No I want to add comment Make it the new CBD
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	No
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect? not answered	
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site? Scrap this plan and build a new CBD	



Respondent No: 11
 Login: Anonymous
 Email: n/a

Responded At: Mar 15, 2024 12:51:46 pm
 Last Seen: Mar 15, 2024 12:51:46 pm
 IP Address: n/a

Q1. Name	Eddy Trapp
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes I want to add comments: Goonellabah really needs to develop a new larger shopping center as Lismore has nothing comparable other towns. No to social housing as this only attracts dead shits and bludgers that really add no benefit to the town. Let's get developments happening as there nothing to keep young people in town.
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	not answered
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	not answered

Q11. **PRECINCT 1:** Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?

not answered

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

not answered

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Mar 15, 2024 17:17:03 pm

Last Seen: Mar 05, 2024 04:32:17 am

IP Address: 49.179.81.220

Q1. Name	Miriam Torzillo
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Neutral
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	I want to add comments: The lot size guidelines and rules, must be such that they allow terrace/live-work/ co-housing and plenty of opportunities for social/affordable rentals/purchase
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	Yes
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	Yes
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	I want to add comment I would expect controls over noise, traffic and vehicle access, petrochemical or toxic chemical and product restrictions
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	
not answered	
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	
not answered	



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Mar 15, 2024 17:28:07 pm

Last Seen: Mar 15, 2024 17:28:07 pm

IP Address: n/a

Q1. Name	Rebecca
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I don't know what this means
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

I think this will destroy the current areas that surround this proposal and also major thought would need to be given to the current roundabout at Oliver/ pineapple road that barely coupes as is with the current level of traffic. Major accidents and delays will ensue. People in south and north Lismore would not be able to afford land and house builds in a development like this and I think this will be a waste of taxpayers money on earthworks that will more than likely see a slow uptake of land purchase.



Respondent No: 14
 Login: Anonymous
 Email: n/a

Responded At: Mar 16, 2024 11:26:08 am
 Last Seen: Mar 16, 2024 11:26:08 am
 IP Address: n/a

Q1. Name	Denys Wynn
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: 300 sq metres is too small, minimum should be 400 sq metres as the rest of Goonellabah.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

The further and future development of the Bruxner Highway must be allowed for, also allowing for reasonable but limited access onto a main road. Additionally, please do not forget school busses and waste collection trucks.



Respondent No: 15

Login: Anonymous

Email: n/a

Responded At: Mar 16, 2024 11:26:43 am

Last Seen: Mar 16, 2024 11:26:43 am

IP Address: n/a

Q1. Name	Len Johnston
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 16

Login: Aveley

Email: [REDACTED]

Responded At: Mar 16, 2024 11:44:26 am

Last Seen: May 25, 2024 09:16:28 am

IP Address: 65.181.14.244

- Q1. Name Aveley
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very happy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments Yes
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information Yes
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes, there doesn't need to be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments Yes
- Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct? Yes

Q12. **PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?** Yes

Q13. **PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?** Yes

Q14. **PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?** Yes

Q15. **Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?** Yes

Q16. **COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?**

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

Rejecting this development project could be perceived as overlooking a significant opportunity to foster our community's growth and resilience. This initiative represents a strategic investment in our collective future, promising not only job creation but also enhanced public spaces and overall quality of life. Dismissing such potential, especially at a time when visionary leadership is most crucial, might be seen as a misstep. Let's approach this decision with foresight, recognising the transformative impact it could have on our community. Supporting this development is not merely a smart choice—it's a forward-thinking commitment to our shared progress.



Respondent No: 17

Login: Anonymous

Email: n/a

Responded At: Mar 16, 2024 16:21:44 pm

Last Seen: Mar 16, 2024 16:21:44 pm

IP Address: n/a

Q1. Name	Felicity Carroll
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	not answered
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	not answered

Q12. **PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct?** not answered

Q13. **PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?** not answered

Q14. **PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?** not answered

Q15. **Precinct 5: Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?** Yes

Q16. **COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?**

I would hope to see permission for shopping precincts including groceries, petrol stations, also commercial accommodation or tourist parks to also take the pressure off a little during flood times , offering an alternative to reliance on government support or evacuation centersfor short term stays for the not so seriously flood affected residents of downtown Lismore.

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

Great to see more residential lots and commercial/industrial out of the flood plain to lessen the impact a little taking pressure off consumers unable to rely on downtown Lismore when it floods



Respondent No: 18

Login: Anonymous

Email: n/a

Responded At: Mar 16, 2024 17:06:47 pm

Last Seen: Mar 16, 2024 17:06:47 pm

IP Address: n/a

- Q1. Name rob [REDACTED]
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very unhappy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments No
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information not answered
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. No, there should be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. No
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments No
- Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct? No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

that I could operate my business free from [REDACTED] interference

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

it is flawed



Respondent No: 19

Login: Anonymous

Email: n/a

Responded At: Mar 17, 2024 09:56:19 am

Last Seen: Mar 17, 2024 09:56:19 am

IP Address: n/a

Q1. Name	Louise Frare
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes I want to add comments: Absolutely agree. Lets get this happening asap and really get Lismore up and heading forward.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No I want to add comments: Should be allowed higher so a multistory shopping complex could be built.
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No I want to add comments: I like to see a larger area for shopping.
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

N/a

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

No



Respondent No: 20
Login: Anonymous
Email: n/a

Responded At: Mar 17, 2024 12:50:03 pm
Last Seen: Mar 17, 2024 12:50:03 pm
IP Address: n/a

Q1. Name	Gerard payne
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	<p>Yes</p> <p>I want to add comments:</p> <p>A mix of lot sizes allows developers to budget the cost of housing to the perceived end user. The most successful land subdivisions i have marketed are those that provide a mix of end uses . That is for example : - a site for one level 2 bed villas for senior living - say 24 villas - along side family house lots for detached housing - a street with 1 lot 1 detached house with a few lots earmarked for 3 villas / townhouses / - a street with private housing - mixed with public housing</p>
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	<p>No</p> <p>I want to add comments:</p> <p>The market should determine height</p>

<p>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</p>	<p>Yes</p>
<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>Yes I want to add comment The Achilles heel of this vision is the major employer... commercial led mixed use development " please explain" has anyone at council gone to the market and asked major employers what they want to open business in the Lismore LGA ? If yes and it is reflected here - bravo . If not - stop wasting rate payers money and go out to the major employers of Australia and ask what will bring them to Lismore.</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>Yes I want to add comment Refer previous comments</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p> <p>Rate free / land tax free for 10 years</p>	
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p> <p>As a Property Valuer i applaud any LGA that pursues growth. After 45 yrs within NSW property industry, my best input is to go out & ask the big players / national employers both public and private what they want to open here in Lismore LGA - you maybe pleasantly surprised at the warm welcome you enjoy. Australia's economy is changing , there will be winners and losers. The proactive willing to change will be the winners. Change is hard, the alternative is harder.</p>	



Respondent No: 21

Login: Ian Purdue

Email: [REDACTED]

Responded At: Mar 18, 2024 15:41:45 pm

Last Seen: Mar 18, 2024 04:29:15 am

IP Address: 101.166.73.167

- Q1. Name ian Purdue
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very happy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments Yes
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information Yes
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes, there doesn't need to be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments Yes
- Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct? Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

As of the zoning restrictions.

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

I believe that this proposal is a very good idea and that this site is well suited to the purposes of the rezoning.



Respondent No: 22

Login: Anonymous

Email: n/a

Responded At: Mar 19, 2024 08:47:23 am

Last Seen: Mar 19, 2024 08:47:23 am

IP Address: n/a

Q1. Name	Rod Smith
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Neutral
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes I want to add comments: It is important to map the inflow of water to Tucki Tucki Creek on the proposed development site waterways should not be obstructed by development. (A good example of a water inflow is the spring fed stream that starts at Oak Tree Retirement Village and flows into Tucki Tucki Creek near Allambie Drive)
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes

<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes</p> <p>I want to provide comments</p> <p>Please ensure adequate car parking space, please ensure public toilets that look discrete!! amongst the retail businesses.</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>Yes</p> <p>I want to add comment</p> <p>Allow for garden and tree spaces amongst the development</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p>	
<p>Good access to technology needed for today's industry - good loading bays for shipment of products - on site parking space for business - allowance for signage, letterboxes and street numbers!</p>	
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p>	
<p>Remember to make allowance for emergency services access - open space for helicopter landing zone</p>	



Respondent No: 23

Login: Anonymous

Email: n/a

Responded At: Mar 21, 2024 11:40:49 am

Last Seen: Mar 21, 2024 11:40:49 am

IP Address: n/a

Q1. Name	Brendan Fox
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I want to add comments: Heights shouldn't be an issue
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

Services that will help with building/construction industry

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

No



Respondent No: 24

Login: Anonymous

Email: n/a

Responded At: Mar 21, 2024 20:45:17 pm

Last Seen: Mar 21, 2024 20:45:17 pm

IP Address: n/a

Q1. Name	Tim
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Neutral
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes I want to add comments: I am intrigued with the minimum size for the medium industrial allotments, of 1500 sq m - I would have thought they would have been smaller
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	No I want to add comments: I do not see any 'mixed use and public recreation lots' (and I quote) along the southern edge to provide a barrier with the existing housing at the south west corner. Or for that matter on the western edge along the northern end of Oliver. I would strongly suggest something like a 50 meter vegetative corridor with trees and shrubs be included. And nothing is mentioned about what is happening with the bottom western side which is vacant - what is happening about barriers there? I would also add that while I agree with having MU1, the total area seems too large, at the expense of residential
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes

<p>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</p>	<p>not answered</p>
<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>Yes I want to add comments though it needs to be twice the size</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>Yes I want to add comments Though as mentioned earlier, it needs to be half the size. Also, as highlighted by a recent meeting concerning safety and security - or lack off - in some areas around Goonellabah, we need to factor the safety of people in the design. Talk with the police</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes I want to provide comments great idea to facilitate community</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>Yes I want to add comment though, again as I wrote earlier, appropriate vegetative buffers need to be had</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p> <p>power, level land, easy access, straightforward - not a circular rabbit warren (think Russellton Estate in Wollongbar - terrible)</p>	
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p> <p>I see nothing about schools, churches, clubs,?</p>	



Respondent No: 25
Login: Anonymous
Email: n/a

Responded At: Apr 01, 2024 16:40:57 pm
Last Seen: Apr 01, 2024 16:40:57 pm
IP Address: n/a

Q1. Name	Zoe Humphreys
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes I want to add comments: I am concerned that there is such a difference in the lot sizes. I am concerned that the Residential and Mixed use lots are so much smaller than the industrial lots
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	No I want to add comments: I am very concerned that the site is dominated by industrial and commercial use. I also do not see any retention of trees unless they are included in the recreational areas. I also cannot see Tucki Tucki creek on this map.
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes I want to add comments: I would like to see more shared use areas like community gardens

Q11. **PRECINCT 1:** Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct? Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct? Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct? Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct? Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

I would need an affordable rent, people using the area and feeling that the commercial/industrial area was appealing to go to.

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

I would like to see more creative housing solutions adopted. I am concerned about: the management of storm water run off, the impact of the development on Tucki Tucki creek and Nature Reserve, the energy efficiency of the proposed buildings.



Respondent No: 26
Login: Anonymous
Email: n/a

Responded At: Apr 08, 2024 08:53:44 am
Last Seen: Apr 08, 2024 08:53:44 am
IP Address: n/a

- Q1. Name Richard McCouaig

- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very happy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments Yes
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information Yes
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes, there doesn't need to be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments Yes
- Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct? Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

Appropriate vehicle and truck access.. Ensure appropriate controls in place for treating contaminated water and run-off to ensure no impact on the environment..

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

I Believe it offers a well planned master-plan approach for moving forward for the city of Lismore and surrounds. The various land uses cater for all segments and sectors of the community.



Respondent No: 27

Login: Anonymous

Email: n/a

Responded At: Apr 15, 2024 17:39:22 pm

Last Seen: Apr 15, 2024 07:39:58 am

IP Address: 159.196.170.199

Q1. Name	Felicity Jayne Hyde
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	Yes
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	Yes I want to add comment I would prefer to see a large industrial estate put in, lots of 3000m2 minimum
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	Yes
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	minimum lots of 3000m2 , and preference to businesses in lismore/ goonellabah first
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	not answered



Respondent No: 28

Login: Cedoni

Email: [REDACTED]

Responded At: Apr 15, 2024 18:28:03 pm

Last Seen: Apr 15, 2024 08:22:10 am

IP Address: 1.145.99.115

- Q1. Name Cedoni
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very happy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments No
 I want to add comments:
 The R1 lots should be 500m2. There should be more R1 and R2.
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information not answered
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. No, there should be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments Yes
- Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct? Yes

Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	Yes I want to add comments More R2 and bigger lots Less M1
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	Yes
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	No I want to add comment More Res and less industrial
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	not answered
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	I will submit a separate document



Respondent No: 29

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 09:45:39 am

Last Seen: Apr 17, 2024 09:45:39 am

IP Address: n/a

Q1. Name	Troy Davis
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	not answered
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	not answered

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

not answered

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

Jobs

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 30

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 10:01:25 am

Last Seen: Apr 17, 2024 10:01:25 am

IP Address: n/a

Q1. Name	Dave Sattler
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	not answered
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	not answered

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 31

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 10:42:52 am

Last Seen: Apr 17, 2024 10:42:52 am

IP Address: n/a

Q1. Name	Martha Delaney
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 32

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 17:52:49 pm

Last Seen: Apr 17, 2024 17:52:49 pm

IP Address: n/a

Q1. Name	Tim
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 33

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 18:29:09 pm

Last Seen: Apr 17, 2024 18:29:09 pm

IP Address: n/a

Q1. Name	Xx gggg
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	I want to add comments: Important to keep green space in the mix to enhance residential and absorb industrial activity.
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	I want to add comments What is a manor home? Let's keep it real. Green space will be very Important esp given the impact on native fauna and flora.
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	Yes
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	Yes
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	ACCESS AND GREEN SPACE - NATIVE FLORA TO CONTINUE TO ENCOURAGE WILDLIFE.
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	not answered



Respondent No: 34

Login: Anonymous

Email: n/a

Responded At: Apr 18, 2024 10:41:37 am

Last Seen: Apr 18, 2024 10:41:37 am

IP Address: n/a

Q1. Name	Karen HORNE
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: Need choice of sizes appropriate to individual needs.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone I want to add comments: Lot size should be individual choice
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes I want to add comments: Height should be restricted if obscuring views or affecting climate conditions.
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes I want to add comments: As long as landowners can be consulted on any possible changes.
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	Option 3 I want to add comments Depends on types of structures and purposes that means people are not disadvantaged by traffic, noise and commercial purposes close to residences.
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	Yes
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	Yes
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	Reasonable access, parking and noise restrictions during certain time periods.
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	Great to see areas opening up for people to live and work out of flood zones.



Respondent No: 35

Login: Anonymous

Email: n/a

Responded At: Apr 18, 2024 12:33:42 pm

Last Seen: Apr 18, 2024 12:33:42 pm

IP Address: n/a

Q1. Name	Maxine Nimmo
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I don't know what this means
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 36
Login: Anonymous
Email: n/a

Responded At: Apr 18, 2024 19:53:47 pm
Last Seen: Apr 18, 2024 19:53:47 pm
IP Address: n/a

Q1. Name	Karin Burn
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I want to add comments: At that height I hope there is consideration as to what will be in the buildings, offices/residential. There will need to be adequate green space and space to create a village atmosphere. Too many offices may result in a dead area after hours. Needs to be plenty of restaurants/cafe space for people to visit. This may avoid repeating the atrocious town planning that is Gonnellabah.
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	not answered

<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>I want to add comments Room for a corner shop/ cafe of some kind may create a community feel.</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>I want to add comments Ensure the commercial dwellings are not allowed to have shutters as they create a desolate, ghetto look after dark. The streets need to be well lit.</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>I want to add comment I think careful consideration needs to be had over the style of building people wish to put up. I think the commercial area in South Lismore is really ugly and looks haphazard with no cohesion between the style of buildings. There should be foot paths and landscaping for the road side.</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p>	<p>The area needs to look inviting with decent looking functional buildings. It needs to be inviting for pedestrians as well as motorists.</p>
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p>	<p>Keep as many trees as possible and don't cut them down just because it's easier to build. A new precinct gets an established feel much quicker if old growth trees and bushes are kept.</p>



Respondent No: 37

Login: Anonymous

Email: n/a

Responded At: Apr 19, 2024 12:02:26 pm

Last Seen: Apr 19, 2024 12:02:26 pm

IP Address: n/a

Q1. Name	Jennie Jennings
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	<p>I want to add comments:</p> <p>I live on [REDACTED] This is an accident prone road (people speed along it) and would like to see slower speed limits and less traffic. I feel this will add to our problem plus I would like to see a better road system and not industry in the area.</p>
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	not answered
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 38
Login: Anonymous
Email: n/a

Responded At: Apr 20, 2024 08:31:06 am
Last Seen: Apr 20, 2024 08:31:06 am
IP Address: n/a

Q1. Name	Rylee
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	No
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

Plant more rainforest species and buffer zones there's so much wildlife around Goonellabah especially around tucki creek.

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

Please don't do it on a large scale and put rainforest Buffer zones for the future of our creeks and to stop landslides and have a home for native animals



Respondent No: 39

Login: Daisy19

Email: [REDACTED]

Responded At: Apr 20, 2024 11:54:19 am

Last Seen: Apr 20, 2024 01:29:07 am

IP Address: 101.190.164.151

- Q1. Name Daisy19
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very unhappy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments
 No
I want to add comments:
 It will be too big, too ugly, too noisy, too damaging. What about the wildlife, ou home bacs onto this proposed major industrial development on our doorstep. In our backyard we have many species of birds, kangaroos, wallaby, echidna, koala, goanna, lizards, too many to mention. It's a joy to be living with nature and I believe that is the main reason why most residents in the street reside here. We have purchased space, peace and quite and a quality of life. This proposal will change all that, devalue properties and be an eyesore. People need homes and a lifestyle and this is a beautiful area to live, not for industry. The beautiful hills would become a devaluing eyesore in such a lovely area. It shouldn't be polluted with noise and waste. I am very disappointed with this proposal.
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information
 not answered
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.
I want to add comments:
 I don't want any industrial zones.

Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No I want to add comments: Way too much industrial!
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?	Yes
Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	Option 3 I want to add comments Maybe.
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	Yes
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	No
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	not answered
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	not answered



Respondent No: 40

Login: Anonymous

Email: n/a

Responded At: Apr 21, 2024 13:39:23 pm

Last Seen: Apr 21, 2024 13:39:23 pm

IP Address: n/a

Q1. Name	Cameron
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	No I want to add comments: Heavy industrial zones visible from our quiet residential street will significantly negatively impact home values. I agree with the idea of quality residential and some minor commercial (cafe's etc..).
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I don't know what this means I want to add comments: I don't really have an opinion one way or the other.
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No I want to add comments: I see no need for multi-story buildings in a residential area, which is what this should be.
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No I want to add comments: remove the industrial.
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	No I want to add comments No commercial or low density commercial.
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes I want to provide comments Again, density needs to be low, otherwise the impact outweighs the benefits.
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	No I want to add comment No industrial, light commercial/creative industry and shop-top housing is fine.
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	No
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	
	not answered
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	
	Everything about the proposal is within reason, except for the industrial zone. There is no place for an industrial zone in this area.



Respondent No: 41

Login: [REDACTED]

Email: [REDACTED]

Responded At: Apr 21, 2024 14:08:37 pm

Last Seen: Apr 21, 2024 03:53:12 am

IP Address: 111.220.201.151

- Q1. Name Nola McDonald
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very unhappy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments
 I want to add comments:
 Why are you taking land from Goonellabah and not the other side of Lismore . How is Lismore to grow when all is coming out to Goonellabah. There is plenty of land West of Lismore and out Caniaba way.. I live in Goonellabah and rarely go to Lismore all I need is here in Goonellabah
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information not answered
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. No, there should be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments not answered

Q11. **PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?** not answered

Q12. **PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?** not answered

Q13. **PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?** not answered

Q14. **PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?** not answered

Q15. **Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?** not answered

Q16. **COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?**
not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

This survey is to complicated to understand. I do not want to see commercial buildings at the 1055A site what a waste of beautiful housing blocks



Respondent No: 42
 Login: Anonymous
 Email: n/a

Responded At: Apr 22, 2024 18:08:28 pm
 Last Seen: Apr 22, 2024 18:08:28 pm
 IP Address: n/a

Q1. Name	Eleanor Thompson
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: So much land has been restricted to 300sq m lots. That will mean there will be a lot of houses with very little outdoor spaces crowded into a relatively small area. Is one to assume that the houses built on these lots will be very small or double storeyed? This will make for dense living. It interests me that the land that can be seen from the Bruxner Highway will not contain such dense housing and so will not give the appearance of overcrowding. It seems to me Council is trying to hide what could easily become a 'ghetto" type situation.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone I want to add comments: Certainly not if it means that the land will be subjected to dense, ugly, overcrowding with terrace housing. Terrace housing normally implies little or no land front and/or back. Not conducive to a healthy environment for children but rather the development of an environment that breeds discontent and anti-social behaviour including high rates of crime and substance abuse.
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No I want to add comments: Looks to me like another attempt to develop dense, ugly structures particularly in the commercial/industrial areas which sit up high and create visual pollution by obstructing or destroying the beauty of the natural environment. Is there any planting of trees planned that could act as beautifying screens?

<p>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</p>	<p>No</p> <p>I want to add comments:</p> <p>"Mixed use residential" gives me the impression this area will contain dense blocks of cramped units which could create a ghetto like environment for the people who live there which could result in various social problems for themselves and other local residents. Either way there has not been enough area set aside for family/social recreation for the number of people who will likely be housed in this new development. The families will need places not just to walk around and bike through but to use for relaxation and socializing like a good size area with outdoor fitness equipment and children's play equipment - not just a half-hearted attempt to be seen to be providing something that really pleases no-one and is not fit for purpose.</p>
<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>No</p> <p>I want to add comments</p> <p>Not really because it is taking away rich and much needed farming land and there would be many other locations that could be used for this purpose.</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>No</p> <p>I want to add comments</p> <p>This kind of use will mean that this relatively small area will become densely populated and bring with it all the social and criminal problems that such mixed areas bring with them. "Manor homes" - fancy name for a number of small units squashed together in a tiny plot of land. Have you learned nothing from other communities where mixed use development has taken place? This is just another way of hiding the fact that a "housing commission" area is being placed there without any thought for the welfare of the people who quite rightly must be housed but such an area is not in their best interest let alone in the interests of the people who already live across the road from this area. It's not right to provide substandard conditions for the most vulnerable in our community just so you can say you've tried to grapple with the housing shortage. Do it right, or leave it alone!</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes</p> <p>I want to provide comments</p> <p>The intent is good. However, given what is being proposed to be around and near it, it could become quite problematic. If the area does not have the appropriate infrastructure to accommodate the varied needs of families and youth (including facilities other than outdoor areas, such as maybe a PCYC or other indoor sports facility or movie theatre or bowling alley, anything that can be used by youth to entertain them and bring them joy, then it will just widen the area will form a dangerous ghetto.</p>

Q14. **PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?**

No

I want to add comment

Far too close to people's homes. Noise, heavy traffic, pollution and you plan to house people over these "shops"! Seems like an attempt to just get people into housing without any thought as to the quality of life, or lack of it, the people who will be forced to live there or those who already live near there, will have.

Q15. **Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?**

No

I want to add comment

Far too close to homes and its creation means the further destruction of choice farming land. Shame on LCC!

Q16. **COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?**

Given where it is, what's around it and what it is destroying I wouldn't operate my business on that site.

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

For the reasons I have already identified LCC's proposal/plan seems ill-conceived and a reckless, hasty attempt to deal with a critical situation. The people it is supposed to benefit deserve better than this, as do the existing, local residents. I sincerely hope I am wrong but I fear that if this goes ahead we will all be living with the negative effects for many years into the future.



Respondent No: 43

Login: Anonymous

Email: n/a

Responded At: Apr 22, 2024 22:57:31 pm

Last Seen: Apr 22, 2024 22:57:31 pm

IP Address: n/a

Q1. Name	Jeffrey Catt
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: This area is prime residential not industrial or Pod village. This is the first thing people will see when they drive into this community
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone I want to add comments: If the industry that you live above has issues and worse case happens then what will happen to the home of said people above
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No

<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>Yes I want to add comments Normal housing this will look better when you drive into this city. Not industrial buildings, we have areas of town that can accommodate this if the right building choices are used. Why make this green area a major industrial area.</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>No</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>No</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>No I want to add comment What does that mean</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p> <p>not answered</p>	
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p> <p>The government spent lots of \$\$ building the current POD village, for the less fortunate. The site in East Lismore is close to town Hospital, Doctors, Government support networks. Those PODS could be replaced and connected to the same utilities and save a lot more money for tax paying people</p>	



Respondent No: 44

Login: Anonymous

Email: n/a

Responded At: Apr 22, 2024 23:03:08 pm

Last Seen: Apr 22, 2024 23:03:08 pm

IP Address: n/a

Q1. Name	Tricia
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 45

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 12:20:07 pm

Last Seen: Apr 23, 2024 12:20:07 pm

IP Address: n/a

Q1. Name	Jill McCall
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	I want to add comments: Not sure. I want maximum space for houses from flood plain to be relocated to flood free land.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I don't know what this means
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	I want to add comments Must include allowing our incredible big scrub built houses from the flood plain to be relocated to subdivisions. So wasteful and unethical to do otherwise.

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 46

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 13:21:42 pm

Last Seen: Apr 23, 2024 13:21:42 pm

IP Address: n/a

Q1. Name	Avinash
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	I want to add comments: Surely it depends on the topographical aspect of the land as to what size the blocks are and for what purpose
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone I want to add comments: Depending on the topography of land and what mixed use really means very ambiguous
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I want to add comments: It must be clearer what the use are for the bbuilding
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	I want to add comments: Not sure not written clear enough to understand I would rather look at the development plan to get a real understanding of what is proposed
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	I want to add comments I want to know on what roads and streets this is proposed

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

not answered

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 47

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 17:50:23 pm

Last Seen: Apr 23, 2024 17:50:23 pm

IP Address: n/a

Q1. Name	Cassie Ann SAUNDERS
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	not answered
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	not answered
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No

-
- Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?
- No
-
- Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?
- No
-
- Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?
- No
-
- Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?
- No
-
- Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?
- not answered
-
- Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**
- The current road infrastructure cannot support an increased residential or commercial development. The Bruxner Highway is already at capacity. The intersection of Alphadale Road and the Bruxner Highway is a notorious black spot - resulting in too many fatalities, serious injuries and accidents. This proposed development will consequently increase traffic to the local region and therefore presumably increase the number of vehicles accidents. You cannot increase commercial and residential density and hope to fix the road issues after. Our property hosts a precious koala corridor. Increasing development in the region will devastate the environment, their home. Not to mention ruin the local environment.
-



Respondent No: 48

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 19:06:18 pm

Last Seen: Apr 23, 2024 19:06:18 pm

IP Address: n/a

Q1. Name	Emma Browning
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes I want to add comments: Smaller lots sizes are more efficient use of land as most people don't fully utilise a large backyard, and privacy controls can be built into the dwellings, rather than retrofitted.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	No
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 49

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 19:42:32 pm

Last Seen: Apr 23, 2024 19:42:32 pm

IP Address: n/a

Q1. Name	Lana Bradfield
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	I want to add comments: What is 'mixed use'??
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

-
- Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?
- No
-
- Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?
- Yes
-
- Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?
- Yes
-
- Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?
- Yes
-
- Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?
- not answered
-
- Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?
- not answered
-



Respondent No: 50

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 22:08:52 pm

Last Seen: Apr 23, 2024 22:08:52 pm

IP Address: n/a

Q1. Name	Melanie
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: I don't think this proposal should go ahead at all. The road infrastructure from the roundabout is not suitable for this development and will make the road more dangerous
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No I want to add comments: I don't think this proposal should go ahead at all. The road infrastructure from the roundabout is not suitable for this development and will make the road more dangerous

Q11. **PRECINCT 1:** Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct? No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct? No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct? No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct? No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

I don't think this proposal should go ahead at all. The road infrastructure from the roundabout where oliver avenue meets bruxner highway is not suitable for this development and will make the road more dangerous



Respondent No: 51

Login: Anonymous

Email: n/a

Responded At: Apr 24, 2024 13:27:29 pm

Last Seen: Apr 24, 2024 13:27:29 pm

IP Address: n/a

Q1. Name	Julia
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes I want to add comments: A bit more public park / bike path or similar
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 52

Login: Anonymous

Email: n/a

Responded At: Apr 24, 2024 16:15:34 pm

Last Seen: Apr 24, 2024 16:15:34 pm

IP Address: n/a

Q1. Name	Deepak Khuller
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Neutral
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: If any new 'developments' in the area are to go by, 300 to 400 sqm development are simply slums with houses tpuching each other and no trees or greenery. You only have to look at Caniba on what has been allowed to happen.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone I want to add comments: The lotsneed to accomodate removal of houses from lismore to this new development.
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	not answered

Q11. **PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?** not answered

Q12. **PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?** not answered

Q13. **PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?** not answered

Q14. **PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?** not answered

Q15. **Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?** not answered

Q16. **COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?**

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

not answered



Respondent No: 53

Login: Anonymous

Email: n/a

Responded At: Apr 25, 2024 06:26:12 am

Last Seen: Apr 25, 2024 06:26:12 am

IP Address: n/a

Q1. Name	Sue
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	Yes
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 54

Login: Anonymous

Email: n/a

Responded At: Apr 25, 2024 11:31:51 am

Last Seen: Apr 25, 2024 11:31:51 am

IP Address: n/a

Q1. Name	Ivor THOMPSON
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: If a Housing Block is 300sqm, it will be 20m x 15m. That is ridiculous. It would be similar to the 2 story houses built in Minto and Ambarvale in Campbelltown LCC by the Dept of Housing. These buildings were an absolute disaster with the houses in Minto being torn down and "ordinary houses" built. This turned the whole area into a Ghetto and gave the suburb a very bad reputation. Is that what Lismore City Council want's to do to my suburb?
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone I want to add comments: I would support a Minimum Housing Lot Size if it was at least 475sqm. This will allow for the children in the family to have space to play and maybe have a Swimming Pool.

<p>Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.</p>	<p>Yes</p> <p>I want to add comments:</p> <p>I would be vehemently against any residential building that was "Terraced Housing". It would be an eye sore and resemble what is found in the Ghettos of Ambarvale, Claymore, Shalvey and formerly what was in Minto. It would be a breeding ground for Social Depression and bring down the value of the properties in the area. There would be no room on the housing block for children to play or cars to park. I could see all sorts of social problems developing in such an environment and crime would be an everyday event where families would be held to ransom by delinquent youths and adults who have no social values.</p>
<p>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</p>	<p>Yes</p> <p>I want to add comments:</p> <p>The proposed plan seems reasonable but how much of it is true and able to happen may well and truly be different to what the community ends up with. Anybody can sugar coat anything. I have no intention in living in an area where my preferred middleclass type lifestyle is compromised by bad decisions made by bureaucrats who do not live in the area and have no intention of living in the eyesore they have created.</p>
<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>Yes</p> <p>I want to add comments</p> <p>If Standard Residential Development means houses on building blocks of 475m2 or greater, I am all for it. Expecting people to "live" (more like exist) on building blocks 300m2 or smaller, absolutely NO. Looking at the proposed areas for recreational use, I can see that there isn't enough space for children to play or families to allow their children to play supervised. This is especially noticeable around the "Proposed Shopping Centre". On that note, what type of shops are proposed? Woolies, Coles, Aldi, IGA? Take Away? Will toilets be made available there?</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>Yes</p> <p>I want to add comments</p> <p>I believe that apartment blocks have a place to play in our society. They are ideal for first home buyers and the elderly provided that they DO NOT turn into unkept "No Go" Areas because of the type of persons dumped there by government authorities. I wouldn't want to see my residential area turned into a Ghetto. I wouldn't want to see my residential area turned into a Car Dismantling Centre where there are 3 or 4 cars in the front yard being dismantled. I wouldn't want to see houses in my residential area unkept with no gardens or no Community Pride for the part of the community they live in. I wouldn't want to see my residential area turned into an eyesore and the value of my property deteriorate because of very bad decisions made by Bureaucrats and SJWs in the Council.</p>

Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes I want to provide comments YEs of course provided it is clean and inviting. It will be sad if it turns into the type of Shopping Centre I have seen in Claymore, (in Campbelltown) where shop keepers have to have security bars on the shop windows and doors and at certain times of the day, customers are served through a barred security window. Not a very good look to say the least. From the illustration, there seems to be NOT ENOUGH Grass Land around the Shopping Centre.
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	No I want to add comment Not too sure about having Residential Housing on top of industrial buildings unless the resident is the business holder.
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	No I want to add comment What is "General Industrial"? Panel Beaters? Churches? Funeral Homes? Foundries? Childcare Facilities?
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	Parking, Low noise, Pleasant outlook.
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	DO NOT TURN THIS PART OF GOONELLABAH INTO A GHETTO. This part of Goonellabah is the doorway to Lismore. It needs to be a show case. Infact, this farm would be an ideal area for shops and businesses to relocate to so they would be out of the flood prone areas of Lismore CBD. There is more than enough space on this block of land to build a "New Lismore". Give some real thought about that.



Respondent No: 55

Login: Anonymous

Email: n/a

Responded At: Apr 27, 2024 07:03:21 am

Last Seen: Apr 27, 2024 07:03:21 am

IP Address: n/a

Q1. Name	Susan Heaton
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: This planning proposal should be for housing only. No industrial. This could have a devastating affect on Tucki Tucki creek and the water catchment if it goes ahead.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?	Yes

Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	Yes I want to add comments Commercial limited to shops only.
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	No
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	No
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	.
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	No more industrial building in that area. This should be for housing and community only. 1800 homes were lost in the 2022 flood. Ridiculous



Respondent No: 56

Login: Anonymous

Email: n/a

Responded At: Apr 27, 2024 08:29:27 am

Last Seen: Apr 27, 2024 08:29:27 am

IP Address: n/a

Q1. Name	Anna Dunlevy
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I don't know what this means
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 57

Login: Anonymous

Email: n/a

Responded At: Apr 28, 2024 08:53:12 am

Last Seen: Apr 28, 2024 08:53:12 am

IP Address: n/a

Q1. Name	Peter Dunlevy
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 58

Login: Anonymous

Email: n/a

Responded At: Apr 28, 2024 10:17:38 am

Last Seen: Apr 28, 2024 10:17:38 am

IP Address: n/a

Q1. Name	Shaen Springall
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Neutral
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	<p>I want to add comments:</p> <p>Protection to Tucki Creek needs to be a priority. Adequate runoff control with sediment basins to protect the creek and slow the flow off surrounding development. Removal of Camphor laurel needs to be done prior to development / as part of the development. It should not be left on site and built near. It then becomes almost impossible and costly to remove it. Significant regeneration and revegetation needs to be done in all riparian areas to protect the endangered species within Tucki Ck.</p>
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes

<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>I want to add comment As long as measures are taken to protect Tucki Creek from any further damage from runoff.</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p> <p>not answered</p>	
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p> <p>Consider utilising Goonellabah Tucki Landcare Inc. in the riparian regeneration and revegetation work</p>	



Respondent No: 59

Login: Anonymous

Email: n/a

Responded At: Apr 28, 2024 14:22:51 pm

Last Seen: Apr 28, 2024 14:22:51 pm

IP Address: n/a

Q1. Name	Madeleine Smith
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	Yes
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	I want to add comments: I don't think industrial should be directly adjacent to residential zones
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I want to add comments: I'm filling this survey out on a computer and the image is illegible and doesn't appear in the Draft Development Control Plan
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	Yes

<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>I want to add comments I'd like it mentioned that all people who have gone through the 2022 flood have first preference for lots and that the development welcomes flood houses. As well as this while it does state sustainable I'd like this development to be a leader in sustainability with the acceptance of composting toilets, mandatory plumbed in water tanks (which could be underground) and solar panels with batteries and houses to be as passive as possible using sustainable and regenerative materials.</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>Yes I want to add comments Sustainability actions as above.</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>No</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p> <p>not answered</p>	
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p> <p>This development rioritise flooded families and households with the inclusion of sustainable building practices including water tanks, solar + batteries, the use of recycled materials. Maybe the developer could assist with the removal of houses from the flood plain.</p>	



Respondent No: 60
Login: Anonymous
Email: n/a

Responded At: Apr 29, 2024 05:58:29 am
Last Seen: Apr 29, 2024 05:58:29 am
IP Address: n/a

Q1. Name	Lis
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Happy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: Apartment and Terrace housing are great if done properly with good acoustics etc. The newish affordable housing units near the hospital look good but are so cheaply built there is no acoustic control etc. The lower unit dwellers hear/smell when someone goes to the toilet upstairs It would also be great to set aside land for co housing/ resident led as happens in other countries
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes, there doesn't need to be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes I want to add comments: Only if it is a good quality build with appropriate community space to engender healthy social connection
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	I want to add comments: Sorry I don't have enough information to comment

<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>I want to add comments Im not sure of details but it could be awesome if done properly good luck! Please consider a plot set aside for co housing. Resident led projects usually need support as they compete with developers who have more financial backing. Banks less familiar with this type of development in this country but not so in other countries. It is changing</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>I want to add comments As above</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>I want to provide comments It could be great if done well</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>I want to add comment Could be great</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>I want to add comment Could be great</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p> <p>not answered</p>	
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p> <p>Please consider resident led housing or cohousing as this can lead to better social resilience and building quality outcomes plus usually cheaper for residents</p>	



Respondent No: 61

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 10:57:15 am

Last Seen: Apr 29, 2024 10:57:15 am

IP Address: n/a

Q1. Name	Astra Jerebine
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	not answered
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	not answered
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	not answered
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	Yes

Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?	not answered
Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?	Yes
Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?	No I want to add comment This mixed use land is better served as residential land due to being high on the hill and the favourable Northerly aspect for sun, and cooling breezes in Summer.
Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?	No I want to add comment This is a very large industrial area that is adjacent to an existing large lot residential area and would be better placed somewhere else. This are would be better zoned as residential, as it is next to an existing residential area and due to being high on the hill and the favourable Northerly aspect, which is ideal for living in.
Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?	not answered
Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?	not answered



Respondent No: 62

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 18:02:27 pm

Last Seen: Apr 29, 2024 18:02:27 pm

IP Address: n/a

Q1. Name	Mano King-Prime
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 63

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 19:13:44 pm

Last Seen: Apr 29, 2024 19:13:44 pm

IP Address: n/a

Q1. Name	Eleanor Berze
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	<p>No</p> <p>I want to add comments:</p> <p>300sqm lets us know that you are planning affordable housing with no yard which means more kids roaming the streets. Have seen this in sydney and it does not help a community. This is not the solution. Fixing Lismore is the solution. Moving the CBD and the people who want to be in town is the solution. Think better. we do not want dense housing in our area where we have worked hard to increase the value of our land and home. Doing this will decrease our value, but you will continue to charge us top dollar in rates. This is not the way to go.</p>
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	<p>No, there should be a minimum lot size in this zone</p> <p>I want to add comments:</p> <p>you are proposing ugly, over crowded blocks with no where for kids to play and hang out without causing issues. We have seen these types of communities in Sydney and the crime, DV, and overcrowding it brings. This is not a solution. You already have part of goonellabah classed by residents and police as a ghetto and now you want to make the rest of goonellabah a ghetto. Shame on you for not fixing lismore.</p>

<p>Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.</p>	<p>No</p> <p>I want to add comments:</p> <p>you just keep getting it wrong Lismore. Mixed use residential means small, cramped blocks and housing which brings many different social problems and crime. This is not a good idea. Again, you want to build Lismore's lego land and have all of Goonellabah looked as a ghetto and not the high market community this part of the suburb is.</p>
<p>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</p>	<p>No</p> <p>I want to add comments:</p> <p>again, more cramped blocks, no planned areas, just more opportunities for "affordable housing" riff raff to come in and overtake and burgle areas they haven't hit yet. It's like you want to make Goonellabah an area people want to avoid. I don't want the value of my home to go down because of the council's lack of planning and repair to town. It's like you want to make the whole of Goonellabah a ghetto. Good job.</p>
<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>No</p> <p>I want to add comments</p> <p>you are taking away farming land needed, which is useful. It's a beautiful area with families and homes that are well looked after and maintained. It's not standard. You are bringing the standard down for the area.</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>No</p> <p>I want to add comments</p> <p>squashing small homes together is not the solution. you will be providing what will become a substandard environment and the area will see more crime. Not all people in affordable housing are bad or do bad things, but we all know the majority of people you put in this lego land will be just that. Fix Lismore.</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes</p> <p>I want to provide comments</p> <p>possibly as long as it is done properly, but unfortunately, Lismore council have a habit of ruining things that look good and then turn bad. Look at the shopping center in Goonellabah and the roads. Maybe fix the roads up first before looking at moving Lismore off the map.</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>No</p> <p>I want to add comment</p> <p>too close to people's homes, not well thought out. Whilst affordable housing is needed, this is not the place to do it.</p>

Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

I want to add comment

far too close to homes and destroying farming land. Lismore you are not fixing the main problem. Fix Lismore CBD or we will have a ghost town.

Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

I wouldn't open shop in this new commercial area. It will be dead before you know it as people will not want to travel up here.

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

you have not thought this out. You have not thought about the people who live here already, who have worked hard for their homes, who work hard to own their own homes and are proud of them. You have not taken into account the fact that people want to live in lismore and want the problem fixed in the CBD area so they are close to amenities. You have not thought about the implications to homes already in the area that people have invested money into to increase the value and then bringing in lego land will bring this down and it will. We already have a financial problem and this will create more. I am disappointed in you Lismore. Shame on you.



Respondent No: 64
Login: Anonymous
Email: n/a

Responded At: Apr 29, 2024 20:27:27 pm
Last Seen: Apr 29, 2024 20:27:27 pm
IP Address: n/a

Q1. Name	Sarah Driussi
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No I want to add comments: I would prefer that LCC research whether other land parcels would be better suited for a large estate with a catchment/creek that isn't overdeveloped, altered and experiencing flood issues.
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No, there should be a minimum lot size in this zone I want to add comments: I would prefer the estate be smaller, so a bigger lot size be used for a large acre block country estate to mitigate against flooding issues, e.g. less development = less problems, keeping it smaller and the land more in it's natural form.
Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	Yes I want to add comments: Again I would prefer no estate there at all, but if it does go ahead, yes a building height limit is good, and I would love to keep it minimal industrial and more large country estate blocks and less development.

<p>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</p>	<p>No</p> <p>I want to add comments:</p> <p>I like the idea of more shops, but I'm not sure about putting the shopping part that close to the creek and I don't feel comfortable at all really with disrupting the creek riparian zone or changing things too much. The less land you alter and touch the better and I would prefer that this area not be developed at all, as the tucki creek catchment is at it's limit for development and cannot take anymore, the creek has significantly changed and flooding is an on-going issue from over development.</p>
<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>No</p> <p>I want to add comments</p> <p>I would prefer not a checker board squeezed in massive estate. I would prefer no estate there, but if there has to be one, large acre blocks country beautiful type estate like Chilcotts Grass older version estate, not hidden valley.</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>No</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>No</p> <p>I want to provide comments</p> <p>it's too close to the creek, I object.</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>Yes</p> <p>I want to add comment</p> <p>I would like to see less industrial, I don't mind the creative mixed use, but not too much of it.</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>No</p> <p>I want to add comment</p> <p>I would prefer a smaller industrial estate.</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p>	<p>I would want bigger zones and land mounds to protect from agricultural spray. I would expect there to be noise rules and vehicle limits.</p>

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

I request a thorough extensive flood study be completed for Tucki Tucki Creek as flooding is a problem for residents who live on the creek. From the information made evident in this submission, proceeding with further development without addressing concerns and requests made in this submission could exacerbate the risk to residents and properties in the area. After the devastating flood events of 2022, prioritising the safety and well-being of residents in the face of flood risks should be paramount in any decision regarding further development near Tucki Tucki Creek. Exploring alternative land parcels for the proposed estate is a prudent suggestion, particularly if it can mitigate the risk of flooding and safeguard the well-being of the community. This approach aligns with the principles of responsible land use planning and prioritising the safety and welfare of residents.



Respondent No: 65

Login: Carrie

Email: [REDACTED]

Responded At: Apr 30, 2024 10:08:41 am

Last Seen: Apr 29, 2024 23:52:49 pm

IP Address: 119.18.0.243

- Q1. Name Carrie Shaw
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Unhappy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments No
I want to add comments:
The minimum lot size should be increased to 400sqm in line with the rest of the development. This would prevent high-density apartment/unit type builds which are counter to the residential / family nature of the area.
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information not answered
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. No, there should be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. No
I want to add comments:
I think the maximum height should reflect single or double-level housing and potentially double-level semi-commercial (as for the commercial village), but height limits should be in place to prevent industrial height development (either light or heavy) in this area.
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments No

<p>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</p>	<p>No</p> <p>I want to add comments</p> <p>I think this should be limited to residential only.</p>
<p>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</p>	<p>Yes</p>
<p>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</p>	<p>No</p>
<p>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</p>	<p>No</p>
<p>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</p> <p>N/A</p>	
<p>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</p> <p>I don't think this development should include industrial use at all. This is one of the highest points in the area and filling this green space with industrial (height) sheds, right through the green corridor of residential development seems absurd. Given the experience of only 2 years ago (the 2022 floods), it seems apparent that high ground is valuable for both residential development and village/community hub development, but these can be kept to height minimums and retain the visually pleasing aspect and outlook. Industrial / heavy commercial will add both noise and visual pollutants to the area, and seems unnecessary to include in the middle of what can be a beautifully developed residential area, with sympathetic treatment of Tucki Tucki creek, wildlife, green spaces, and visual appeal.</p>	



Respondent No: 66

Login: Anonymous

Email: n/a

Responded At: Apr 30, 2024 21:02:25 pm

Last Seen: Apr 30, 2024 21:02:25 pm

IP Address: n/a

Q1. Name	Tanya Santin
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	No
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	I don't know what this means
Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.	No
Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments	No
Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?	No

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

No

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

No

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

No

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

No

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

Pollution. Noise.

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

I live in [REDACTED] and bought my house for the view.



Respondent No: 67
Login: Anonymous
Email: n/a

Responded At: May 01, 2024 16:11:36 pm
Last Seen: May 01, 2024 16:11:36 pm
IP Address: n/a

Q1. Name	Janet Nichol
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	<p>I want to add comments:</p> <p>While I agree with the 400sqm blocks for residential assuming they reflect the residential blocks in the neighbouring precinct, I do not agree with having industrial blocks in Precinct 5. I feel this area should be residential. If it is to be industrial, the blocks should be MAX 1500 to encourage local and small business, not big business spread across several blocks. Furthermore, it is proposed that lot sizes increase towards the southern end of the development which is not viable as there is steep slopes in the area (+20%) and this is the catchment for the South Tucki Tucki creek tributary. This should not be built over.</p>
Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information	not answered
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Respondent No: 68
Login: Anonymous
Email: n/a

Responded At: May 01, 2024 16:18:05 pm
Last Seen: May 01, 2024 16:18:05 pm
IP Address: n/a

Q1. Name	Brett Nichol
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?	Very unhappy
Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments	<p>No</p> <p>I want to add comments:</p> <p>While I agree with the 400sqm blocks for residential assuming they reflect the residential blocks in the neighbouring precinct, I do not agree with having industrial blocks in Precinct 5. I feel this area should be residential. If it is to be industrial, the blocks should be MAX 1500 to encourage local and small business, not big business spread across several blocks. Furthermore, it is proposed that lot sizes increase towards the southern end of the development which is not viable as there is steep slopes in the area (+20%) and this is the catchment for the South Tucki Tucki creek tributary. This should not be built over.</p>
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No

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No

I want to add comments:

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Respondent No: 69
Login: Anonymous
Email: n/a

Responded At: May 01, 2024 16:32:21 pm
Last Seen: May 01, 2024 16:32:21 pm
IP Address: n/a

Q1. Name	Kathy Roberts
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]
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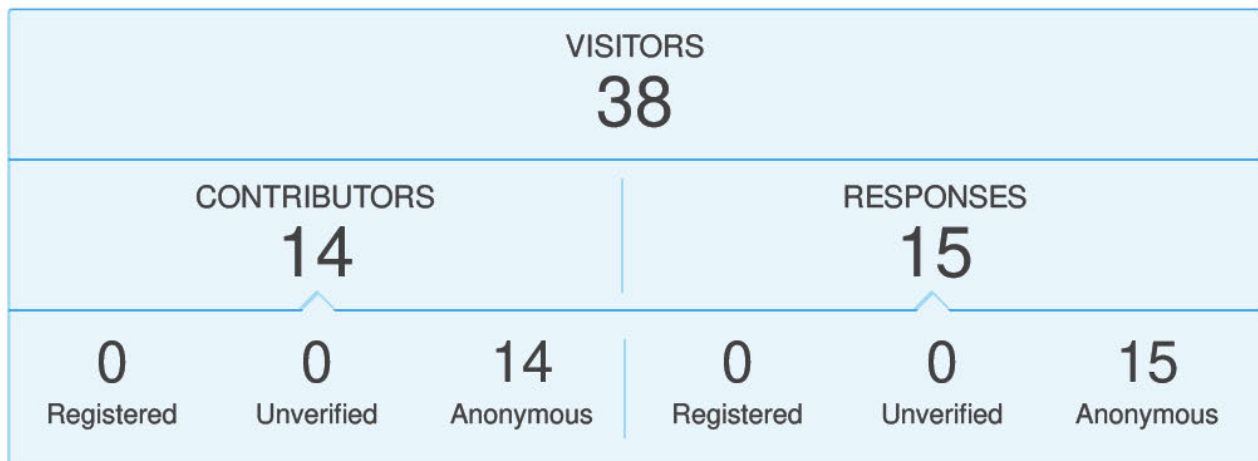
Survey Responses

30 November 2017 - 23 January 2025

Online Submission Form

Your Say Lismore

Project: Proposed Urban Release Area at Goonellabah - 1055 Bruxner Highway





Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Mar 16, 2024 16:28:20 pm

Last Seen: Mar 16, 2024 16:28:20 pm

IP Address: n/a

Q1. Name Felicity Carroll

Q2. Suburb LISMORE, NSW

Q3. Email

[REDACTED]

Q4. Phone

[REDACTED]

Q5. Submission

Great to see this happening. This will take the pressure off downtown Lismore with a commercial and industrial element during times of flood. I hope to see more shopping, groceries, petrol etc to cater to the needs of the community. Id also like to see commercial accommodation and tourist parks here to take the pressure off relying on government support for the less flood affected people who only need short term accommodation while fixing up their house and will take pressure off evacuation centers too. Also great to see more land opened up for affordable housing to cater to our essential workers needs. Without staff businesses struggle, so this will address the issue a little in that essential workers will hopefully e able to afford to live and work here in Lismore.



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Apr 01, 2024 11:46:45 am

Last Seen: Apr 01, 2024 11:46:45 am

IP Address: n/a

Q1. Name Leanne Davis

Q2. Suburb

[REDACTED]

Q3. Email

[REDACTED]

Q4. Phone

[REDACTED]

Q5. Submission

I object to the rezoning of this land from rural to any other category. The zoning should not be changed. The red kraznozern soils of the area are among the most fertile, well drained, deep (in places) and agriculturally valuable in the entire nation. We have already wasted enough of this soil type (in a climate zone favourable for growing so many different crops) by allowing urban sprawl to cover as large an area as it currently does. The land in question is currently still surrounded by land being used for agriculture. Removing its rural zoning will be the continuing 'thin edge of the wedge' enabling the future rezoning and loss in perpetuity of other valuable farmland around it. With climate change, we need to re-evaluate our food security and take a sensible, conservative approach to land use to retain the best growing areas for food production. We have lost too much farm land already. Australia has an obvious shortage of it. There is other land around Lismore of much less value to agriculture that could be developed for housing. The moderate slopes around Caniaba, Naughton's Gap and Fernside (south of the Kyogle Road, not on the flood plain side) could be purchased from a number of farmers at very generous prices and new well-designed communitites built on these greenfield sites. The best flat, alluvial soils near Back Creek should continue to be used for agriculture. Lismore Council could even do what Pyrenees Shire Council in Victoria has done and act as the land developer itself to create truly affordable blocks of land rather than allow the profits to go to commercial developers. There was a severe shortage of housing in the region even before the floods of 2022. As a renter in Goonellabah I have experienced this. With blocks of land (land only) in the nearby Platypus Estate being priced at \$379,000 and more, the proposed rezoning of land at 1055/1055A Bruxner Highway will continue robbing the nation of valuable farmland and NOT provide truly affordable housing for the vast majority of people whether they be new immigrants or locals who have been scrimping and saving for decades to purchase a house/land in a safe, flood-free zone. If Lismore Council and the people of Lismore wish to practise what they preach to others, they should act in an environmentally responsible manner for future generations and NOT rezone this land away from rural. You can't eat money.



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Apr 10, 2024 12:53:05 pm

Last Seen: Apr 10, 2024 12:53:05 pm

IP Address: n/a

Q1. Name Zoe Humphreys

Q2. Suburb

Q3. Email

Q4. Phone

Q5. Submission

My concerns about this proposed development come under two broad headings: The allocations for social and affordable housing Environmental impact. I think that considering the large area of the proposed development the provision of 10 serviced lots and 2,000m2 is inadequate. If this allocation results in residential units it would theoretically provide 15 - 16 dwellings, If the plan is to provide medium density housing then that would increase the accommodation but would not support the relocation of buyback houses or the needs of low income families. Considering that this proposal is for 346 residential lots and 105 industrial lots the provision of 15 lots for affordable housing contributes very little towards the aims of the Affordable and Diverse Housing Strategy. My understanding is that it is reasonable to require developers and property owners, wishing to rezone land, to offset some of the cost to council, and thereby ratepayers, for the infrastructure development and ongoing costs. The developer will no doubt be receiving a subsidy or reduction in their contribution to these costs. The environmental impact is also concerning. Agricultural land serves a number of purposes: It effectively contributes to flood mitigation by "collecting" and "storing" rainwater. A large development, such as this, will create a significant volume of storm water runoff, as far as I can see this will drain into Tucki Tucki Creek, Given the abysmal state of Lismore's Storm Water management I am concerned that this will not be managed and monitored, both for flow and volume and impact on water quality. The land also provides an environment for the development of ecosystems, whilst this is not as biodiverse as one would like, it contributes to the preservation of endangered species. The proposed development and the proposed opening up of a walking and cycling track alongside the creek, will need serious and expert attention to mitigate what will inevitably be a considerable impact on the Nature Reserve and creek. Both of which are acknowledged to have significant numbers of endangered species living in them. Hairy grass is not the only species to worry about. There is also the potential contribution to food security and the take up of carbon. As a low income, flood affected person in housing need, I welcome the development of housing, however we need to learn from the mistakes of the past. It is possible to develop housing that truly manages to conserve habitats, reduce energy costs, supports the development of and meets the need for decent, appropriate, reasonably safe, affordable accommodation. I also appreciate the massive up front costs associated with this project. However if the average cost of a hectare of agricultural land is between 3 - 10 thousand dollars, depending on the amount of land purchased, and a lot, with building permission, costs \$395,000 (neighbouring development "Platypus Park) I think the scope for profit is large enough.



Respondent No: 4
Login: Anonymous
Email: n/a

Responded At: Apr 23, 2024 07:10:50 am
Last Seen: Apr 23, 2024 07:10:50 am
IP Address: n/a

Q1. Name Felicity Carroll

Q2. Suburb [REDACTED]

Q3. Email [REDACTED]

Q4. Phone [REDACTED]

Q5. Submission

Im always in favour of more affordable housing and commercial out of the flood zone. Can we look at places like Koala Beach housing estate where humans and koalas co exist. By implementing a 40k ph speed limit, no dogs and protected nature reserves and koala food trees planted throughout the estate, gating the estate if necessary can ensure that humans and wildlife can co exist.



Respondent No: 5
Login: Anonymous
Email: n/a

Responded At: Apr 23, 2024 10:48:44 am
Last Seen: Apr 23, 2024 10:48:44 am
IP Address: n/a

Q1. Name Heidi Baldwin

Q2. Suburb

[REDACTED]

Q3. Email

[REDACTED]

Q4. Phone

[REDACTED]

Q5. Submission

Firstly, a big thank you to Jamie van Iersel who took my call and answered all my questions in relation to this potential rezoning. I only have one serious consideration I would like to put forward after this discussion. Why is the General Residential land right next to the highway? This makes absolutely no sense to me. People paying for this type of land should be away from the highway. I suggest swapping the General Residential area with the Residential-led Mixed Use land. This has several benefits. General residential will have closer access to the commercial village centre and Tucki Tucki creek recreation area. They will also be away from the highway. Mixed Use will be closer to the highway for ease of access to things like childcare /library etc. Thank you, Heidi Baldwin



Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Apr 23, 2024 22:15:05 pm
Last Seen: Apr 23, 2024 22:15:05 pm
IP Address: n/a

Q1. Name	Melanie
Q2. Suburb	[REDACTED]
Q3. Email	[REDACTED]
Q4. Phone	[REDACTED]

Q5. Submission

I don't think this proposal should go ahead at all. The road infrastructure from the roundabout where Oliver avenue meets the bruxner highway is not suitable for this development and will make the road more dangerous The traffic here is already dangerous and to increase the flow of traffic in this area is irresponsible.



Respondent No: 7
Login: Anonymous
Email: n/a

Responded At: Apr 26, 2024 09:31:26 am
Last Seen: Apr 26, 2024 09:31:26 am
IP Address: n/a

Q1. **Name** Felicity Carroll

Q2. **Suburb**



Q3. **Email**



Q4. **Phone**



Q5. **Submission**

I support this development wholeheartedly. As much as we need more homes out of the floodzone, we also need industry and commercial out of the flood zone as was seen during the aftermath of the 2022 flood. Life was heavily impacted by the lack of goods and services and employment disrupted for the whole of Lismore LGA residents. As unfortunate as it is for the neighboring macadamia farm, it is not as important or as essential for the good of the community as this new development. Considering the needs of one small farm that doesn't grow essential food for a community doesn't override the needs of the many. I hope to see this go ahead in its entirety.



Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Apr 29, 2024 06:02:34 am
Last Seen: Apr 29, 2024 06:02:34 am
IP Address: n/a

Q1. Name Lis Dunn

Q2. Suburb

[REDACTED]

Q3. Email

[REDACTED]

Q4. Phone

[REDACTED]

Q5. Submission

Please consider setting aside a plot for a resident led / co housing project like a small home development This type of project needs support to compete with developers who have more financial backing



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 11:04:12 am

Last Seen: Apr 29, 2024 11:04:12 am

IP Address: n/a

Q1. Name Astra Jerebine

Q2. Suburb

[REDACTED]

Q3. Email

[REDACTED]

Q4. Phone

[REDACTED]

Q5. Submission

Rezoning objection To whom it may concern: Re: Rezoning of 1055 and 1055A Bruxner Highway, Lismore I am writing to object to the re-zoning of the farm on the Bruxner Highway, in particular the industrial zoning at the South of the proposed development. I purchased my property on Napier Street, Goonellabah because it is a large semi-rural block surrounded by nature in a cul-de-sac, in a very quiet residential area which is zoned R5 Large Lot Residential. A big factor in choosing this property was my block adjoins a large farm (zoned State Significant Farmland) which I thought guaranteed peaceful, rural surroundings. I question the suitability of placing a large industrial area adjacent to a Large Lot Residential area. Rezoning the farm to an Industrial zone along my property boundary will have major negative impacts on me and my property, including: • Loss of semi-rural environs. • Noise and pollution from industrial area • Impact on light and sunshine • Loss of privacy • Loss of northerly breeze • Light pollution • Flora and fauna biodiversity • Impact on value of my property. Placing a large industrial area next to a residential area will have major impacts from noise, industrial odours, chemicals and lack of privacy in my garden and home. I note there are two options suggested to mitigate the noise in the noise reports in the Noise Impact Assessment however I am not convinced that either will be sufficient. Is there going to be a vegetative and space buffer, to block noise and provide habitat for animals? The proposed E4 general industrial zone adjoins my property to the North. My outlook will be blocked by tall concrete walls of buildings. I note the building height for industrial buildings has not been included in the proposal and that the draft plans have many industrial units close to the boundary of my property. As my house is set down the South side of the hill, my outlook, sun and light to the North will be negatively impacted. Putting industrial buildings along the boundary will likely block the Northerly/North-Easterly breeze - the cooling breeze in Summer - which are the prevalent cooling breeze in Summer. Is the Napier Street boundary, the best place on the proposed development for an industrial area? I am also concerned about light pollution at night, as there are no street lights on Napier Street (or visible from my property) and bordering on a 100-acre farm means proper darkness at night, which is highly desirable. My property is abundant in native wildlife, much of which comes from the adjoining farm, including: Red-necked wallaby (*Macropus rufogriseus*), Bandicoots, Echidnas, large Diamond Pythons, lots of birds including Black Cockatoos, King Parrots, Rosellas, Kookaburras, Butcher Birds, Wonga Pigeons, White Headed Pigeon, Coucal Pheasants etc, and Koalas have been heard nearby. Many of these native species will be impacted by loss of habitat. There are a lot of naturally occurring native plants on my property including Nodding Greenhood Orchids, Wombat Vine, Scrambling Lily, Kangaroo Grass, a few types of basket grass, other small native grasses (possibly including Weeping Grass) and various naturally occurring ground covers and flowers, as well as large native trees (possibly Koala trees) along the boundary of the farm (that are not noted in your plans). I am constantly surprised and the native plants that keep popping up in my garden and am concerned about the loss of biodiversity. In addition to these negative impact to my property and environs, and years of building noise, I am concerned about the Impact in valuation of property and house and would like to understand what compensation is offered. I would like to arrange a meeting to discuss this further. Yours sincerely, Astra Jerebine.



Respondent No: 10
Login: Anonymous
Email: n/a

Responded At: Apr 29, 2024 19:45:45 pm
Last Seen: Apr 29, 2024 19:45:45 pm
IP Address: n/a

Q1. Name Sarah Driussi

Q2. Suburb [REDACTED]

Q3. Email [REDACTED]

Q4. Phone [REDACTED]

Q5. Submission

Submission for the Planning Proposal Rezoning of 1055 and 1055A Bruxner Highway, Lismore (Lot 42, DP 868366 and Lot 1, DP 957677) Sarah Driussi, [REDACTED] Resident and Dr David Fredericks, Environmental Scientist & Consultant - April 2024 Executive Summary We object to the proposed rezoning based on the following flood related issues: 1. Inappropriate Flood Analysis for current development - Potentially inappropriate flood analysis using insufficient storm duration and intensity in the drainage design process. 2. Lack of cumulative analysis of flood risk. The creeping urban development in the catchment and piece meal analysis of successive development fails to provide an evaluation of culminative impact of these developments on flood frequency and intensity for the catchment as a whole, particularly low-lying downstream properties. 3. Social and economic impact on low-lying downstream properties. We are concerned an increase in the risk of flooding downstream will result in negative economic impacts (devaluation of property values and increased insurance costs) on residents in low-lying areas. 4. Environmental impacts on the Tucki Tucki Creek – particularly impacts on the area of the Butterfly walk and the platypus that are resident in that area Tucki-Tucki Creek & the Upper Creek Catchment The Tucki-Tucki Creek headwaters begin in the North-East corner of Goonellabah near Alphadale Road and the Bruxner Highway and stretch and descend through western Goonellabah. The Harmony Estate is planned to be situated in the upper headwaters of the catchment and will result in the urbanisation of 75ha of the 240ha catchment it lies within. Low lying areas downstream of the development include dwellings in: • Earles Crt • Allambie Dr • Riverwood Dr • Pineview Dr • Oliver Ave • Kookaburra Tce • Just St • Portions of Chilcotts Grass Residents of these areas are deeply concerned about the potential impacts of the new Harmony Estate development in this small catchment, especially given the existing flooding issues and accumulation of silt, sand, and soil in the creek observed by long term residents. We are also concerned about impacts water quality and quantity on the bird-wing butterfly park and its land care regeneration, wildlife and endangered species including the platypus that are known to be resident, and further siltation of the creek. Cumulative Impacts The council has failed to undertake any cumulative impact assessment of the urbanisation of the Tucki Tucki Creek catchment. The catchment above the Oliver Creek Bridge has progressively urbanised since the 1990's without any strategic analysis of flooding. There is now less than 10% (estimated) of this catchment that is not urbanised. Further development should be suspended until a cumulative impact analysis is undertaken and the desirability of a retention pond on the main arm of the creek at or above Holland St considered. Cumulative Changes to the Morphology of Tucki Tucki Creek The Driussi family have lived on Tucki Tucki creek in the same location for 34 years and have first-hand knowledge of its history. It is evident from the Driussi family's observations that significant changes have occurred in Tucki Tucki creek over the past few decades, particularly in its depth and flooding patterns. The fact that 34 years ago the creek was deep enough for swimming and experienced less frequent and rapid flooding indicates a shift in the creek's hydrology and ecology. The evaluation of further development should include a consideration of the further structural changes to the creek. The February & March 2022 Weather Events and Flooding The Northern Rivers Region has a humid subtropical climate where most summer rainfall occurs during thunderstorms that build up due to the intense surface heating and strong subtropical sun angle. Weak tropical lows and cyclones that move in from adjacent warm tropical oceans, as well as infrequent tropical storms often contribute to summer seasonal rainfall peaks and flooding. The flooding events that struck the Northern Rivers in February and March 2022 were catastrophic, leaving a profound impact on the region and its residents. The February 28th flood is one of the worst natural disasters in living memory. The flood on February 28th was classified as above the 1 in 100-year event, being somewhere in the range of 1 in 100 to 1 in 1000-year event, triggered by a low-pressure system; the

relentless rainfall persisted for a 72-hour period, continuously battering the region from February 26th to the 28th. The recurrence of severe flooding in the Northern Rivers region in March 2022, within such a short span was indeed a distressing warning for residents. The fact that the second flood replicated the height and damage on Tucki Tucki Creek, of the first flood, underscores the vulnerability of this area and the residents' homes to extreme weather events. These back-to-back floods serve as a stark reminder of the ongoing threat posed by climate-related hazards as the flood waters came extremely close to houses and businesses. These two flooding events and the frequency of East Coast lows in this area highlight the urgent need for comprehensive flood mitigation strategies for the creek and new development and an independent Hydrologist analysis of the entire Tucki Tucki Creek catchment for deliberating whether the large 450 residential and commercial lot Harmony Estate will exacerbate flooding, increasing water heights along the creek and therefore flooding homes and businesses. NSW Planning and Development Law The NSW Government's risk policies and guidelines help councils plan strategically and assess development proposals. This ensures infrastructure such as homes, hospitals and schools are located so that communities are not placed at high risk, and people can safely evacuate if there's an emergency. Significant flood events like the catastrophic floods in Northern NSW in 2022 or those in Brisbane in 2011 show the importance of managing flood risk in land use planning. The 2022 NSW Flood Inquiry reviewed the planning rules for developing land that might be affected by flooding. The findings of the Inquiry highlighted the importance of taking a proactive, risk-based approach to flooding and land use planning decisions. Environmental Planning and Assessment Act 1979, Standard Instrument (Local Environmental Plans) Amendment (Flood Planning) Order 2021 Schedule 1 Amendment of Standard Instrument prescribed by Standard Instrument (Local Environmental Plans) Order 2006 Drawing your attention to clause 5.21, points 2 & 3 highlighted sections Clause 5.21 Flood Planning (2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— 1. (a) is compatible with the flood function and behaviour on the land, and 2. (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and 3. (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and 4. (d) incorporates appropriate measures to manage risk to life in the event of a flood, and 5. (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. (3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters— 6. (a) the impact of the development on projected changes to flood behaviour as a result of climate change, 7. (b) the intended design and scale of buildings resulting from the development, 8. (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood, 9. (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion. Requests 1. That Lismore City Council conduct a comprehensive independent flood analysis of Tucki Tucki Creek and Catchment by an experienced Hydrologist, especially considering the implications of climate change, creeping urban development and the potential for large weather events. To ensure the credibility and transparency of the analysis, it's essential to involve reputable hydrology and climate experts who can provide unbiased assessments and myself, my husband along with the Driussi family would like to be involved to provide evidence, flood markings and historical data to be considered. Once the analysis is complete, the results should be shared with all relevant stakeholders, including the community, council members, and developers. In presenting the results, it's important to highlight how and if the Harmony Estate Development meets the requirements of the Environmental Planning Assessment Act, in particular clause 5.21. This involves demonstrating that the development mitigates flood risks, does not adversely affect flood behaviour that results in flooding houses and businesses situated along Tucki Tucki Creek and meets the other criteria in clause 5.21. Overall, conducting a thorough flood analysis and sharing the results transparently will be instrumental in ensuring the Harmony Estate Development complies with regulatory requirements and meets the needs of both the community and the environment. 2. We reviewed the Storm Water Report by Barker Ryan Stewart prepared for the Harmony Estate Development and request the following: a. The storm water analysis is only for each of the 10 sub-basins that feeds into separate retention ponds. They don't add up all the outflows and look what the additional discharge is as a whole. We therefore request this be examined and possibly repeated reporting the additional new discharge as a whole. b. A very short storm design was used to do the runoff/flood analysis: "1% AEP, 25 min burst, Storm 1" Is this storm design too short? Or insufficient? We recommend a 12 to 24-hour weather system east coast low be used for the analysis and treat the development as a whole also looking at the entire catchment downstream as well, not 10 sub catchments in only the Harmony Estate footprint. c. The criteria used for "passing" the design is that peak runoff from each ponded catchment (below the pond) is lower than it was pre-development. We feel this might be too simpler a test and not giving a clear picture

evaluating it separately; we request the analysis be completed treating the development and its catchment as a whole component and not smaller separate catchments. d. No analysis or consideration/design for failure of retention structures is present in the report. We request the consultant designs a flood overflow sufficiently larger to take a particular design flood. e. The consultants only used a single storm design and not a cascade of storms. We feel a more serious weather event with several bad storms is required to make the study more accurate. 3. The existing flood retention ponds along Tucki Tucki creek particularly in the Birdwing Butterfly Park, need to be better maintained, particularly following large weather event which reduce pond volume and retention capacity. The flood retention ponds should also not be planted out under any circumstances and need to be kept clear of debris in order to work effectively. 4. Research whether other land parcels would be better suited for a large estate with a catchment/creek that isn't overdeveloped, altered and experiencing flood issues. Conclusion We request a thorough extensive flood study be completed for Tucki Tucki Creek as flooding is a problem for residents who live on the creek. From the information made evident in this submission, proceeding with further development without addressing concerns and requests made in this submission could exacerbate the risk to residents and properties in the area. After the devastating flood events of 2022, prioritising the safety and well-being of residents in the face of flood risks should be paramount in any decision regarding further development near Tucki Tucki Creek. Exploring alternative land parcels for the proposed estate is a prudent suggestion, particularly if it can mitigate the risk of flooding and safeguard the well-being of the community. This approach aligns with the principles of responsible land use planning and prioritising the safety and welfare of residents. Yours sincerely, Sarah Driussi 28th of April, 2024.



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Apr 30, 2024 11:57:05 am

Last Seen: Apr 30, 2024 11:57:05 am

IP Address: n/a

Q1. Name Gerda Hawke

Q2. Suburb

[REDACTED]

Q3. Email

[REDACTED]

Q4. Phone

[REDACTED]

Q5. Submission

Proposal for the General Residential lots at Harmony Estate. Lismore is in the process of rebuilding after a climate disaster. This is an ideal opportunity for LCC to showcase a residential response that is sustainable and climate adapted for the future. We could become a national and international example of a creative and resilient response.. Creative design that offers both privacy and opportunities for spontaneous connection is a way forward from the old design ideas of how many boxes can we fit into a space, houses all facing the street with garages out the front which creates a sense of isolation.... and not suited to an estate called "Harmony Estate.". Anne Street garden villas is an example of an award winning development in Southport Qld, designed by Anna O"Gorman.. We don't have to reinvent the wheel as there are many examples of creative medium density development in partnership with a local council One such example is Marmalade Lane, marmaladelane.co.uk, which is a housing project consisting of 42 houses. This project "was enabled by a partnership involving the landowner, Cambridge City Council, developers TOWN and Trivselhus, and Cambridge Cohousing's members and future residents. Cohousing is a way of life in which residents not only get to know their neighbours and enjoy a real sense of community, but jointly manage their living environment together. As well as their own private home, each resident household benefits from the extensive shared spaces and facilities that enrich the living experience and encourage a more social way of life. As a cohousing development, Marmalade Lane is the product of an innovative design process in which many residents were involved from the outset. All residents are members of Cambridge Cohousing Ltd, have a stake in the common parts and contribute to the management of the community". Please LCC, this is such an opportunity to showcase Lismore by developing a sustainable, creative and climate resilient residential project.. Thanks, Gerda Hawke



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Apr 30, 2024 16:12:33 pm

Last Seen: Apr 30, 2024 16:12:33 pm

IP Address: n/a

Q1. Name Janet Nichol

Q2. Suburb

Q3. Email

Q4. Phone

Q5. Submission

Submission for the Planning Proposal Rezoning 1055 and 1055A Bruxner Highway, Lismore (Lot 42, DP868366 and Lot 1, DP 957677) While we support the considered and responsible development of 1055 and 1055A Bruxner Highway for residential purposes, we have serious concerns about the proposed industrial development known as Precinct 5, 1055A Bruxner Highway, in respect of the "strategic merit and suitability of the site" for the proposed land use. Our objection to the proposed Industrial Precinct is based on a number of issues: 1. Direct impact on our farming business, amenity and property value as well as significant potential issue with storm water management 2. Impact on the environment from the lack of protection of the southern catchment and tributary of Tucki Tucki Creek 3. Impact on community including prioritising industry over residential development on prime land along the suburban growth corridor between Lismore and Alstonville; pollution (visual, noise, dust, odour etc) cast over existing and future residents; and risk of losing conceivable Aboriginal cultural heritage sites. 4. Conflict with LCC's own guidelines and rulings related to other potential industrial sites. We have detailed our sincere concerns below and in the interest of being solution focused, proposed our preferred outcome. 1.1 Issues with Land Use Conflict My husband and I own and operate Glenpar Plantation, a macadamia farm which has existed for over 30 years, residing along the southern and eastern borders of the proposed industrial zone. We cannot possibly continue to farm and manage our land appropriately without incurring issues from future industrial businesses just a stone's throw away, with only a road separating us. Why is there no 'vegetated buffer zone' indicated around the industrial areas that borders our agricultural land to protect people in the workplace from standard farming practices such as chemical sprays, noise, odours, dust etc, that will occur during business hours when people are at work? We also have a right to be protected from the impact of industry including threats to biosecurity, odour, dust, noise, smoke, risk of fires as well as other nuisances such as stray dogs and trespassers (Ref: NSW DPI - Living and working in rural areas). It is worth noting that the nearby industrial zone on Oliver Avenue, has a significant vegetated natural buffer surrounding its locations and as this new industrial site is being promoted as an extension of the Oliver Avenue zone, then surely these vegetated buffers should also be extended. Furthermore, as there is 66kV overhead powerlines and associated easement running the full length of the southern fence line of the proposed industrial zone, we would expect any buffer zone would commence after the appropriate distance from the easement is established. Requested outcome: Install minimum 50m, mounded and vegetated buffers, (DCP LEP2012 Chpt 5B 2.2.7 Element: Buffers to avoid land use conflicts), positioned beyond the required distance from the powerline easement, to protect those working in the area from impact of farming as well as protect homes and farms in the vicinity from the impact (both visual and operational) of industry. Also note in the Harmony Estate DCP, that the neighbouring agricultural properties have the right to continue operating as they currently do, including spraying and harvesting as well as pest, tree and soil management etc, post any development of this property. 1.2 Impact on our Amenity, Liveability and Property Value Just because this proposed industrial development borders farmland, shouldn't mean that the impact on amenity, liveability and value of our property is irrelevant. We did not purchase a property next to an industrial estate and expect that if the Council deems that one is to be built, then serious consideration should be given to the protection of our amenity and not negatively impact the value of our property. Furthermore, there needs to be controls over the scale, operation and type of industry in the proposed precinct, imbedded in the DCP in order to protect ourselves and all neighbouring properties. This includes size of block, height of building, noise levels, hours of operation etc but even more importantly, restriction on the type of industry allowed to operate in this area. According to the Lismore LEP 2012, 'General Industry' can include either light or heavy industry that may generate emission (noise, vibration, smell, fumes, smoke,

steam, soot, dust, waste products etc) that will affect the amenity of the neighbourhood or 'potentially hazardous and offensive industries' that could have catastrophic impacts. Requested outcome: We feel that a residential zone will have considerably less impact on our amenity and property value, however, if it is to be zoned industrial, we expect the inclusion of substantial visual screening of unsightly industrial buildings that will scar the currently beautiful area in which we live. This precinct should be limited to light industry only and certainly not allow any operation or storage of hazardous or dangerous goods. The block size of 1500m² should be a maximum size to encourage smaller localised business as opposed to large organisations and big business. The building height should be limited to single story, with hours of operation and noise limited to 7am – 5pm, Mon-Fri.

1.3 Issues with Storm Water Management We question the Storm Water Report by Barker Ryan Stewart prepared for the developer in particular regard to the amount and flow of storm water in Catchment/Basin 8, an area of approx.10h that directs significant amounts of storm water into our dam and onto the south tributary of Tucki Tucki Creek. Data was presented as follows: Drain Modelling Results - SUB-CATCHMENT DETAILS Name Max Paved Grassed Paved Grassed Supp. Due to Storm Flow Q Max Q Max Q Tc Tc Analysis 1 (cu.m/s) (cu.m/s) (cu.m/s) (min) (min) (min) Cat 8 - Predev 0.496 0 0.496 5 20 2 10% AEP, 30 min burst, Storm 4 Cat 8 - Postdev 0.824 0.692 0.132 5 20 2 10% AEP, 15 min burst, Storm 5 Analysis 2 Cat 8 - Predev 0.785 0 0.785 5 20 2 1% AEP, 25 min burst, Storm 1 Cat 8 - Postdev 1.241 1.134 0.107 5 20 2 1% AEP, 5 min burst, Storm 1 Do these readings meet the Councils water management criteria? What are the storm criteria? Why do the pre and post development storm criteria differ? Surely once the land is developed, storm water amount and intensity will increase, dramatically. Why is the analysis based on such a short storm event? A 25-30 minute storm in isolation is just not a reality in this area. Is there any consideration given to a cascade of storms or to the amount of water already retained and indeed running out of the ground from previous weather events. Surely a minimum 24 hour analysis, taking into account existing groundwater, would be more realistic? Sudden major downfalls, like we saw on Friday 5 April, where over 200ml fell in 24hrs, are all too common and will potentially result in toxic industrial waste flowing directly into our dam and the creeks in the area, which farms and homes depend on. The current proposal to build a 500m³ holding tank and 200m³ biotreatment pond will be seriously lacking in this type of weather event which could see 3 times this amount flow down this basin into the dam and creeks beyond. What is the design consideration for the failure of this retention structure? It is also worth noting that the biotreatment pond has been positioned according to the plans on our land, which is not viable. And we suggest it is not viable to the build a water treatment pond under a major electrical cable. Requested outcome: Include a green zone across Basin 8 to ensure effective management of storm water. Remove any storm water tanks/ponds off our property and away from the electrical cables. Conduct thorough stormwater analysis over an extended period (min 24 hours), during storm conditions, taking into account compounding effects of the combined area and the existing ground water. Include the criteria for the study determinates and design contingency for extreme weather events.

2 Impact on the Environment Why build directly over the Tucki Tucki Creek south tributary catchment (Basin 8) risking significant environmental impact? Tucki Tucki Creek is identified in a number of Councils strategic planning documents as being an important urban green corridor and is also mapped as a key fish habitat under the Fisheries Management Act 1994. Unlike the north tributary, this Industrial zone proposes building industrial lots over a large basin (Basin 8) that flows directly into the south tributary of Tucki Tucki Creek. This tributary is home to Platypus and supports a registered Koala habitat in the immediate vicinity as well as echidna and wallaby populations not to mention a range of native flora. Storm events could see contaminated and polluted water flowing directly into the waterways that the native fauna and flora depend on. Requested outcome: Include a green zone across Basin 8, to protect Tucki Tucki Creek south tributary and ensure ground water is free from contamination and surface water does not contain pollutants that could seriously impact the environment.

3.1 Residential Demand Why put such a large industrial development in the middle of the suburban growth corridor for Lismore/Goonellabah, when housing is so desperately needed for Lismore's flood impacted residents as well as new families to the area? LCC has published their concerns in their "Affordable & Diverse Housing Strategy" (2022) that reported that some 1800 houses that were either destroyed or damaged in the 22 floods and a further 13.6% increase in the number of houses is required in the next 20 years. The 350 houses proposed in this development is a start, but there could be so much more. Why is LCC seemingly prioritising business over residents when they themselves have reported such significant residential demand? Furthermore, Harmony Estate is positioned on prime residential land with existing neighbourhoods to the west, south (part) and now with this new development to the north. We expect that in the future, the entire area up to Alphadale Road could one day become an extension of the Goonellabah residential community as flood free housing is needed. So why risk land use conflicts now and in the future? Requested outcome: Rezone the entire Harmony Estate as either 'General Residential' or 'Residentially led mixed-use'.

3.2 Impact on local residents and the broader Community This proposed industrial precinct is positioned along a high ridge (incorporating the highest point in the area), clearly visible from Bruxner Highway and surrounding residents. Surely an industrial precinct on this elevated site will

create a shameful eyesore at the gateway to Goonellabah and completely contradict the council's intent as stated in the Harmony Estate DCP... "provide a positive scenic vista along the Bruxner Highway". Furthermore, with the industrial zone being positioned at the back of the available blocks, this would result in substantial heavy vehicle traffic driving through the middle of existing and new residential areas, causing significant issues with noise, dust, odour etc. Requested outcome: Retain Precinct 5, the high ridge across this proposed Industrial zone, for much needed housing and community green space offering vistas across Goonellabah and out to the ranges.

3.3 Impact on potential Aboriginal deposits Council has identified 3 areas in the proposed Industrial Precinct that have potential Aboriginal Cultural Heritage significance, which is not surprising seeing these are located on some of the highest points in the area. Surely these deposits should be explored before any rezoning can occur. Requested outcome: Full investigation of the identified PADs prior to any rezoning decision is made.

4. Conflict with LCC guidelines that deem other industrial sites unsuitable According to the LCC GAR22, several existing industrial developments are unable to be extended due to constraints around slope, location and access. However, these same limitations apply to the proposed industrial site at 1055A Bruxner Highway, so why aren't these guidelines applied consistently? For example, Macaulay St. North Lismore industrial area has parts of the site with slopes of 20-33% which, along with location and access, sees Council deem it "unlikely for further development". However much of the proposed Industrial Precinct also consists of slopes well above 20% (see green areas in map). How can the proposed industrial lot sizes of minimum 1,500m² possibly be built in an area with such significant slopes? And currently there is NO access to the 1055A site as this land is surrounded by either privately owned agricultural land or Tucki Tucki Creek. As it stands, the solution could be to build another bridge across Tucki Tucki creek from the 1055 Bruxner Hwy lot which could be at significant cost to rate payers, considering the Oliver Avenue road and bridge project came at a cost of \$14.2million. Furthermore, the 1055A block is a long slender strip of land, with the developers proposing only one way in and out, at the far end of the block. What happens in case of emergency? Surely one access point could prove disastrous if it is blocked during an emergency. Has the RFS given approval for development knowing the limited access and the proximity to the oil laden macadamia trees on our adjacent farm? And we believe that previously the LCC has rejected the development of this block purely on the basis of the limited access? Why now is this same limited access deemed viable? Requested outcome: Areas of the site that are in the +20% slope range should not be developed as large industrial blocks... Surely smaller residential block would be more achievable. The 1055A site should not be developed until viable access is secured and there is appropriate access in case of emergency. Conclusion We request that the planning proposal that rezones 1055A Bruxner Highway into an industrial precinct, be rejected and reconsidered as a residential development, as we believe this is the most appropriate and responsible use of the available land. We appreciate the need for flood free land for industrial purposes however feel that there needs to be a broader regional strategy to address this issue. It is a harsh reality that Lismore Council has such a significant area that is flood impacted land, however, placing ad hoc industrial developments in the middle of prime residential land is not the answer. Your Sincerely, Janet and Brett Nichol



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Apr 30, 2024 16:14:07 pm

Last Seen: Apr 30, 2024 16:14:07 pm

IP Address: n/a

Q1. Name Brett Nichol

Q2. Suburb

Q3. Email

Q4. Phone

Q5. Submission

Submission for the Planning Proposal Rezoning 1055 and 1055A Bruxner Highway, Lismore (Lot 42, DP868366 and Lot 1, DP 957677) While we support the considered and responsible development of 1055 and 1055A Bruxner Highway for residential purposes, we have serious concerns about the proposed industrial development known as Precinct 5, 1055A Bruxner Highway, in respect of the "strategic merit and suitability of the site" for the proposed land use. Our objection to the proposed Industrial Precinct is based on a number of issues: 1. Direct impact on our farming business, amenity and property value as well as significant potential issue with storm water management 2. Impact on the environment from the lack of protection of the southern catchment and tributary of Tucki Tucki Creek 3. Impact on community including prioritising industry over residential development on prime land along the suburban growth corridor between Lismore and Alstonville; pollution (visual, noise, dust, odour etc) cast over existing and future residents; and risk of losing conceivable Aboriginal cultural heritage sites. 4. Conflict with LCC's own guidelines and rulings related to other potential industrial sites. We have detailed our sincere concerns below and in the interest of being solution focused, proposed our preferred outcome. 1.1 Issues with Land Use Conflict My husband and I own and operate Glenpar Plantation, a macadamia farm which has existed for over 30 years, residing along the southern and eastern borders of the proposed industrial zone. We cannot possibly continue to farm and manage our land appropriately without incurring issues from future industrial businesses just a stone's throw away, with only a road separating us. Why is there no 'vegetated buffer zone' indicated around the industrial areas that borders our agricultural land to protect people in the workplace from standard farming practices such as chemical sprays, noise, odours, dust etc, that will occur during business hours when people are at work? We also have a right to be protected from the impact of industry including threats to biosecurity, odour, dust, noise, smoke, risk of fires as well as other nuisances such as stray dogs and trespassers (Ref: NSW DPI - Living and working in rural areas). It is worth noting that the nearby industrial zone on Oliver Avenue, has a significant vegetated natural buffer surrounding its locations and as this new industrial site is being promoted as an extension of the Oliver Avenue zone, then surely these vegetated buffers should also be extended. Furthermore, as there is 66kV overhead powerlines and associated easement running the full length of the southern fence line of the proposed industrial zone, we would expect any buffer zone would commence after the appropriate distance from the easement is established. Requested outcome: Install minimum 50m, mounded and vegetated buffers, (DCP LEP2012 Chpt 5B 2.2.7 Element: Buffers to avoid land use conflicts), positioned beyond the required distance from the powerline easement, to protect those working in the area from impact of farming as well as protect homes and farms in the vicinity from the impact (both visual and operational) of industry. Also note in the Harmony Estate DCP, that the neighbouring agricultural properties have the right to continue operating as they currently do, including spraying and harvesting as well as pest, tree and soil management etc, post any development of this property. 1.2 Impact on our Amenity, Liveability and Property Value Just because this proposed industrial development borders farmland, shouldn't mean that the impact on amenity, liveability and value of our property is irrelevant. We did not purchase a property next to an industrial estate and expect that if the Council deems that one is to be built, then serious consideration should be given to the protection of our amenity and not negatively impact the value of our property. Furthermore, there needs to be controls over the scale, operation and type of industry in the proposed precinct, imbedded in the DCP in order to protect ourselves and all neighbouring properties. This includes size of block, height of building, noise levels, hours of operation etc but even more importantly, restriction on the type of industry allowed to operate in this area. According to the Lismore LEP 2012, 'General Industry' can include either light or heavy industry that may generate emission (noise, vibration, smell, fumes, smoke,

steam, soot, dust, waste products etc) that will affect the amenity of the neighbourhood or 'potentially hazardous and offensive industries' that could have catastrophic impacts. Requested outcome: We feel that a residential zone will have considerably less impact on our amenity and property value, however, if it is to be zoned industrial, we expect the inclusion of substantial visual screening of unsightly industrial buildings that will scar the currently beautiful area in which we live. This precinct should be limited to light industry only and certainly not allow any operation or storage of hazardous or dangerous goods. The block size of 1500m² should be a maximum size to encourage smaller localised business as opposed to large organisations and big business. The building height should be limited to single story, with hours of operation and noise limited to 7am – 5pm, Mon-Fri.

1.3 Issues with Storm Water Management We question the Storm Water Report by Barker Ryan Stewart prepared for the developer in particular regard to the amount and flow of storm water in Catchment/Basin 8, an area of approx.10h that directs significant amounts of storm water into our dam and onto the south tributary of Tucki Tucki Creek. Data was presented as follows: Drain Modelling Results - SUB-CATCHMENT DETAILS Name Max Paved Grassed Paved Grassed Supp. Due to Storm Flow Q Max Q Max Q Tc Tc Tc Analysis 1 (cu.m/s) (cu.m/s) (cu.m/s) (min) (min) (min) Cat 8 - Predev 0.496 0 0.496 5 20 2 10% AEP, 30 min burst, Storm 4 Cat 8 - Postdev 0.824 0.692 0.132 5 20 2 10% AEP, 15 min burst, Storm 5 Analysis 2 Cat 8 - Predev 0.785 0 0.785 5 20 2 1% AEP, 25 min burst, Storm 1 Cat 8 - Postdev 1.241 1.134 0.107 5 20 2 1% AEP, 5 min burst, Storm 1 Do these readings meet the Councils water management criteria? What are the storm criteria? Why do the pre and post development storm criteria differ? Surely once the land is developed, storm water amount and intensity will increase, dramatically. Why is the analysis based on such a short storm event? A 25-30 minute storm in isolation is just not a reality in this area. Is there any consideration given to a cascade of storms or to the amount of water already retained and indeed running out of the ground from previous weather events. Surely a minimum 24 hour analysis, taking into account existing groundwater, would be more realistic? Sudden major downfalls, like we saw on Friday 5 April, where over 200ml fell in 24hrs, are all too common and will potentially result in toxic industrial waste flowing directly into our dam and the creeks in the area, which farms and homes depend on. The current proposal to build a 500m³ holding tank and 200m³ biotreatment pond will be seriously lacking in this type of weather event which could see 3 times this amount flow down this basin into the dam and creeks beyond. What is the design consideration for the failure of this retention structure? It is also worth noting that the biotreatment pond has been positioned according to the plans on our land, which is not viable. And we suggest it is not viable to the build a water treatment pond under a major electrical cable. Requested outcome: Include a green zone across Basin 8 to ensure effective management of storm water. Remove any storm water tanks/ponds off our property and away from the electrical cables. Conduct thorough stormwater analysis over an extended period (min 24 hours), during storm conditions, taking into account compounding effects of the combined area and the existing ground water. Include the criteria for the study determinates and design contingency for extreme weather events.

2 Impact on the Environment Why build directly over the Tucki Tucki Creek south tributary catchment (Basin 8) risking significant environmental impact? Tucki Tucki Creek is identified in a number of Councils strategic planning documents as being an important urban green corridor and is also mapped as a key fish habitat under the Fisheries Management Act 1994. Unlike the north tributary, this Industrial zone proposes building industrial lots over a large basin (Basin 8) that flows directly into the south tributary of Tucki Tucki Creek. This tributary is home to Platypus and supports a registered Koala habitat in the immediate vicinity as well as echidna and wallaby populations not to mention a range of native flora. Storm events could see contaminated and polluted water flowing directly into the waterways that the native fauna and flora depend on. Requested outcome: Include a green zone across Basin 8, to protect Tucki Tucki Creek south tributary and ensure ground water is free from contamination and surface water does not contain pollutants that could seriously impact the environment.

3.1 Residential Demand Why put such a large industrial development in the middle of the suburban growth corridor for Lismore/Goonellabah, when housing is so desperately needed for Lismore's flood impacted residents as well as new families to the area? LCC has published their concerns in their "Affordable & Diverse Housing Strategy" (2022) that reported that some 1800 houses that were either destroyed or damaged in the 22 floods and a further 13.6% increase in the number of houses is required in the next 20 years. The 350 houses proposed in this development is a start, but there could be so much more. Why is LCC seemingly prioritising business over residents when they themselves have reported such significant residential demand? Furthermore, Harmony Estate is positioned on prime residential land with existing neighbourhoods to the west, south (part) and now with this new development to the north. We expect that in the future, the entire area up to Alphadale Road could one day become an extension of the Goonellabah residential community as flood free housing is needed. So why risk land use conflicts now and in the future? Requested outcome: Rezone the entire Harmony Estate as either 'General Residential' or 'Residentially led mixed-use'.

3.2 Impact on local residents and the broader Community This proposed industrial precinct is positioned along a high ridge (incorporating the highest point in the area), clearly visible from Bruxner Highway and surrounding residents. Surely an industrial precinct on this elevated site will

create a shameful eyesore at the gateway to Goonellabah and completely contradict the council's intent as stated in the Harmony Estate DCP... "provide a positive scenic vista along the Bruxner Highway". Furthermore, with the industrial zone being positioned at the back of the available blocks, this would result in substantial heavy vehicle traffic driving through the middle of existing and new residential areas, causing significant issues with noise, dust, odour etc. Requested outcome: Retain Precinct 5, the high ridge across this proposed Industrial zone, for much needed housing and community green space offering vistas across Goonellabah and out to the ranges.

3.3 Impact on potential Aboriginal deposits Council has identified 3 areas in the proposed Industrial Precinct that have potential Aboriginal Cultural Heritage significance, which is not surprising seeing these are located on some of the highest points in the area. Surely these deposits should be explored before any rezoning can occur. Requested outcome: Full investigation of the identified PADs prior to any rezoning decision is made.

4. Conflict with LCC guidelines that deem other industrial sites unsuitable According to the LCC GAR22, several existing industrial developments are unable to be extended due to constraints around slope, location and access. However, these same limitations apply to the proposed industrial site at 1055A Bruxner Highway, so why aren't these guidelines applied consistently? For example, Macaulay St. North Lismore industrial area has parts of the site with slopes of 20-33% which, along with location and access, sees Council deem it "unlikely for further development". However much of the proposed Industrial Precinct also consists of slopes well above 20% (see green areas in map). How can the proposed industrial lot sizes of minimum 1,500m² possibly be built in an area with such significant slopes? And currently there is NO access to the 1055A site as this land is surrounded by either privately owned agricultural land or Tucki Tucki Creek. As it stands, the solution could be to build another bridge across Tucki Tucki creek from the 1055 Bruxner Hwy lot which could be at significant cost to rate payers, considering the Oliver Avenue road and bridge project came at a cost of \$14.2million. Furthermore, the 1055A block is a long slender strip of land, with the developers proposing only one way in and out, at the far end of the block. What happens in case of emergency? Surely one access point could prove disastrous if it is blocked during an emergency. Has the RFS given approval for development knowing the limited access and the proximity to the oil laden macadamia trees on our adjacent farm? And we believe that previously the LCC has rejected the development of this block purely on the basis of the limited access? Why now is this same limited access deemed viable? Requested outcome: Areas of the site that are in the +20% slope range should not be developed as large industrial blocks... Surely smaller residential block would be more achievable. The 1055A site should not be developed until viable access is secured and there is appropriate access in case of emergency. Conclusion We request that the planning proposal that rezones 1055A Bruxner Highway into an industrial precinct, be rejected and reconsidered as a residential development, as we believe this is the most appropriate and responsible use of the available land. We appreciate the need for flood free land for industrial purposes however feel that there needs to be a broader regional strategy to address this issue. It is a harsh reality that Lismore Council has such a significant area that is flood impacted land, however, placing ad hoc industrial developments in the middle of prime residential land is not the answer. Your Sincerely, Brett and Janet Nichol [REDACTED]



Respondent No: 14

Login: Anonymous

Email: n/a

Responded At: Apr 30, 2024 21:14:10 pm

Last Seen: Apr 30, 2024 21:14:10 pm

IP Address: n/a

Q1. Name Tanya Santin

Q2. Suburb

[REDACTED]

Q3. Email

[REDACTED]

Q4. Phone

[REDACTED]

Q5. Submission

The concerns over this new development, are many. The most alarming being that we were notified of this by a resident of a neighbouring farm. The proposal of an industrial estate in this area is not acceptable. I imagine my view will be replaced by a noisy, smelly metal eyesore. Why put this so close to an existing residential area? My house value will no doubt decrease. I am also concerned for the wild life that live in and around tuck tuck creek, including the platypus.



Respondent No: 15
Login: Anonymous
Email: n/a

Responded At: May 01, 2024 16:41:42 pm
Last Seen: May 01, 2024 16:41:42 pm
IP Address: n/a

Q1. Name Wendy Ford

Q2. Suburb

[REDACTED]

Q3. Email

[REDACTED]

Q4. Phone

[REDACTED]

Q5. Submission

Hello, I am writing to express my views on the proposed uses for the land at 1055 and 1055A Bruxner Highway. I live on [REDACTED] which backs onto the industrial estate. I am fully in favour of the land being prioritised as residential for flood-affected families and that heavy industry be kept out whilst still supporting smaller mom and pop businesses (housing over a shop) that were lost in the flood. There should be ample green space and recreation areas and none of the big industry which is noisy and polluting, threatening health and safety, biosecurity, flora and fauna such as the local platypus population, and, no toxic water runoff to affect the Tucki catchment. A thorough and transparent (public) environmental study should be conducted and shared for consultation before any rezoning is finalised. One thought for naming of the community is to call it Chrysalis, from which butterflies emerge. We know butterflies are synonymous with hope and freedom, and with Chrysalis providing the housing for the revitalized former caterpillar, so does a new and revitalized community emerge, with new models for enrichment and interaction taking wing.

From: [Marlene Walker](#)
To: [REDACTED]
Subject: Complaint Regarding Proposed Rezoning and Development of 1055 AND 1055A Bruxner Highway
Goonellabah
Date: Sunday, 21 April 2024 3:21:04 PM

CAUTION: This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

TJ & MH Walker
[REDACTED]
[REDACTED]

21/04/2024

Lismore City Council
Attention: Planning Department
PO Box 23
Lismore NSW 2480

Subject: Complaint Regarding Proposed Rezoning and Development of 1055 and 1055A
Bruxner Highway, Goonellabah

Dear Members of the Lismore City Council,

I am writing to express my deep concerns regarding the proposed rezoning and development of 1055 and 1055A Bruxner Highway in Goonellabah. As a resident of this community and a local landowner and farmer located on land in close proximity to the proposed industrial rezoning, I feel compelled to voice my objections to the industrial-commercial development planned for what is currently prime agricultural land. Below, I outline several key concerns that I believe warrant serious consideration and revision of the proposed plan:

1. Inappropriate Land Use: The proposed development involves the transformation of prime agricultural land into a large industrial-commercial zone. This decision seems fundamentally at odds with the character and purpose of the area, which is primarily residential and farming. Such a drastic change in land use could significantly diminish the quality of life for residents in the vicinity.
2. Lack of Vegetated Buffers: There appears to be a glaring oversight in the absence of vegetated buffers around the industrial zone. Vegetated buffers are essential for mitigating the visual and environmental impact of industrial activities on adjacent residential areas. Their absence raises concerns about noise pollution, air quality, and the overall aesthetic appeal of the neighborhood.

3. Minimal Controls: The proposed plan appears to lack sufficient controls on various aspects crucial for preserving the well-being of residents and the environment. Specifically, there are inadequate provisions regarding the scale, height, type, noise restrictions, and management of hazardous and dangerous goods within the industrial zone. These oversights pose significant risks to public safety and health.

4. Disregard for Water Catchment: The proposed development fails to consider the implications for the local water catchment, which currently serves existing farmland and homes. Industrial activities, particularly those involving hazardous materials, could pose a serious threat to water quality and availability, jeopardizing both human health and ecosystem integrity.

5. Impact on Amenity and Visual Appeal: Placing industrial buildings on the highest point in the area not only disrupts the natural landscape but also significantly diminishes the amenity and visual appeal for all residents. The scenic beauty of the surroundings is a valuable asset that should be preserved and enhanced, rather than sacrificed for the sake of large scale industrial development.

In light of these concerns, I urge the Council to reconsider the proposed rezoning and development of 1055 and 1055A Bruxner Highway in Goonellabah. It is essential that any future plans prioritize the well-being of residents, environmental sustainability, and the preservation of our community's unique character and natural assets.

I respectfully request that the council engage in transparent and inclusive consultation with residents and stakeholders to address these concerns and explore alternative options that align more closely with the values and needs of the community.

Thank you for your attention to this matter. I look forward to hearing from you regarding the steps the council intends to take in response to these concerns.

Sincerely,

TJ & MH Walker

From: [Jill McCall](#)
To: [REDACTED]
Subject: Urban Release Area at Goonellabah
Date: Tuesday, 23 April 2024 12:25:50 PM

CAUTION: This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Please include provision for houses from the flood plain to be relocated to any new development. Why?

Support our community to stay in Lismore

Irreplaceable timber and character in these homes

Opportunity to showcase best practice in community support and environmentally sustainable initiative.

Show compassion and leadership!

Regards

Jill McCall

Be green read it on the screen

I acknowledge the traditional owners of the land on which I live and work – the Widjabul Wia-bal People of the Bundjalung Nation.



From: [Martin Oliver](#)
To: [REDACTED]
Subject: 1055 and 1055A Bruxner Highway, Goonellabah
Date: Wednesday, 1 May 2024 4:59:16 PM

CAUTION: This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I would like to suggest some modifications and improvements to the proposals on these lots:

- There is a dire lack of post-flood housing supply in the local area, and I believe that housing is a higher-priority use of the land than industry, and my preferred outcome would be to devote all the proposal area to housing and other amenities such as parks, footpaths, and cycle tracks.
- Despite larger buffers proposed by the developer, the minimum recommended buffer between general industrial land (Precinct 5) and residential is only 20 metres. There is no buffer where agricultural land is concerned.
- I am concerned especially at the proximity of industrial land to properties on the northern side of Napier Street, and have other concerns about proximity to macadamia plantation to the south and east.
- The location of industrial land on the highest-elevation part of the site will create an eyesore.
- The 500 cubic metre holding pond and biotreatment plant is unlikely to have the capacity to manage serious rain events, and there is a risk of toxic runoff into a tributary of Tucki Tucki Creek. This area is home to platypus, koalas, echidnas, and wallabies.
- I believe there is a risk of pollution and other hazards from the industrial zone affecting nearby properties, and would like to see the industrial zoning changed to light industrial (IN2), if industrial development proceeds.
- The steeply sloping quality of much of Precinct 5 (20 degrees or more) makes it more suited to residential development than industrial.

Yours sincerely,

Martin Oliver
[REDACTED]

Department of Primary Industries - Agriculture
Department of Regional NSW



OUT24/3719

Mr Jon Gibbons
General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Attention: Ms Jamie Van Iersel

Planning Proposal PP-2022-3907 Rezoning of 1055 Bruxner Highway Goonellabah

Dear Mr Gibbons

Thank you for your correspondence of 13 March 2024 and the opportunity to provide comment on planning proposal PP-2022-3907 for the rezoning of land at 1055 Bruxner Highway, Goonellabah.

The NSW Department of Primary Industries (DPI) Agriculture collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

NSW DPI Agriculture has reviewed the planning proposal and the supporting documentation. I understand that the proposal seeks to rezone the land from RU1 Primary Production to a combination of R1 General Residential, MU1 Mixed Use, E4 General Industrial and RE1 Public Recreation and change the minimum lot size to enable future residential, commercial, industrial, and recreational development.

The land is mapped as State Significant Farmland by the Northern Rivers Farmland Protection Project 2005 and as Important Farmland in the North Coast Regional Plan 2041. However, I note that the land has been identified for urban purposes in Council's Growth and Realignment Strategy 2022 which has been endorsed by the Department of Planning, Housing and Infrastructure. The site is also identified within the Northern Rivers Reconstruction Corporation's draft Resilient Lands Strategy as a site suitable for short term development for residential purposes. Since the land has been identified for future urban use through the strategic planning framework NSW DPI Agriculture does not object to the planning proposal.

NSW DPI Agriculture does however seek to ensure that the development of the land for urban purposes will not adversely impact on the agricultural use of surrounding land or create land use conflict with the continued agricultural use of land to the east and south of the site.

105 Prince Street | Locked Bag 21
Orange NSW 2800

E: landuse.ag@dpi.nsw.gov.au
dpi.nsw.gov.au

The land to the east and south of the site is also mapped as State Significant Farmland/Important Farmland and is used for horticultural/agricultural purposes.

The Land Use Conflict Risk Assessment indicates the need for an 80 metre wide buffer between future residential land and agricultural land to the east (incorporating a 30 metre vegetated buffer) and 30 to 40 metre buffers to proposed industrial lots (also incorporating a mounded and vegetated buffer). The Precinct Structure Plan supporting the planning proposal reflects the 80m wide residential/agricultural separation.

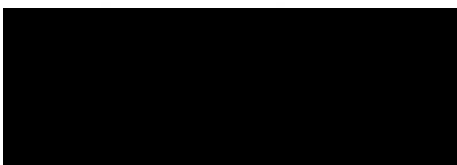
The planning proposal proposes to zone this 80m wide residential/agricultural buffer area a combination of R1 General Residential and MU1 Mixed Use. NSW DPI Agriculture strongly recommends that this buffer area retain the RU1 zone or be given a RE1 Public Recreation zone or a conservation zone to clearly indicate to developers that this land is not available for residential/mixed use development.

While buffers between the future industrial land and the agricultural land to the south and east are not indicated on the Structure Plan it is acknowledged that concept designs within the supporting documentation indicate a perimeter road to provide physical separation between future industrial lots and neighbouring agricultural land uses. NSW DPI Agriculture supports the use of public land or infrastructure, such as the perimeter road, to achieve physical separation of urban and agricultural land uses. Achieving physical separation assists in minimising the potential for disputes relating to boundary fencing and other land use conflict.

NSW DPI Agriculture requests that finalisation of the development control plan or structure plan for the subject land formalise the requirement for a perimeter road and mounded and vegetated buffer between the future industrial land uses and the neighbouring agricultural land uses.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me by phone on [REDACTED] or by email at landuse.ag@dpi.nsw.gov.au.

Sincerely



Paul Garnett

Acting Manager Agricultural Land Use Planning

2 April 2024

Department of Primary Industries
Department of Regional NSW



CM10 REF: C24/364

7 May 2024

The General Manager
Lismore City Council
C/-Jamie Van Iersel
Senior Strategic Planner
Via email: [REDACTED]

Re: DPI Fisheries comments on Rezoning Planning Proposal for land at 1055 and 1055A
Bruxner Highway, Lot 42 DP 868366 and Lot 1 DP 957677- Planning Proposal P-2022-
3907- Amendment of Lismore LEP 2012

Attention: Ms Jamie Van Iersel

Dear Ms Van Iersel

Thank you for providing DPI Fisheries with the opportunity to provide comment on Lismore City Council's planning proposal to make amendments to the Lismore Local Environmental Plan (LEP) 2012. Reference is made to your email dated 30 April 2024 seeking consultation with DPI Fisheries on the subject planning proposal. The matter is of interest to DPI Fisheries as the proposal affects land adjacent to key fish habitat.

DPI Fisheries is responsible for ensuring that fish stocks are conserved and that there is "no net loss" of key fish habitats upon which they depend. To achieve this, the Coastal Systems Unit assesses activities under Parts 4 and 5 of the *Environmental Planning and Assessment Act 1979* in accordance with the objectives of the *Fisheries Management Act 1994* (FM Act), the aquatic habitat protection and threatened species conservation provisions in Parts 7 and 7A of the FM Act, and the *Policy and Guidelines for Fish Habitat Conservation and Management (2013 Update)* (DPI Fisheries P&G). In addition, DPI Fisheries is responsible for ensuring the sustainable management of commercial fishing and aquaculture, quality recreational fishing and the continuation of Aboriginal cultural fishing within NSW.

It is understood that the objective of this planning proposal is to amend the Lismore LEP 2012 to rezone 1055 Bruxner Highway, Goonellabah (Lot 42 DP868366 and Lot 1 DP957677) from Primary Production (RU1) to a mixed-use development. The zoning amendments are proposed to facilitate future housing development consisting of multiple freehold land parcels and associated road access.

1243 Bruxner Highway
Wollongbar NSW 2477

02 6626 1375
www.dpi.nsw.gov.au

1

Department of Primary Industries

Department of Regional NSW



DPI Fisheries highlights that 3rd order and greater waterways, SEPP Coastal Wetlands and areas below highest astronomical tide are key fish habitat. In addition, undisturbed riparian zones serve as buffers to these habitats and play a vital role in supporting the ecological functions of adjacent fish habitats. Particularly noteworthy in the area under consideration is Tucki Tucki Creek, identified as known or potential habitat for the threatened fish species, Southern Purple Spotted Gudgeon. This designation categorizes the area as Type 1/Class 1 key fish habitat, representing the highest level of sensitivity.

The following comments are raised for Council's consideration.

Buffer distances between development and key fish habitat

To safeguard key fish habitats from development impacts, DPI Fisheries maintains a buffer policy detailed in the DPI Fisheries P&G. This policy recommends a 100m buffer between developments and TYPE 1 Highly Sensitive key fish habitat. The proposed rezoning includes an RE1 Public Recreation zone around Tucki Tucki Creek and its tributaries, with MU1 Mixed Use zones adjacent. The current proposal aligns with DPI Fisheries' policy, featuring a riparian buffer varying between approximately 100m and 240m wide. DPI Fisheries supports the Council's aim to restore and rehabilitate native vegetation within this area.

Healthy riparian vegetation plays a crucial role in mitigating land-based pollutants, weed encroachment, and stabilizing waterways. Planning and maintaining a suitable buffer between future development and waterways can minimize pollution, sedimentation, and the need for erosion protection works. Conversely, urbanization near waterways can disrupt flow patterns, increase sediment runoff, and degrade downstream water quality. Therefore, any future site development should incorporate Water Sensitive Urban Design (WSUD) measures. WSUD aims to reduce reliance on centralized water infrastructure, enhance urban biodiversity and green spaces, improve water quality, and bolster resilience to climate change impacts like floods and droughts.

Given the above considerations, DPI Fisheries has no objections to the planning proposal.

If you have any queries, please contact me on [REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]
Fletcher Mingramm
Fisheries Manager, Coastal Systems (North Coast)
Marine Estate Management, Primary Industries NSW

Transport for NSW



22 April 2024

File No: NTH24/00220/002
Your Ref: PP-2022-3907

General Manager
Lismore City Council
PO Box 23A
Lismore NSW 2480

Attention: Jamie Van Iersel – Senior Strategic Planner

**Bruxner Highway (HW16) - PP-2022-3907 – Planning Proposal ‘Nimble Estates’
Lot 42 DP868366 and Lot 1 DP957677, 1055 Bruxner Highway, Goonellabah**

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 13 March 2024 for agency consultation.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Bruxner Highway (HW16) is a classified (State) road and Oliver Avenue is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

The Traffic & Transport Study (TTS), prepared by Barker Ryan Stewart and dated August 2023 is not considered robust and the conclusions cannot be relied upon with regards to the impact of the development on the classified (state) road network, being the Bruxner Highway.

At this time TfNSW object to the progression of the Planning Proposal, however, TfNSW intention is to continue to collaborate with Council and the proponent to enable the Planning Proposal to be supported in due course.

TfNSW provides the following comments for consideration:

1. The TTS redistributes surveyed turning movements at the Bruxner Highway/Oliver Avenue and Oliver Avenue/ Holland Street intersections, assuming the bridge in Oliver Avenue is complete and open to traffic. TfNSW notes that the new bridge has opened to traffic in July 2023 and recommended further traffic surveys be carried out to validate existing turning movements on these key intersections, and the TTS updated accordingly.
2. The development traffic generation has been adjusted to a mode shift target of 5% trips by public and active transport. TfNSW understand that the subject site is located on the eastern fringe of Goonellabah and there is one bus route that runs infrequently along Bruxner Highway near the site. Further explanations/justifications are required to support the mode shift target of 5%.

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3. The TTS assumes 13% of residential/local centre traffic and 20% of industrial/commercial traffic travel to/from the north. Given Pineapple Road is a no through road with limited number of residential dwellings and a school, it is suggested that the TTS revisits and redistributes the anticipated northbound traffic at Bruxner Highway/Oliver Avenue intersection with the consideration of the existing road network connection.
4. The TTS identifies that modification or upgrades will be required at Bruxner Highway/Oliver Avenue roundabout to cater for the full development in 10-year growth scenarios. TfNSW recommends that the TTS should include further assessment of the modelling results including the comparison of the Degree of Saturation (DoS), Delay and 95% Back of Queue with/without development for the existing and 10-year growth scenarios to understand the traffic implications/infrastructure upgrade threshold for the proposed development.

In accordance with the TfNSW [Traffic Modelling Guidelines](#), if the DoS is greater than the practical DoS of 0.85 for roundabout, then the intersection requires appropriate treatment to maintain the acceptable level of DoS. In this regard, updated SIDRA model showing appropriate treatment measures with satisfactory DoS and concept strategic design in accordance with the [TfNSW Strategic Design requirements for DAs](#) should to be provided for further assessment.

5. The SIDRA model should be revised with reference to the attached SIDRA review comments and an electronic copy of the SIDRA model provided to TfNSW for review and interrogation.

TfNSW recommends that the above matters are addressed in an updated Traffic and Transport Study and modelling to properly understand the scope of state infrastructure works required at the intersection of Bruxner Hwy/Oliver Ave/Pineapple Rd to support the development anticipated under the Planning proposal, including the associated costs, land needs, funding sources and delivery triggers.

TfNSW is available to review and comment on any additional information submitted in support of the planning proposal and can attend a meeting at Council's request. If you have any further enquiries regarding the above comments please do not hesitate to contact Leisa Sedger, Development Services Case Officer on 1300 207 783 or 02 [REDACTED] via email at: development.north@transport.nsw.gov.au.

Yours faithfully

[REDACTED]

A/Manager Development Services (North)
North Region | Community & Place
Regional & Outer Metropolitan

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Transport for NSW



9 August 2024

File No: NTH24/00220/004
Your Ref: PP-2022-3907

General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Attention: Jamie van Iersel

Bruxner Highway (HW16): PP-2022-3907 - Planning Proposal - Updated TIA and SIDRA - 1055 & 1055A Bruxner Highway Goonellabah

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 24 June 2024 for revised comment.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Bruxner Highway (HW16) is a classified State road. Holland Street and Oliver Avenue are local roads. Council is the roads authority for all public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the Traffic and Transport Study (TTS), prepared by Barker Ryan Stewart and dated June 2024 and supports the progression of the Planning Proposal provided the following matters can be addressed.

1. An appropriate funding mechanism (preferably a State Voluntary Planning Agreement (VPA)) is provided to support the infrastructure needs identified in the proposed LEP amendment. Any such mechanism will need to appropriately address the proposed interim (Stage 1) and ultimate transport infrastructure improvements (i.e. mitigation measures that service the full development of Stages 1-3 once operational).
2. The strategic design of the proposed interim transport infrastructure improvements to the Bruxner Highway / Oliver Ave / Pineapple Road roundabout, provided in Appendix D of the TTS, includes a short exit lane on the westbound departure leg of the roundabout to mitigate the anticipated development for Stage one (1).

It is recommended that the exist lane be extended further in accordance with *Austrroads Guide to Road Design Part 4b section 4.3.4*, and an updated strategic design provided.

3. TfNSW is to be provided with a strategic design of the proposed transport infrastructure improvements to Bruxner Highway / Oliver Ave / Pineapple Road roundabout identified to mitigate the anticipated development for Stages two (2) and three (3), to ensure the road infrastructure is compliant with current design standards (in accordance with

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Austrroads guides and TfNSW supplements) and capable of being constructed within the road reserve (or available land).

Should you require further information please contact Masa Kimura, Development Services Case Officer, on 1300 207 783 or [REDACTED] or by emailing development.north@transport.nsw.gov.au.

Yours faithfully

[REDACTED]
Court Walsh
Team Leader Development Services
North Region | Community & Place
Regional & Outer Metropolitan

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Transport for NSW



21 November 2024

File No: NTH24/00220/007
Your Ref: PP-2022-3907

The General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Attention: Jamie Van Iersel – Senior Strategic Planner

**Planning Proposal – PP-2022-3907 - Planning Proposal ‘Nimble Estates’
Lot 42 DP868366 and Lot 1 DP957677, 1055 Bruxner Highway, Goonellabah.**

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 13 March 2024 for agency consultation and the subsequent TfNSW objection dated 22 April 2024.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Bruxner Highway (HW16) is a classified (State) road and Oliver Avenue is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW letter dated 9 August 2024 supported the progression of the Planning Proposal, contingent on the provision of an appropriate funding mechanism (preferably a State Voluntary Planning Agreement (VPA)) and a strategic design of the proposed transport infrastructure improvements to Bruxner Highway / Oliver Ave / Pineapple Road roundabout.

In response, TfNSW understands that the agreed-upon works will be formalised through a State VPA. Additionally, TfNSW has received the strategic design, prepared by Barker Ryan Stewart, plan no. 220615 – SK01 thru SK07 (Attachment A) which outline the proposed roundabout upgrade works.

TfNSW has reviewed the strategic design and provides in-principle acceptance to it, to support the infrastructure needs identified in the proposed LEP amendment.

Should you require further information please contact Leisa Sedger, Development Services Case Officer on (02) [REDACTED] or by emailing development.north@transport.nsw.gov.au.

Yours faithfully

[REDACTED]

Court Walsh
Team Leader Development Services
Transport Planning
Planning Integration & Passenger

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Department of Climate Change, Energy, the Environment and Water

Your ref: PP-2022-3907
Our ref: DOC24/210805-19

General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Attention: Ms Jamie Van Iersel

Dear Mr Gibbons

RE: 1055 and 1055A Bruxner Highway Goonellabah Planning Proposal, (PP-2022-3907)

Thank you for your referral in the NSW Planning Portal dated 13 March 2024 seeking comments from the Biodiversity, Conservation and Science Group (BCS) of the NSW Department of Climate Change, Energy, the Environment and Water on the Planning Proposal for 1055 and 1055A Bruxner Highway, Goonellabah. I appreciate the opportunity to provide input.

The Planning Proposal seeks to amend the land use 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-hectare site.

BCS has reviewed the documents supplied and completed a site inspection on 27 March 2024. We advise that, although we have no issues to raise about flooding, coastal processes and associated hazards, or National Parks and Wildlife Service estate, several issues are apparent in relation to biodiversity. These issues are discussed in detail in **Attachment 1** to this letter.

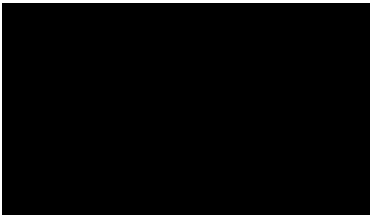
In summary, BCS recommends that:

1. The Planning Proposal be revised to:
 - a. apply the C2 Environmental Conservation zone to High Environmental Value assets and areas proposed for revegetation, instead of the RE1 Public Recreation zone.
 - b. apply the C2 Environmental Conservation zone to additional High Environmental Value assets associated with the riparian zone along Oliver Avenue.
2. A portion of Lowland Subtropical Rainforest TEC in the north of the planning area be protected by revising the Planning Proposal to:
 - a. identify a suitable area of the TEC as the proposed park to be zoned RE1 Public Recreation, or
 - b. include further detail and specific commitments relating to the proposed park in the Voluntary Planning Agreement and site-specific Development Control Plan.
3. The timing and trigger in the Voluntary Planning Agreement relating to revegetation be revised to specify that revegetation and maintenance would occur for a minimum of five years subject to meeting performance criteria specified in the Vegetation Management Plan.

4. The Voluntary Planning Agreement be amended to include commitments from Lismore City Council for ongoing revegetation and maintenance activities after the land is dedicated to council.
5. The proposed zoning map be amended to remove the small portion of land zoned RU1 Primary Production in the east of the planning area and include that portion of land in the surrounding C2 Environmental Conservation zone.

If you have any further questions about this issue, please contact Mr Tom Schmidt, Senior Conservation Planning Officer North East, Biodiversity, Conservation and Science Group, on [REDACTED] or at [REDACTED]

Yours sincerely



DIMITRI YOUNG
Senior Team Leader Planning North East
Biodiversity, Conservation and Science

17 April 2024

Enclosure: Attachment 1: Detailed DCCEEW BCS Comments – 1055 and 1055A Bruxner Highway Goonellabah Planning Proposal, (PP-2022-3907)

**Attachment 1: Detailed DCCEEW BCS Comments – 1055 and 1055A Bruxner Highway
Goonellabah Planning Proposal, (PP-2022-3907)**

The Biodiversity, Conservation and Science Group (BCS) of the NSW Department of Climate Change, Energy, the Environment and Water has reviewed the documents supplied in the NSW Planning Portal for the Planning Proposal at 1055 and 1055A Bruxner Highway, Goonellabah. BCS also completed a site inspection on 27 March 2024.

The site is currently zoned RU1 Primary Production and is used for cattle grazing. The land is proposed to be rezoned to a combination of:

- R1 General Residential
- MU1 Mixed Use
- E4 Industrial
- RE1 Public Recreation.

BCS provides the following comments and recommendations on the Planning Proposal.

High Environmental Value (HEV) Assets

Strategy 3.1 of the North Coast Regional Plan 2041 (NCRP) requires planning proposals to identify HEV assets through site investigations and to focus land-use intensification away from these areas by implementing the 'avoid, minimise and offset' hierarchy. Strategy 3.1 also recommends applying appropriate mechanisms, such as conservation zones, to HEV.

The Ecological Assessment Report (Bower Ecology, 2022) does not include an assessment of HEV assets across the site, however BCS has identified several areas that qualify as HEV. These areas include areas on the Biodiversity Values Map (BV Map), known habitat for the threatened species Hairy-joint Grass (*Arthraxon hispidus*), and the Threatened Ecological Community (TEC) – Lowland Subtropical Rainforest.

The BV Map areas of the site are predominantly associated with the riparian area of Tucki Tucki Creek and its tributaries (Figure 1 below). The Planning Proposal has generally incorporated these HEV assets within the proposed RE1 Public Recreation zone, which will include revegetation and walking tracks. BCS supports the revegetation of these areas, however several land uses that could result in future impacts to the HEV assets are permitted within the RE1 zone. Therefore, we consider the C2 Environmental Conservation zone would better protect these HEV assets and suit the revegetation objectives for that land.

BCS notes that although much of the proposed Biodiversity Offset in the east of the planning area does not currently contain HEV assets, the intention to revegetate this area would result in the area representing the Lowland Subtropical Rainforest Threatened Ecological Community, and therefore an HEV asset, in the near future. Therefore, we consider the C2 Environmental Conservation zone is also appropriate for this area.

If RE1 Public Recreation land is required, this could be created between the C2 Environmental Conservation land and the Village Centre, as shown by the "Open Space -Recreation" areas on the Precinct Layout map in the Draft Site-Specific Development Control Plan (DCP).

The BV Map includes mapped core Koala habitat associated with drainage lines along Oliver Avenue. A vegetated gully mapped as core Koala habitat extending into the planning area is within the proposed MU1 Mixed Use zone (Figure 1). The C2 Environmental Conservation zone would better protect the HEV asset in this area.

Attachment 1: Detailed DCCEEW BCS Comments – 1055 and 1055A Bruxner Highway Goonellabah Planning Proposal, (PP-2022-3907)

BCS recommendations

1. The Planning Proposal be revised to:
 - a. apply the C2 Environmental Conservation zone to HEV assets and areas proposed for revegetation instead of the RE1 Public Recreation zone.
 - b. apply the C2 Environmental Conservation zone to additional HEV assets associated with the riparian zone along Oliver Avenue.

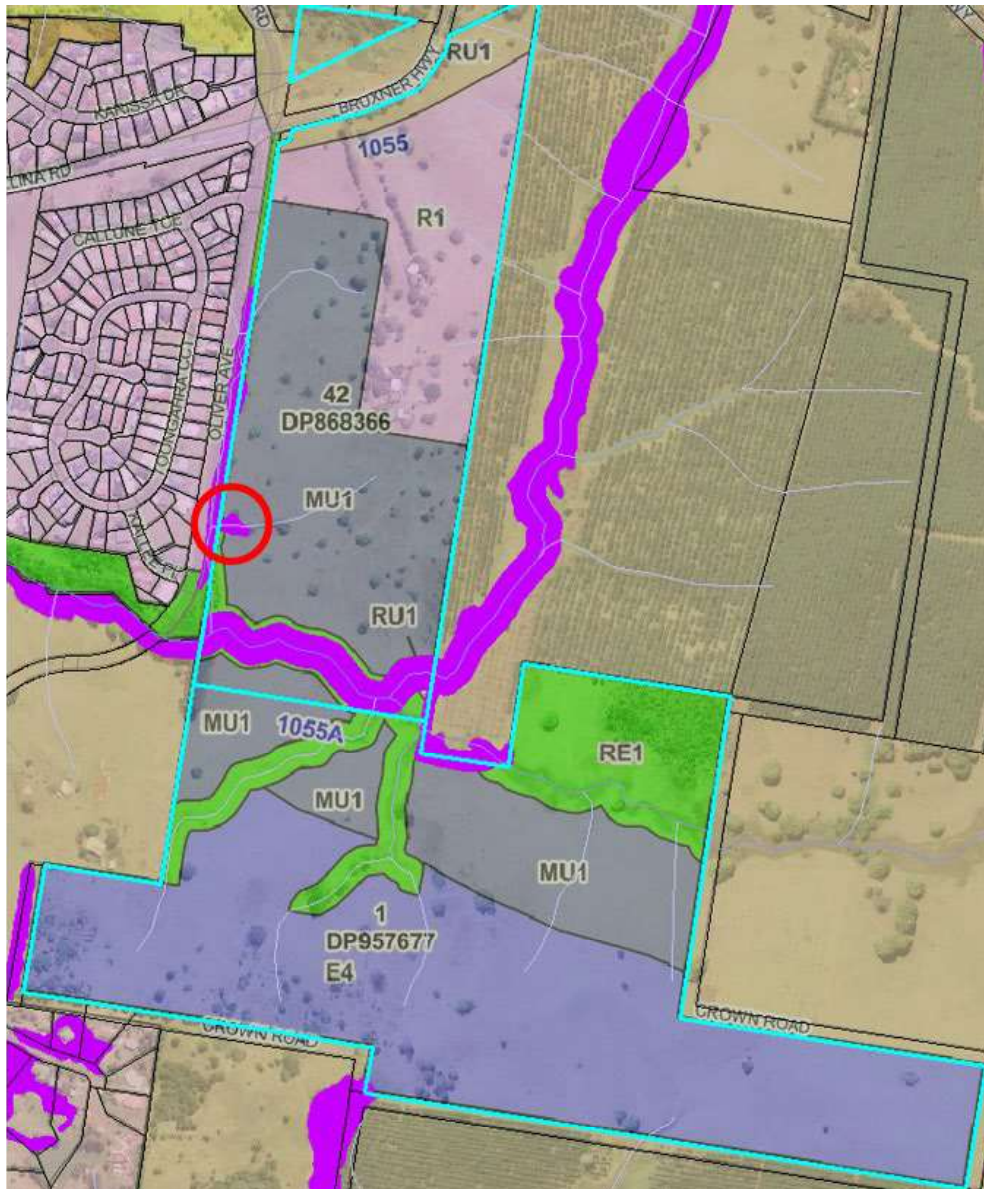


Figure 1: Proposed Land Use Zones and Biodiversity Values Mapping (dark purple). Recommended area for extension of C2 Zone in red circle.

Protection of Lowland Subtropical Rainforest

The Lowland Subtropical Rainforest TEC was observed by BCS in the northern half of the planning area during our site inspection. The TEC is present as small patches and scattered mature trees. This native vegetation was not mapped in the Ecological Assessment Report, although a list of paddock trees was provided. The Lowland Subtropical Rainforest TEC constitutes an HEV asset.

Attachment 1: Detailed DCCEEW BCS Comments – 1055 and 1055A Bruxner Highway Goonellabah Planning Proposal, (PP-2022-3907)

We recognise it is unlikely to be viable to protect all the Lowland Subtropical Rainforest TEC in the planning area due to its scattered occurrence. Protection of the largest and highest quality patches is warranted.

The draft DCP specifies (in Section 1.2.2) that a recreation space is to be provided in the General Residential precinct and the Precinct Layout Map shows a park in an area where Lowland Subtropical Rainforest TEC is present. The draft Voluntary Planning Agreement (VPA) includes the dedication of the park, although no details are specified. The public park presents an opportunity to protect some of the Lowland Subtropical Rainforest TEC. This could be achieved if the park is suitably sized and located to provide for both public open space and long-term maintenance of biodiversity values.

BCS considers that protection of Lowland Subtropical Rainforest TEC within the park could be achieved through zoning or through adding detail and specific commitments in the VPA and draft DCP. A tree survey and detailed vegetation mapping would inform selection of suitable areas for protection.

BCS recommendation

2. A portion of Lowland Subtropical Rainforest TEC in the north of the planning area be protected by revising the Planning Proposal to:
 - a. identify a suitable area of the TEC as the proposed park to be zoned RE1 Public Recreation, or
 - b. include further detail and specific commitments relating to the proposed park in the Voluntary Planning Agreement and site-specific DCP.

Tucki Tucki Creek corridor revegetation and continued maintenance

The Planning Proposal includes a draft VPA with commitments relating to revegetation and continued maintenance of the Tucki Tucki Creek corridor (areas proposed to be zoned RE1 in the Planning Proposal).

The draft VPA specifies the revegetation works would be subject to a Vegetation Management Plan (VMP) agreed by Lismore City Council prior to the issuing of a subdivision certificate, with works to commence within three months of issue, and the vegetation to be maintained for a period of five years.

Although BCS supports the proposed revegetation and maintenance, we consider its initial success would be supported by setting the maintenance to a *minimum* period of five years subject to meeting performance criteria set in the VMP.

The land subject to revegetation is to be dedicated to Lismore City Council following the initial revegetation and maintenance period described above. Given its current degraded condition, successful revegetation of this land is likely to take more than five years. Commitments from council in the VPA for the ongoing maintenance and management of revegetation areas will increase the likelihood of achieving the intended outcomes for this portion of the planning area.

BCS recommendation

3. The timing and trigger in the Voluntary Planning Agreement relating to revegetation be revised to specify that revegetation and maintenance would occur for a minimum of five years subject to meeting performance criteria specified in the Vegetation Management Plan.
4. The Voluntary Planning Agreement be amended to include commitments from Lismore City Council for ongoing revegetation and maintenance activities after the land is dedicated to council.

Attachment 1: Detailed DCCEEW BCS Comments – 1055 and 1055A Bruxner Highway Goonellabah Planning Proposal, (PP-2022-3907)

Minor mapping error

The proposed Zoning Map shows a small, triangle-shaped area of RU1 Primary Production land near the centre of the planning area. Based on discussions with council during our site inspection, BCS understands this is a mapping error.

BCS considers the C2 Environmental Conservation zone is appropriate for this area, to match the surrounding zone (as per our Recommendation 1) and due to its location in the vicinity of Tucki Tucki Creek and HEV assets.

BCS recommendation

5. The proposed zoning map be amended to remove the small area of RU1 Primary Production in the east of the site and include that area in the surrounding C2 Environmental Conservation zone.

Department of Climate Change,
Energy, the Environment and Water



Our ref: DOC24/208117

Your ref: PP-2022-3907

Jamie van Iersel, Senior Strategic Planner

Lismore City Council, 43 Oliver Avenue,

Goonellabah, NSW 2480

Email: [REDACTED]

Subject: PP-2022-3907 for rezoning and changes to development standards at 1055 and 1055A
Bruxner Highway, Goonellabah

Dear Ms Van Iersel,

Thank you for the opportunity to comment on the planning proposal for Rezoning and amendment of associated development standards at Lot 42 DP 868366 and Lot 1 DP 95767, 1055 and 1055A Bruxner Highway, Goonellabah under the *Lismore Local Environmental Plan 2012*.

The planning proposal requests to rezone the site to a combination of R1 *General Residential*, MU1 *Mixed Use*, E4 *General Industrial* and RE1 *Public Recreation* and amend the current development standards for Minimum Lot size (Clause 4.3) and Maximum Height of Building (Clause 4.4).

The following comments have been formulated after consideration of the information provided as part of the planning proposal documentation:

State and local heritage considerations under the *Heritage Act 1977*

Based on the information provided, it appears that there are no identified impacts on items listed on the State Heritage Register.

However, in relation to historic archaeology, if the proponent has not already undertaken their own investigation to assess the likelihood of 'relics' and any subsequent management required under the *Heritage Act 1977*, they should do so.

Aboriginal cultural heritage considerations under the *National Parks and Wildlife Act 1974*

Ministerial Direction 2.3, Heritage Conservation, requires planning proposals to address the conservation of Aboriginal objects. Heritage NSW recommends that a comprehensive Aboriginal cultural heritage assessment report is needed and should inform this planning proposal.

The results of this assessment should inform the proposal. Early assessment provides the best opportunity to identify and protect Aboriginal cultural heritage values. It also provides certainty to all parties about any future Aboriginal cultural heritage management requirements.

The requirement for a full assessment to be prepared at the planning proposal stage is consistent with the relevant Regional Plan. It is important that any management, mitigation and conservation mechanisms are developed at the planning proposal stage to help mitigate the cumulative impact of development in this region on Aboriginal cultural heritage.

We recommend the planning proposal also consider impacts to the Aboriginal cultural landscape, including potential impacts on visual corridors. These potential impacts can only be understood through consultation with the Aboriginal community. Measures to limit any impacts to identified Aboriginal cultural landscape values should be developed and integrated into the planning proposal.

If the planning proposal is approved and future development proceeds, the proponent would need to consider the Aboriginal cultural heritage impacts within their environmental assessments. Where harm to Aboriginal objects cannot be avoided the proponent would be required to obtain an Aboriginal Heritage Impact Permit (AHIP) before proceeding. Further information is available in the guide, [Applying for and Aboriginal Heritage Impact Permit: Guide for applicants](#).

General Comments

Prior to finalisation of the proposal, Council should be satisfied that all necessary heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>) and the Aboriginal Heritage Information Management System (<https://www.heritage.nsw.gov.au/protecting-our-heritage/record-aboriginal-sites/>).

If you have any questions, please contact Nancy Sample at [REDACTED] or on (02) [REDACTED].

Yours sincerely,

Rajeev Maini

Rajeev Maini

Manager, South Assessments

Heritage NSW

as Delegate of the Heritage Council of NSW

18 April 2024



Lismore City Council
PO Box 23A
LISMORE NSW 2480

Your reference: (REF-2726) PP-2022-3907
Our reference: SPI20240314000027

ATTENTION: Jamie van Iersel

Date: Friday 19 April 2024

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment - Planning Proposal**

This Planning Proposal seeks to amend the land zoning, minimum lot size and height of building for land at 1055 and 1055A Bruxner Highway, Goonellabah.

I refer to your correspondence dated 13/03/2024 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The NSW RFS has considered the information submitted and supports the planning proposal in principle. Revegetation of the Tucki Tucki creek corridor may have a significant impact on future built form setbacks and perimeter roads adjoining the land. Council will need to include a revegetation masterplan with any future subdivision proposal, to ensure future built forms can comply with bushfire guidelines.

For any queries regarding this correspondence, please contact Alan Bawden on 1300 NSW RFS.

Yours sincerely,

Anna Jones
**Manager Planning & Environment Services
Built & Natural Environment**

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
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Jamie van Iersel

From: Kevin Stein [REDACTED]
Sent: Monday, 1 July 2024 12:55 PM
To: Jamie van Iersel
Cc: Scott Turner; Vanessa George
Subject: RE: Request for Referral - Land Rezoning in Lismore

CAUTION: This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Hi Jamie,

Again, my apologies for the delay. Rous have reviewed the documents relating to Planning Proposal to Amend Lismore Local Environmental Plan 2012 – 1055 and 1055A Bruxner Highway Rezoning, PP-2022-3907. We can advise that water supply through Rous' existing bulk water supply network can support the demand imposed as a result of the proposed rezoning and subsequent staged development. Design and supply of the development reticulation system, water storage and pumping requirements by Lismore City Council. As per Water Directorate Section 64 Determinations of Equivalent Tenements Guidelines, subdivision of proposed development will be assessed for ET as applicable.

These fees and charges are set out in Rous' RCC revenue-and-fees-and-charges-2023-2024, Development Servicing Charges.

Should you require any additional information, please do not hesitate to get in touch.

Regards,

Kevin Stein
Delivery Officer
Rous County Council
PO Box: 230, Level 4, 218-232 Molesworth Street Lismore NSW 2480 | [02 6623 3800](tel:0266233800) [REDACTED]
[REDACTED]

Rous County Council is a supporter of flexible working arrangements. If you receive an email from me outside of normal business hours, it is not my expectation that you read, respond, or follow up on this email outside your hours of work.

From: Jamie van Iersel [REDACTED]
Sent: Thursday, June 20, 2024 3:39 PM
To: Kevin Stein [REDACTED]
Subject: RE: Request for Referral - Land Rezoning in Lismore

Yes no problem

Jamie van Iersel | Senior Strategic Planner | **Lismore City Council**
PO Box 23A, Lismore, 2480 | T 6625 0407 | www.lismore.nsw.gov.au

Lismore City Council acknowledges the people of the Bundjalung Nation, traditional custodians of the land on which we work.

From: Kevin Stein [REDACTED]
Sent: Thursday, June 20, 2024 2:41 PM
To: Jamie van Iersel [REDACTED]
Subject: RE: Request for Referral - Land Rezoning in Lismore

CAUTION: This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Hi Jamie,
Yes, Rous would like to make a submission.
I will try Lucas again and if we don't connect, I will have our response to you by Wednesday, 26/06/24 if that is acceptable?
Apologies for the delay in response.

Kevin Stein
Delivery Officer
Rous County Council
PO Box: 230, Level 4, 218-232 Molesworth Street Lismore NSW 2480 | [02 6623 3800](tel:0266233800) | [REDACTED]

Rous County Council is a supporter of flexible working arrangements. If you receive an email from me outside of normal business hours, it is not my expectation that you read, respond, or follow up on this email outside your hours of work.

From: Jamie van Iersel [REDACTED]
Sent: Thursday, June 20, 2024 11:18 AM
To: Kevin Stein [REDACTED]
Subject: RE: Request for Referral - Land Rezoning in Lismore

Hi Kevin,

Hope you're well. Just checking in to see if you were still planning to make a submission to this Planning Proposal?

Best

Jamie van Iersel | Senior Strategic Planner | **Lismore City Council**
PO Box 23A, Lismore, 2480 | T 6625 0407 | www.lismore.nsw.gov.au
Lismore City Council acknowledges the people of the Bundjalung Nation, traditional custodians of the land on which we work.

From: Jamie van Iersel
Sent: Thursday, May 2, 2024 4:02 PM
To: Kevin Stein [REDACTED]
Subject: RE: Request for Referral - Land Rezoning in Lismore

Lucas - [REDACTED]

Jamie van Iersel | Senior Strategic Planner | **Lismore City Council**
PO Box 23A, Lismore, 2480 | T 6625 0407 | www.lismore.nsw.gov.au
Lismore City Council acknowledges the people of the Bundjalung Nation, traditional custodians of the land on which we work.

From: Kevin Stein [REDACTED]
Sent: Wednesday, May 1, 2024 10:09 AM
To: Jamie van Iersel [REDACTED]
Subject: FW: Request for Referral - Land Rezoning in Lismore

CAUTION: This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Hi Jamie,

I would like to advise that we require more time to complete our review of the proposed development and ask we could get another 5 business days to finalize our comments.

Please advise if this is acceptable and I will advise Rous members involved in the process.

Regards,

Kevin Stein

Delivery Officer

Rous County Council

PO Box: 230, Level 4, 218-232 Molesworth Street Lismore NSW 2480 | [02 6623 3800](tel:0266233800) | [REDACTED] | [REDACTED]

Our customer service desk is no longer open to the public on Fridays. Our team will still be available though and can be reached via phone on 02 6623 3800, email at council@rous.nsw.gov.au, and our website at rous.nsw.gov.au/contact-us. Customers wishing to pay their water accounts can do so online via BPay or in person at the Post Office.

Rous County Council acknowledges the Traditional Custodians of the land upon which we work and live. We pay our respects to the Elders of the past, present and emerging and acknowledge their continuing connection to Country who will guide us on our shared journey to the future.



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URL: <http://www.rous.nsw.gov.au/page.asp?f=RES-XRL-37-22-83>

 Please consider the environment - do you really need to print this email?

From: Rous County Council <council@rous.nsw.gov.au>

Sent: Wednesday, March 13, 2024 3:11 PM

To: Anthony Acret [REDACTED]; Kevin Stein [REDACTED]

Cc: Scott Turner [REDACTED]

Subject: FW: Request for Referral - Land Rezoning in Lismore

Rous County Council

PO Box 230, 218-232 Molesworth St LISMORE NSW 2480 | 02 6623 3800 | | council@rous.nsw.gov.au |

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From: Jamie van Iersel [REDACTED]
Sent: Wednesday, March 13, 2024 3:09 PM
To: Rous County Council <council@rous.nsw.gov.au>
Subject: Request for Referral - Land Rezoning in Lismore

To Whom it May Concern,

Please see attached a request for a referral review a Planning Proposal for large land rezoning in the Lismore LGA. The rezoning application (Planning Proposal) is attached, it is supported by over 20 site specific studies. Due to the size of these, I am unable to include them via email – as such I have stored the documents in a shared folder which [you can access here](#).

Please provide your referral by 5pm Wednesday 1 May 2024. Should you wish to discuss the Planning Proposal and/or provide your feedback verbally, please get in touch and we can schedule in a meeting or two.

Regards,

Jamie van Iersel | Senior Strategic Planner | **Lismore City Council**

PO Box 23A, Lismore, 2480 | T 6625 0407 | www.lismore.nsw.gov.au

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18th April 2024

Jamie Van Lersel,
Senior Strategic Planner
Lismore City Council
PO Box 23A, Lismore, 2480

Dear Jamie,

RE: DOE ADVICE – 1055 AND 1055A BRUXNER HIGHWAY, GOONELLABAH

The Department of Education (DoE), welcome the opportunity to provide comments on the planning proposal for the site at 1055 and 1055A Bruxner Highway, Goonellabah (PP-2022-3907).

DoE has reviewed the package and provided detailed commentary within the Attachment below. DoE note that the draft Proposal seeks to amend the land zoning, minimum lot size and height of building for the above property and will result in an additional 350 dwellings.

The Department of Education welcomes the opportunity to engage further on the planning proposal and the content contained in this submission. Should you require further information about this submission, please contact the DoE Strategic Planning Team at StrategicPlanning@det.nsw.edu.au

Yours Sincerely,

Lincoln.Lawler@det.nsw.edu.au
Digitally signed by
Lincoln.Lawler@det.nsw.edu.au
Date: 2024.04.23 09:09:58
+10'00'

Lincoln Lawler

Director, Statutory Planning and Heritage

New South Wales Department of Education, School Infrastructure



School Infrastructure NSW
Level 8, 259 George Street Name Suburb NSW 2000

GPO Box 33, Sydney, NSW 2001

**ATTACHMENT – DOE ADVICE - PP-2022-3907****Education Service Need**

The Proposal falls within the existing intake areas for The Rivers Secondary College –Kadina Campus and Goonellabah Public School.

Based on the above and a review of the surrounding teaching space demand, it is likely that the number of students projected to be generated by the proposal can be accommodated in the existing schools.

DoE is committed to working with Council and DPHI to ensure schools are supporting community needs and continue to be appropriately resourced to respond to student population changes.

Active Transport and Access

DoE request that transport planning for the proposal be guided by the NSW Government Movement and Place Framework (MAPF) and its Built Environment Performance indicators. These indicators are based on qualities that contribute to a well-designed built environment and should be used by proponents in the formulation of transport concepts.

The MAPF's core 'Amenity and Use' and 'Primary Schools' indicators are of particular importance to DoE, as these encourage urban designers to consider the impact on adjacent places/users, as well as emphasising movement that supports place. The 'Primary Schools' indicator provides two specific metrics to judge the effect of infrastructure on the accessibility of public schools in an area, these being walkability and public transport access. These metrics require designers to assess whether proposed infrastructure facilitates access to primary school facilities (or public transport connections to schools) or whether itacerbates gaps in the network.

The primary school-focused MAPF amenity indicator can be accessed via the link below: <https://www.movementandplace.nsw.gov.au/place-and-network/built-environment-indicators/primary-schools>



Department of Climate Change, Energy, the Environment and Water

Your ref: AF22/5200; PP-2022-3907
Our ref: DOC24/213137-5

General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Attention: Ms Jamie Van Iersel

Dear Mr Gibbons

RE: State Infrastructure - 1055 and 1055A Bruxner Highway Goonellabah Planning Proposal

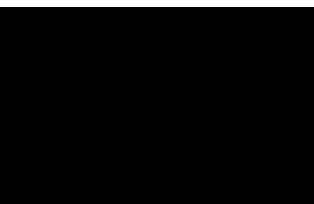
Thank you for your letter dated 13 March 2024 seeking an expression of interest from the Biodiversity, Conservation and Science Group (BCS) of the NSW Department of Climate Change, Energy, the Environment and Water in seeking any State infrastructure associated with the release area at 1055 and 1055A Bruxner Highway, Goonellabah. I appreciate the opportunity to provide input.

BCS has reviewed the Planning Proposal and associated documents supplied and completed a site inspection on 27 March 2024.

Based on our review and inspection, BCS advises it has no interest in seeking any State infrastructure associated with the release area.

If you have any further questions about this issue, please contact Mr Tom Schmidt, Senior Conservation Planning Officer North East, Biodiversity, Conservation and Science Group, on [REDACTED] or at [REDACTED]

Yours sincerely



DIMITRI YOUNG
Senior Team Leader Planning North East
Biodiversity, Conservation and Science

19 April 2024

Transport for NSW



22 April 2024

File No: NTH24/00220/001

Your Ref: PP-2022-3907

General Manager
Lismore City Council
PO Box 23A
Lismore NSW 2480

Attention: Jamie Van Iersel – Senior Strategic Planner

**Bruxner Highway (HW16) - PP-2022-3907 – State Infrastructure Provisions
Lot 42 DP868366 and Lot 1 DP957677, 1055 Bruxner Highway, Goonellabah**

I refer to the abovementioned request received by Transport for NSW (TfNSW) on 13 March 2024 for agency consultation.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Bruxner Highway (HW16) is a classified (State) road and Oliver Avenue is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

The Traffic & Transport Study (TTS), prepared by Barker Ryan Stewart and dated August 2023 is not considered robust and the conclusions cannot be relied upon with regards to the impact of the development on the classified (state) road network, being the Bruxner Highway.

TfNSW recommends that the matters raised in its objection to the planning proposal, dated 22 April 2024 be addressed in an updated Traffic and Transport Study and modelling to properly understand the scope of state infrastructure works required at the intersection of Bruxner Hwy/Oliver Ave/Pineapple Rd to support the development anticipated under the Planning proposal, including the associated costs, land needs, funding sources and delivery triggers.

TfNSW is available to review and comment on any additional information submitted in support of the planning proposal and can attend a meeting at Council's request. If you have any further enquiries regarding the above comments please do not hesitate to contact Leisa Sedger, Development Services Case Officer on 1300 207 783 or [REDACTED] via email at: development.north@transport.nsw.gov.au.

Yours faithfully

[REDACTED]
Court Walsh
A/Manager Development Services (North)
North Region | Community & Place
Regional & Outer Metropolitan

OFFICIAL

6 Stewart Avenue (Locked Bag 2030) Newcastle West NSW 2302
76 Victoria Street (PO Box 576) Grafton NSW 2460

1300 207 783 ABN 18 804 239 602
transport.nsw.gov.au 1 of 1

Report

Report

Subject	Rezoning Planning Proposal for land at 1055 and 1055A Bruxner Highway
TRIM Record No	BP23/851:AF22/5200
Prepared by	Strategic Planner
Reason	To provide information and seek a resolution on the assessment of a Planning Proposal to rezone land at 1055 and 1055A Bruxner Highway.
Strategic Theme	Our built environment
Strategy	Our land-use planning caters for all sectors of the community.
Action	Ensure land is available and serviced to meet population growth in locations that are accessible, close to services and employment, and suitable for development.

Executive Summary

In November 2022 Lismore City Council received a Planning Proposal from landowners at 1055 and 1055A 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 Planning Proposal outlines the proposed amendments to the LEP and the assessment of various site-specific technical studies.

The site is identified in Lismore Council's Growth and Realignment Strategy (2022) and the supporting addendum that specifically addresses the need for new flood free employment lands in the region. 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. It is recommended that the Planning Proposal be supported and forwarded to the Department of Planning and Environment (DPE) for a Gateway Determination.

Recommendation

That:

1. Council supports the Planning Proposal to amend the zone and planning controls for 1055 and 1055A Bruxner Highway, Goonellabah (Lot Lot 42, DP 868366 and Lot 1, DP 957677) as detailed in this report.
2. Council staff submit the Planning Proposal to the Department of Planning and Environment with a request for a Gateway Determination.
3. in line with conditions of the Gateway Determination, Council staff place the Planning Proposal on public exhibition and consult with Government agencies.
4. following close of the public and government agency exhibition period, staff report back to Council.

Lismore City Council

Meeting held 21 November 2023 - Rezoning Planning Proposal for land at 1055 and 1055A Bruxner Highway

1

Lismore City Council

Meeting held 11 February 2025 - 11.3 - Planning Proposal to rezone an Urban Release Area at 1055 Bruxner Highway, Goonellabah

529

Report

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 number of individual homes and business sites is not yet known. However, the controls included in the Planning Proposal and an associated site-specific Development Control Plan (DCP) aim to deliver a range of new housing opportunities including medium density housing, live /work precincts and a range of new industrial / commercial opportunities.

Since lodgment, staff have been working with the landowner, Transport for NSW (TfNSW), the Department of Planning and Environment (DPE) and the Northern Rivers Reconstruction Corporation (NRRC) to address key challenges and ensure the best outcomes for the site and for Lismore's future growth.

On Tuesday 18 July 2023 staff provided an overview of the proposal to Councillors at a Council briefing.

Additionally, at the 12 September Council meeting, Councillors resolved to dedicate a strip of Council-owned land (being Lot 299 in DP 1058607) adjacent to the site as public road to enable future access into this proposal site. On Friday 3 November 2023, the NSW government gazetted Lot 299 in DP 1058607 as public road in accordance with the Council resolution.

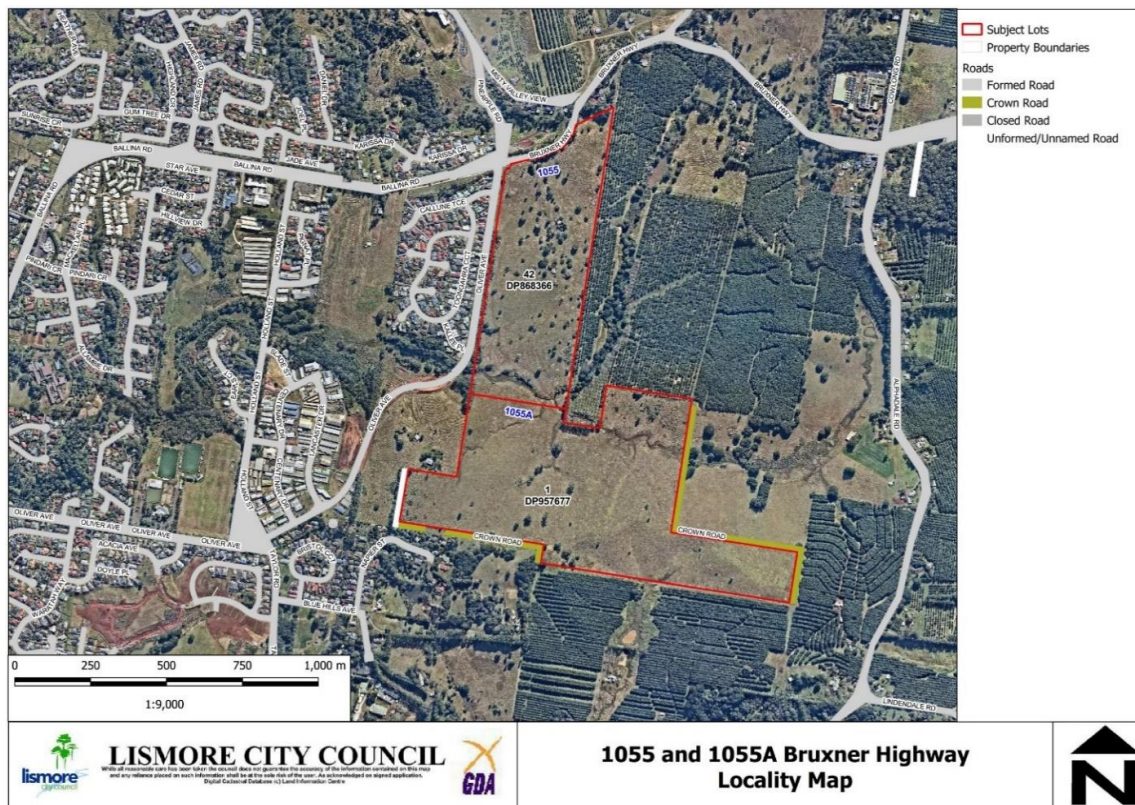
Characteristics of the subject site

This Planning Proposal applies to land described in the table below and as shown in Table 1 and shown in figure 1.

Table 1- Subject Lots

Lot	Deposited Plan	Address	Land area
42	868366	1055 Bruxner Highway	28ha
1	957677	1055A Bruxner Highway	47ha

Figure 1 - The Site



The site has a total of ~75 hectares that sits on the eastern fringe of Goonellabah, an existing urban settlement in the Lismore LGA. It is approximately 3km to the Goonellabah shopping precinct, 5km to Southern Cross University and 8km from the Lismore CBD.

The site sits at the junction of the Bruxner Highway and Oliver Avenue at the Pineapple Road roundabout. Access to the site will be from Oliver Avenue. To the north, west and south of the site is residential and industrial land, and to the east and south of the site is agricultural land currently containing macadamia orchards.

The land is currently used for grazing and is mapped as State Significant Farmland. The site hosts some dilapidated dwellings and a scattering of mature paddock trees. The Tucki Tucki creek, and its tributaries, runs from west to east across the site. The riparian corridor of the Tucki Tucki creek is included in the NSW Biodiversity Values Map.

The majority of the site has a slope of 10-20%, referred to as 'rolling', however there some areas that are considered 'gently undulating' with a slope of 2-5%.

The subject land is currently zoned RU1 Primary Production. No Height of Building control applies to RU1 zoned land. The current Minimum Lot Size is 40 ha in the north of the site and 20ha in the south.

Alignment with the Lismore Growth and Realignment Strategy

The northern part of the site is identified in Lismore’s adopted growth strategy, the Growth and Realignment Strategy, 2022 (GRS) as being potentially suitable for future residential use, including medium density residential and the incorporation of some commercial areas and a live/work precinct.

The southern part of the site is identified in the GRS as being potentially suitable as part of an expansion of the Goonellabah industrial precinct.

Report

In June 2023, the DPE endorsed part of the site (1055 Bruxner Highway) and conditionally endorsed part of the site (1055A Bruxner Highway) requesting additional information around the need for local industrial land before their full endorsement could be provided. To address this request, and carry out the further investigation, LCC prepared an addendum to the GRS to highlight the need for additional flood-free industrial land and to address concerns about the southern part of the site. The addendum demonstrates the urgent need for flood-free industrial land in Lismore and the Northern Rivers to both support relocation of existing flood impacted businesses and accommodate growth. The addendum was submitted to the DPE in August 2023 and endorsed in September 2023. The Department of Primary Industries provided feedback to the DPE prior to them endorsing the addendum. Both the GRS and its addendum are now published on both LCC's and the DPE's website.

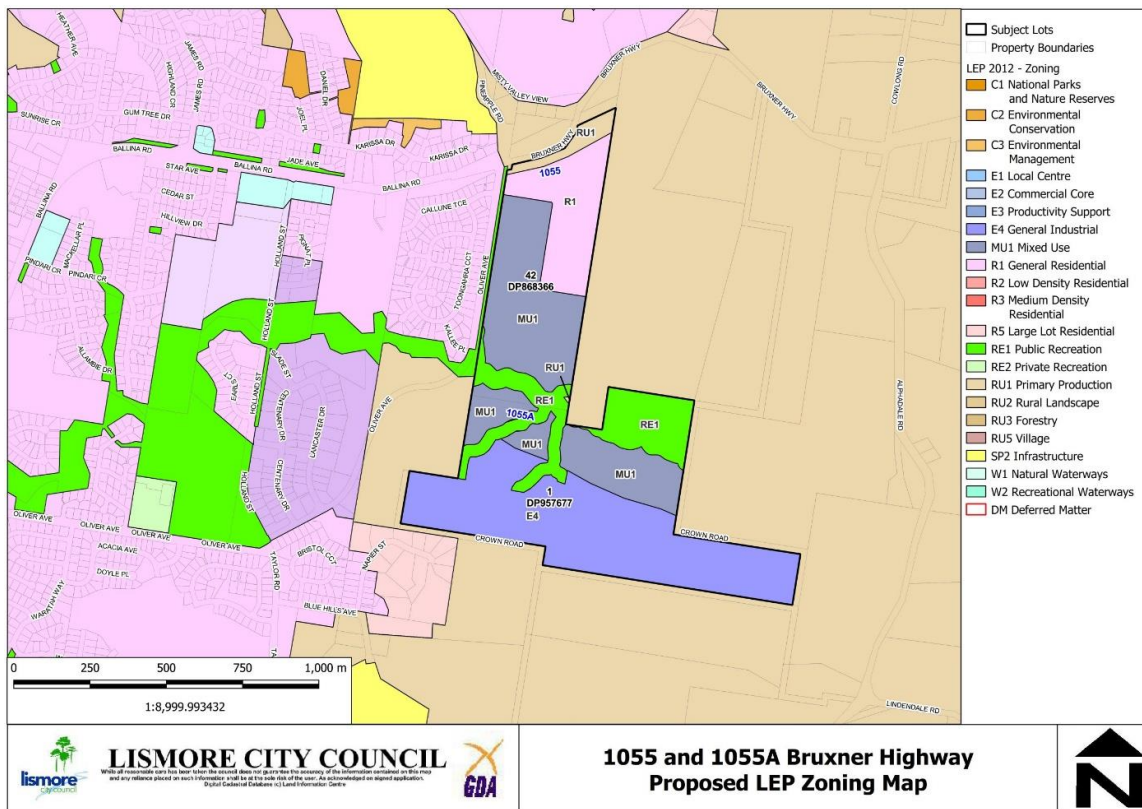
Proposed changes to the Lismore Local Environmental Plan 2012

The objective of this planning proposal is to amend the Lismore LEP 2012 to enable residential, mixed use and industrial land to meet the needs of the Lismore community.

The intended outcome of this Planning Proposal is to rezone the site to a combination of R1 *General Residential*, MU1 *Mixed Use*, E4 *General Industrial* and RE1 *Public Recreation* as shown in figure 2.

A strip of land at the northern end of the site, fronting the Bruxner Highway, is not proposed to be rezoned. This is to secure land for TfNSW for future realignment of the Bruxner Highway.

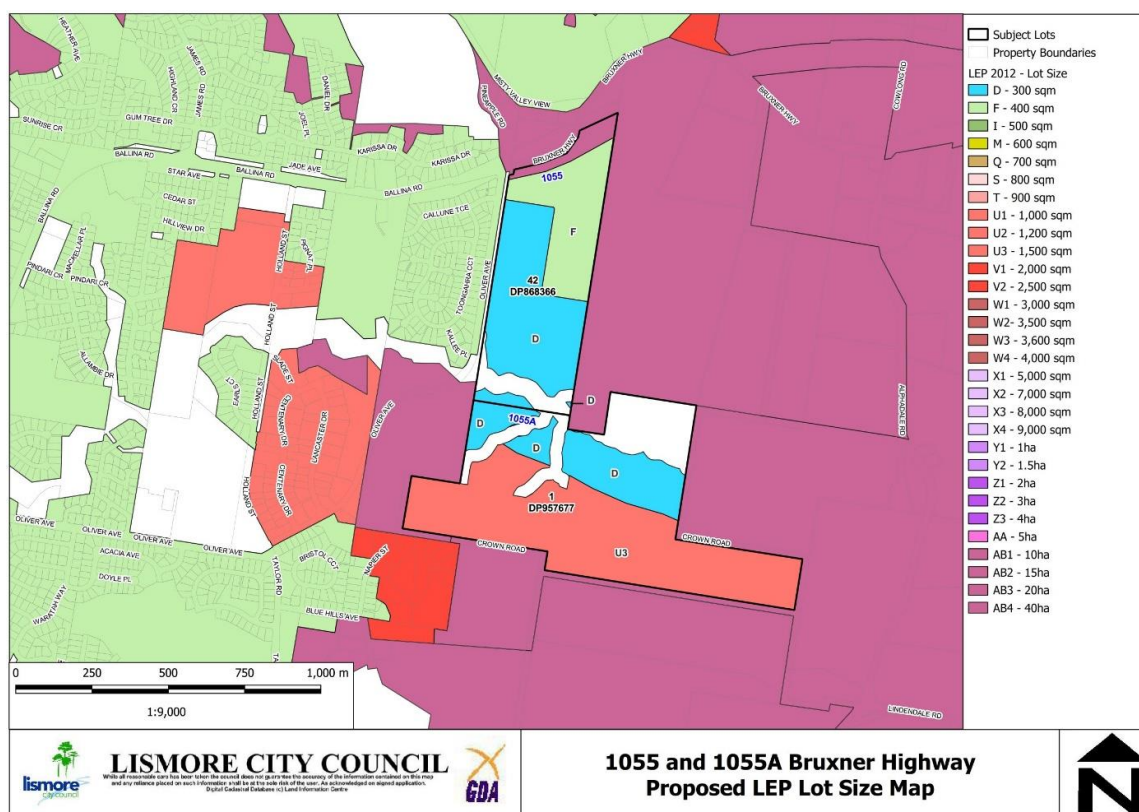
Figure 2 - Proposed Zoning Application



In addition to rezoning the site, the Planning Proposal seeks to amend the Lot Size Map (Sheet LSZ_005 and Sheet LSZ_006) to remove the current minimum lot size requirement of 40ha and 20ha and impose the following minimum lot sizes:

- R1 zoned land: a minimum lot size of 400m²,
- MU1 zoned land: a minimum lot size of 300m²,
- E4 zoned land: a minimum lot size of 1,500m².

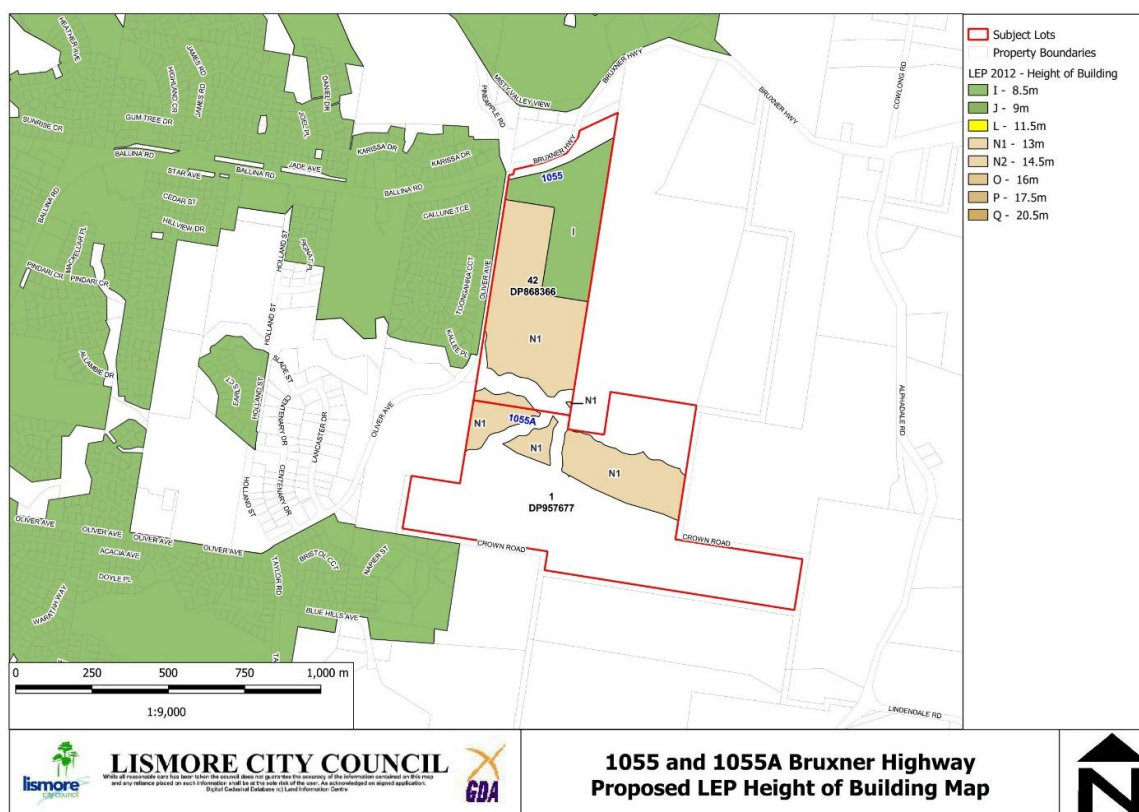
Figure 3 - Proposed Minimum Lot Size



Additionally, the Planning Proposal seeks to amend the Height of Building Map (Sheet HOB_005 and Sheet HOB_006) to impose the following maximum height of building control (excluding the RE1 and IN1 zoned land):

- MU1 zoned land maximum building height of 13m
- R1 zoned land: maximum building height of 8.5m

Figure 4 - Proposed Height of Building



The intended outcomes of the amended planning controls through changes to the Lismore LEP are to:

- Provide a diversity of housing options;
- Provide commercial and community land to meet the needs of the new residential community;
- Provide open space areas to meet the needs of the residential community, including, but not limited to, a pedestrian/cycling link along the Tucki Tucki creek reserve;
- Provide a diversity of industrial lots; and
- Retain, enhance and protect the existing environmental qualities on the site.

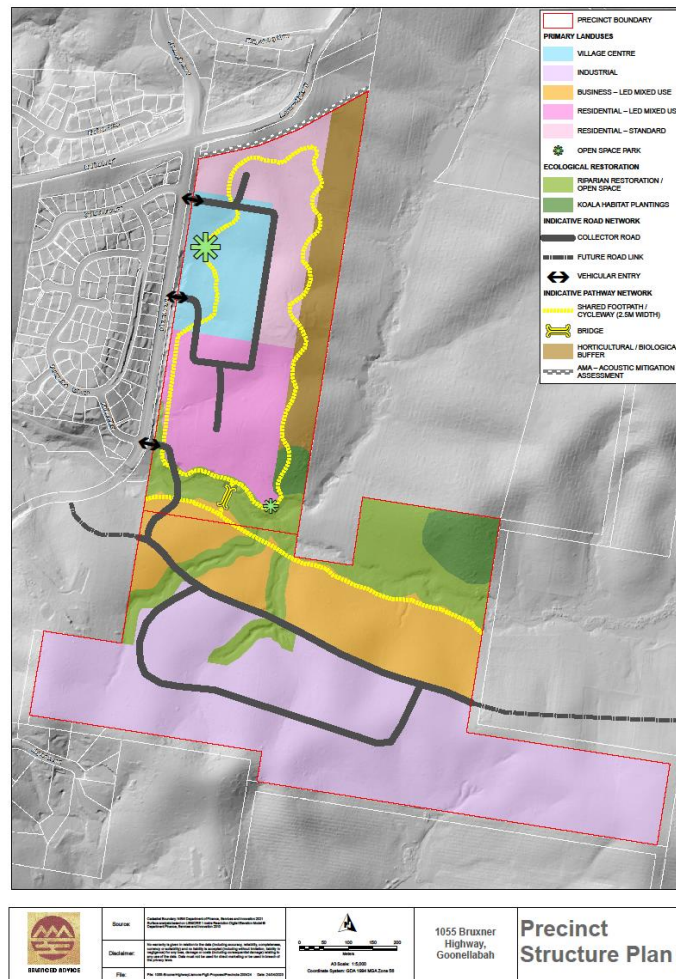
Planning Controls – Development Control Plan and Voluntary Planning Agreement

Beyond the proposed amendment to the zoning and principal development standards within the LEP, there will be a site specific Development Control Plan (DCP) and a Voluntary Planning Agreement (VPA) to ensure the intended outcomes and objectives for the site will be achieved.

Development Control Plan (DCP)

Prior to finalisation of the Planning Proposal, Lismore City Council will introduce a new chapter to Part B of the Lismore Development Control Plan (DCP). This new chapter will set out an overall vision for the site as well as detailed development controls to ensure future development meets the needs of Council and the community. The DCP will also include a final structure plan that will be used to guide future development applications. Figure 5 represents the draft structure plan that breaks the site down into key precincts, including general residential, medium density residential-led mixed use, a local centre, commercial-led mixed-use and industrial. The draft structure plan is also included as an attachment.

Figure 5 - Proposed Structure Plan



This DCP chapter is still a work in progress. It is expected to be reported to Council early in 2024. The process for approving and publishing a DCP differs from a Planning Proposal in that it goes through only three formal stages:

- Resolution from councillors to proceed to public exhibition,
- A period of public exhibition,
- Final resolution from councillors to adopt and publish the new chapter.

Based on this, it is expected that the DCP chapter will be adopted and published prior to the completion of the land rezoning and well in advance of any development applications (DA) being submitted.

Voluntary Planning Agreement

On 9 December 2022 the landowners submitted to LCC a preliminary Offer of Intent for a Voluntary Planning Agreement (VPA). See attachment 2. A VPA is a legal instrument that is bound to the land title and will be enforceable at the development application stage.

The VPA for this site will be co-signed by Lismore City Council, the landowners and the NSW Reconstruction Authority (NSW RA). In the VPA, the landowners have offered three main elements:

1. 15 serviced lots at cost price to the NSW RA,
2. 3,000sqm of serviced land at cost price to a registered Community Housing Provider for affordable housing, and
3. Land along the Tucki Tucki creek corridor to be revegetated, development with a shared path and dedicated to Lismore City Council after five years.

Lismore City Council
Meeting held 21 November 2023 - Rezoning Planning Proposal for land at 1055 and 1055A Bruxner Highway

Report

The draft will be reviewed by legal representation and finalised post-gateway.

Environmental, Social and Economic Impact Assessment

A total of 20 technical reports have been provided to support the Planning Proposal. A summary of the key issues is provided below.

Environmental and Physical Constraints

Biodiversity

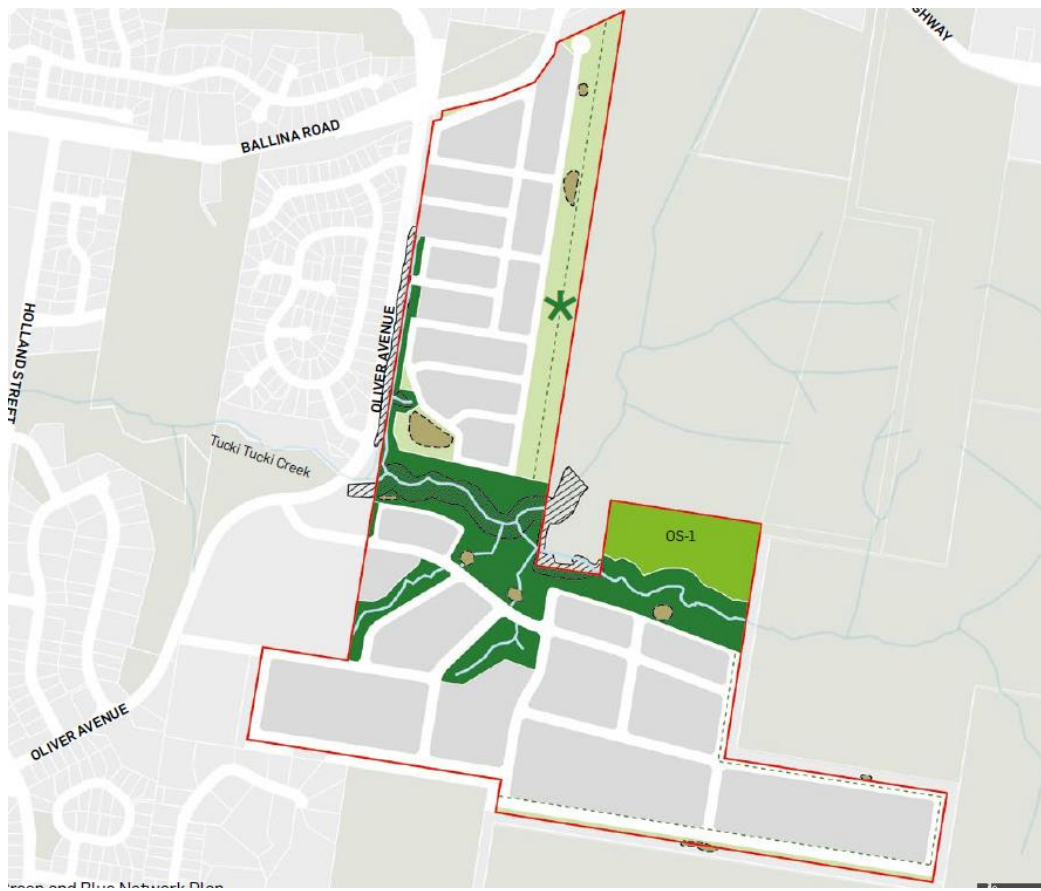
The site contains two small patches of Lowland Rainforest Endangered Ecological Community (EEC) under the NSW Biodiversity Conservation Act, 2016. But these areas would not meet threshold requirements under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Similarly, there are patches of vegetation that could be recognised as 'Lowland Rainforest in the NSW North Coast and Sydney Basin Bioregions – Endangered Ecological Community'.

Council's ecologist notes that much of the vegetation on the site is unmapped and that there is a high chance that scattered paddock trees are rainforest remnant trees. It is recommended that the scattered trees assessment of the NSW Biodiversity Assessment Method 2020 (BAM) should be applied when assessing impacts on clearing any native vegetation at the Development Application stage.

The ecological report lodged with the Planning Proposal identifies that one threatened flora species (scrub turpentine, *Rhodamnia rubescens*) and evidence of one fauna species (koala, *phascolarctus cinereus*) were confirmed on site. It is not expected that the proposal impacts, with mitigation measures, will require referral. The report also identifies that a targeted survey for Hairy Joint Grass (*Arthraxon hispidus*) will be required as part of any future development application process and that Tucki Tucki Creek is mapped as habitat for the Purple Spotted Gudgeon (*Mogurnda adspersa*) which is a threatened freshwater species. Whilst not identified on the site, future restoration along Tucki Tucki Creek may assist with local recovery of the species.

Outside of the site boundary, but impacted nevertheless, is a strip of Council-owned land along Oliver Avenue. This strip of land, and the corridor of the Tucki Tucki creek, is mapped on the NSW Biodiversity Values Map. As such, any future development application will be required to undertake a Biodiversity Development Assessment Report and calculate offset requirements in accordance with the NSW Biodiversity Assessment Method (2020). It is proposed that the land shown in dark green and marked with 'OS-1' in figure 6, will be the receiving site for biodiversity offsetting.

Figure 6 - Proposed Location for Biodiversity Offset



Land contamination

Land contamination studies demonstrate that the site is suitable for development. An initial Preliminary Site Investigations report identified that agricultural activities have taken place on the subject land, focusing on the existing and past structures and did not undertake a systematic sampling design across the identified agricultural area. As a result, a further Land Contamination Detailed Site Investigation was submitted to Council that satisfactorily addressed Councils request for information. The two studies together confirm that the site is suitable for the proposed future mixed-use development subject to recommendations included in the reports that involve preparatory works at the Development Application stage.

Bushfire

The site is partially mapped as being bushfire prone. A Bushfire Constraints and Opportunities Assessment has been prepared that outlines a package of asset protection zones (APZs) suitable for development on the site to ensure the proposal aligns with the Planning for Bush Fire Protection 2019 guide as legislated by the *Environmental Planning and Assessment Act 1979*.

Geotechnical Issues

The site is defined by several ridges and gullies with a distinct creek line that bisects centrally through the site. Slopes vary on the site but are generally in the order of 7 – 15% with some localised areas being in the order of 26%. These slopes are such that future development can meet current DCP guidelines.

Flooding

The site is not mapped within the Lismore Flood Planning Area, however, does show on mapping to be affected by creek swelling. In this regard the data suggests that the creek might swell to a level of 140m

Lismore City Council

Meeting held 21 November 2023 - Rezoning Planning Proposal for land at 1055 and 1055A Bruxner Highway

Report

AHD. Similar to other areas of Goonellabah a hydraulic/flood assessment is not required, and the applicant has demonstrated that all residential and industrial lots are situated above the 146m AHD contour line which provides adequate freeboard.

Potential Land Use Conflict

This proposal has the potential to impact upon residential zoned land to the north (about 80m) and west (about 70m) and South (about 40m). There is primary production zoned land adjoining the site, including the north (which includes dwellings), south and east. There is intensive agriculture (macadamia plantations) directly to the east, 20m south and 180m to the north. The plantation to the north is situated on R1 General residential land which is subject to an approved residential subdivision.

A Land Use Conflict Risk Assessment (LUCRA) report was submitted to Council to support the planning proposal. The discussion has considered the visual impact, odour impact, pests, chemical use and noise impacts and recommends buffers as outlined in Councils DCP chapter. The LUCRA notes that the proposed buffers will suitably prevent land use conflicts.

Significant Farmland

The site is mapped as State Significant Farmland (SSF). An Agricultural Land Assessment has been lodged with the Planning Proposal that demonstrates, due to the topography and soil types, that the majority of the site is Class 5 Agriculture Land which is not suitable for agricultural enterprises (Class 1 is the best agricultural land and 5 the worst). In endorsing the Growth and Realignment Strategy and its addendum, the DPE liaised with the Department of Primary Industries (DPI). The Planning Proposal discusses the impact on agriculture in more detail in appendix 1, 2 and 3 and demonstrates that the rezoning of this site to a combination of residential, industrial and commercial uses is justified. The North Coast Regional Plan (2041) includes a series of Urban Growth Variation Principles in relation to the rezoning of areas identified as important farmland. These principles have been addressed within the Planning Proposal.

Acoustic

A 'Noise Impact Assessment' (NIA) report has been provided by ATP consulting and has assessed the noise impacts from Bruxner Highway on the proposed residential lots and noise impacts of the proposed employment lots to the proposed and existing surrounding lots. The NIA demonstrated that the proposal can suitably comply with the NSW Road Noise Policy for all residential lots in the development through the addition of a noise barrier along the northern boundary of the development. A section of the land at the boundary of the existing Bruxner Highway has been excluded from the proposal to allow for a potential future realignment of the Bruxner that may necessitate TfNSW acquiring this section of the land. It is expected that future realignment works would include noise buffer solutions within that section of reserved land.

Noise mitigation measures will also be required along the southern boundary of the proposed development to protect existing residents from noise impacts from the employment lands. The NIA proposes two scenarios for compliance that can achieve project trigger levels.

The NIA has not assessed the impacts of traffic noise from Oliver Avenue on the proposed residential lots and it is proposed that this be done post-Gateway. Additionally, it should be demonstrated post-gateway that all noise treatment solutions can be designed to be koala sensitive and in accordance with the Biodiversity SEPP and Lismore's KPOM. This will involve collaboration from the NIA and ecology consultants.

Social, economic and cultural heritage impacts

Cultural Heritage

An Aboriginal Heritage Information Management Systems (AHIMS) search was undertaken and no Aboriginal sites or places were identified within 50 metres of the subject land. The land is also not listed as a heritage item in Schedule 5 of the Lismore LEP 2012. The Cultural Heritage Assessment identified

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five Potential Archaeological Deposit (PADs) where it is likely for aboriginal items to be present. The Assessment recommends that these PADs be avoided or excavated and investigated prior to development.

The assessment has been referred to the Ngulingah Local Aboriginal Land Council for a Local Knowledge Holder to review. Ngulingah recommend and request that LCC place a condition on any future development approval to ensure that the developer contract or employ an Aboriginal Cultural Heritage Officer that has experience in Aboriginal Cultural Heritage Surveys to observe and identify any artifacts that may be unearthed during the earth works stage. NLALC should also be invited.

Social Assessment

A Social Infrastructure Needs Assessment was lodged with the Planning Proposal. It focuses on the needs of incoming residents, while also considering local services and facilities to support incoming workers, such as outdoor spaces and childcare. Based on this, a number of key recommendations that have been incorporated into the structure plan, DCP chapter and/ or Voluntary Planning Agreement (VPA). These included:

- Enable childcare centre development within the site.
- Co-locate a parcel of public open space with the proposed Local Centre (e.g. on the lot immediately to the east). Co-locating the Local Centre and park would create a focal point and activity hub within the proposed residential area. This hub would provide an important meeting and gathering point for the local community.
- Consider the provision of amenities within the cleared buffer zone e.g. walking/jogging and cycling path, outdoor fitness equipment, dog park) to increase access to open space and recreational opportunities for the incoming population.
- Investigate opportunities to provide a pedestrian/cycling connection along the Tucki Tucki Creek riparian corridor to provide an east-west connection through the site.

The proposal has been designed to support a thriving community whereby residents are supported by well-designed public spaces and facilities. The site-specific DCP (to be considered separately by Council) and the VPA will ensure the site delivers high-quality, embellished open spaces as well as a co-located community facility and services within the village centre.

The assessment also calculated the need for 68sqm of community facility and 36sqm of library space. Council will need to consider how these additional services can be delivered in the Goonellabah area.

Economic

An Economic Benefits Assessment was lodged with the Planning Proposal. It considers that the construction of the development over a 10 year period is expected to generate 214 jobs per year. Beyond construction, the proposal will generate an additional 4,336 jobs per year, made up of direct and indirect jobs.

The Assessment considers that this will generate an additional \$345.1 million Gross Added Value during construction and \$759 million Gross Added Value through the ongoing jobs and operation as a result of the Proposal.

Stormwater

The applicant has provided a Stormwater Management Report (SWMR) for the full site and anticipated development as a result of the proposal. The report provides recommended measures that will result in post development flows that are reduced from the pre-development conditions.

The basins and underground storage areas have been located and designed so that they will not affect any proposed allotment and will be able to discharge water without affecting any neighbouring property. The use of underground storage tanks would be allowed subject to specific requirements during the Development Application stage.

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Servicing and infrastructure

Water and wastewater

The site is currently not serviced for water or sewer however preliminary studies show that servicing the site is possible and a number of upgrade and/or delivery options exist. Further work will need to be carried out post-Gateway to determine the most suitable and feasible option.

Water and sewer infrastructure delivery is expected to be the primary barrier to future development of the site and as such Lismore City Council, the landowner and the Northern Rivers Reconstruction Corporation are actively working to determine the most efficient and suitable solution.

Because the site was outside of Lismore City Council's previous growth boundary (prior to the adoption of the Growth and Realignment Strategy in 2022), Council has not planned for nor delivered water and sewer infrastructure that caters to or has capacity to cater to new development of this scale in this location. Existing infrastructure will need to be upgraded (southern trunk main and pump stations) and new infrastructure will have to be provided to the site prior to development. Further investigation is needed to determine if a stage 1 could be delivered on the current network or with a temporary solution.

There are a few streams of ongoing work that together will demonstrate, post-Gateway, how the site will be serviced, these are outlined below:

- Lismore City Council has lodged a grant application to round 2 of the Regional Housing Strategic Planning Fund programme run by the Department of Planning and Environment. If successful, this grant will fund;
 - Detailed designs and costings for the water and sewer infrastructure needed to accommodate the full proposal at this site, including a staging plan; and
 - An Infrastructure Delivery Plan for the site that can be lodged post-gateway that has investigated temporary measures and/or capacity of the current network system to accommodate a stage 1.
- The northern part of the site (1055 Bruxner Highway) is included in the NRRC's Resilient Land Strategy (RLS) which is accompanied by \$100 million in funding. NRRC are currently working through all sites within the RLS to determine which sites they will invest in. LCC and the landowner have been clear with the NRRC that funding will be needed to provide, and fast track, water and sewer infrastructure needs to activate this site. NRRC have indicated they will have provisional information regarding their funding allocation by the end of the calendar year. This will be incorporated into the Infrastructure Delivery Plan and provided post-gateway.
- Strategic Planning staff have liaised with the Water and Wastewater teams regarding this site and the delivery of upgrades that will be necessary into the future. Both teams will work together to ensure LCC can deliver the required works when funding becomes available. A new Development Serving Plan (DSP) for the site may need to be developed, or an amendment to the current Lismore urban plan.

Roads and traffic

A Traffic and Transport study was lodged with the Planning Proposal. Due to the scale and location of the site, Transport for NSW (TfNSW) has been involved in early reviews of this study. Both LCC's engineer and TfNSW staff raised concerns and issued the landowner with a Request for Further Information. This further information request has now been addressed with an additional study submitted. This study concludes that with a staged delivery of development and road upgrades, the rezoning of this site is suitable. Further amendments to the modelling used in the study will be made post-gateway to ensure the conclusions are robust and as realistic as possible.

Vehicle Access

Access to the northern part of the site (1055 Bruxner Highway) will be provided directly from Oliver Avenue by way of two entry points. The Council-owned strip of land along the verge of Oliver Avenue has now been gazetted as public road to enable this.

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Access to the southern part of the site (1055A Bruxner Highway) is not yet secured, however three options have been identified and will be determined prior to any development application being lodged. The three options are:

1. A third access route into 1055 Bruxner Highway is provided with a new bridge constructed over the Tucki Tucki creek into 1055A Bruxner. This would be at the landowners' cost and is considered achievable by Lismore City Council.
2. Ongoing negotiations between landowner of 245 Oliver Avenue and Nimble Estates be resumed and an agreement subsequently concluded to achieve access via 245 Oliver Avenue.
3. Only if option 2 fails, Lismore City Council enter into negotiations with the third-party landowner at 245 Oliver Avenue and potentially other landowners with properties fronting Oliver Avenue with the aim to enable access directly into the 1055A Bruxner Highway site.

Overview of the Planning Proposal

The assessment provided in the previous sections of the report show that a rezoning planning proposal can be supported. Table 1 below provides an overview of the planning proposal structured in accordance with the Department of Planning and Environment guidelines for planning proposals. The detailed Planning Proposal report is provided as an attachment 1 to this report.

Table 1 – Summary of the Planning Proposal

REQUIREMENT	JUSTIFICATION
Section A – Need for the Planning Proposal	
<i>Is the planning proposal a result of an endorsed LSPS, strategic study or report?</i>	Yes, the site is identified in Council's Growth and Realignment Strategy (2022) and supporting addendum that have both been endorsed by the DPE.
<i>Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</i>	As such, a Planning Proposal is considered the best means of achieving the objectives.
Section B – Relationship to Strategic Planning Framework	
<i>Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?</i>	The Planning Proposal will give effect to many objectives and intentions of the following regional plans and strategies: <ul style="list-style-type: none"> • North Coast Regional Plan (2041) • Lismore Regional City Action Plan (2036)
<i>Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?</i>	The Planning Proposal is consistent with objectives contained within the following local strategies and plans: <ul style="list-style-type: none"> • Inspire Lismore2040 - LSPS • Growth and Realignment Strategy • Lismore Community Strategic Plan • Innovate Lismore - Economic Development Strategy
<i>Is the planning proposal consistent with any other applicable State and regional studies or strategies?</i>	The Planning Proposal is consistent with applicable State and regional studies or strategies.
<i>Is the planning proposal consistent with applicable SEPPs?</i>	The Planning Proposal is consistent (or justifiably inconsistent) with the applicable SEPPs.
<i>Is the Planning Proposal consistent with applicable s9.1 Ministerial</i>	The Planning Proposal is consistent (or justifiably inconsistent) with the applicable Section 9.1 Directions.

Report

REQUIREMENT	JUSTIFICATION
<i>Directions?</i>	
Section C – Environment, Social and Economic Impact	
<p><i>Is there any likelihood that critical habitat of threatened species, populations or ecological communities or their habitats, will be adversely affected because of the proposal?</i></p> <p><i>Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?</i></p> <p><i>Has the Planning Proposal adequately addressed any social and economic effects?</i></p>	<p>A summary of impacts on threatened species and their habitats is provided within this report.</p> <p>Other environmental impacts and the management of these issues have also been addressed within this report.</p> <p>The planning proposal has adequately addressed social and economic impacts.</p>
Section D – Infrastructure (Local, State and Commonwealth)	
<p><i>Is there adequate public infrastructure for the Planning Proposal?</i></p> <p><i>What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?</i></p>	<p>Further detailed work will need to be completed post Gateway to determine the extent and staging of water and sewer upgrades required to service the site.</p> <p>The Traffic and Transport Study concludes that the subject site is suitable for the proposed rezoning as a staged development in relation to the impact of traffic. The updated transport study concluded that the current intersections surrounding the site can operate with acceptable average delays for a 10-year growth scenario with stage 1 of development. Further stages will need to consider an upgrade to the Oliver Ave / Bruxner Hwy roundabout.</p> <p>Details of the vehicle access to the southern part of the site will need to be determined prior to any development application for that part of the site.</p> <p>Lismore Council staff have consulted with the following NSW State agencies:</p> <p>Transport for NSW Following consultation with TfNSW, the Planning Proposal was amended to remove the northern 30m of the property to allow for any future realignment of the Bruxner Highway in this location. TfNSW were also consulted on the modelling in the Traffic and Transport Study and there may be a need to model various scenarios to understand infrastructure upgrade requirements in relation to the staging of lots released. Depending on the outcome of this additional modelling, there may be a requirement for road infrastructure upgrades at specific staging triggers, managed through a VPA.</p> <p>Department of Planning and Environment The DPE have been consulted about the proposal. In particular they requested an addendum to Lismore’s Growth and Realignment Strategy to specifically address the need for the quantum of additional employment land proposed and the conflict with rezoning areas identified as State Significant Agricultural land. The addendum</p>

Report

REQUIREMENT	JUSTIFICATION
	<p>has been conditionally approved by DPE, with input from the Department of Primary Industries.</p> <p>It is recommended that the following agencies are consulted following the Gateway Determination:</p> <ul style="list-style-type: none"> • the Rural Fire Service, • Transport for NSW, • Heritage NSW, • DPE Biodiversity and Conservation Division, • Natural Resource Access Regulator and • Department of Primary Industries

Comments

Finance

Not applicable.

Public consultation

Council will commence community consultation post Gateway determination. Council staff will carry out the public consultation period in accordance with the conditions set within the Gateway Determination, it is expected that the consultation will include a minimum period of twenty-eight (28) days.

The public exhibition will be advertised on Council’s webpages, in Local Matters, through the Planning Portal and via letter to adjoining landowners.

Conclusion

The attached Planning Proposal evaluates the impacts of a proposed development at 1055 and 1055A Bruxner Highway and concludes that the site is suitable of accommodating residential, industrial and commercial land uses.

It is recommended that the Planning Proposal be submitted to the DPE for Gateway consideration and then put on public exhibition for public and agency input into the proposal.

Following close of the exhibition period, staff will report back to Council with details of public and state agency comments as well as a final recommendation.

Attachment/s

1. Planning Proposal 1055 and 1055A Bruxner Highway (Oliver Avenue) .docx (Over 7 pages)
2. DRAFT VPA - 1055 Bruxner Highway, Goonellabah (Over 7 pages)
3. Proposed Structure Plan - working draft



Department of Planning and Environment

Gateway Determination

Planning proposal (Department Ref: PP-2022-3907): *Rezone and amend associated development standards at Lot 42 DP 868366 and Lot 1 DP 95767, 1055 and 1055A Bruxner Highway, Goonellabah*

I, the Executive Director, Local and Regional Planning at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Lismore Local Environmental Plan 2012 to rezone and amend associated development standards at Lot 42 DP 868366 and Lot 1 DP 95767, 1055 and 1055A Bruxner Highway, Goonellabah should proceed subject to the following conditions.

The LEP should be completed on or before 12 months of the Gateway determination date.

Gateway Conditions

1. The planning proposal must be updated prior to consultation to:
 - (a) include a new Part 7 Urban release areas into the Lismore LEP 2012 and identify the land as an urban release area on the urban release area map that will be subject to an assessment of State infrastructure, development control plan and public infrastructure requirements;
 - (b) remove references to North Coast Regional Plan 2036 and refer to the North Coast Regional Plan 2041;
 - (c) amend the Economic Benefits Assessment to address the requirements of Objective 11 Support cities and centres and coordinate the supply of well-located employment land of the North Coast Regional Plan 2041; and
 - (d) amend the Ecological Assessment to address any potential impacts to Hairy Joint Grass.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Department of Primary Industries Agriculture
- Heritage NSW
- NSW Biodiversity and Conservation Division
- NSW Rural Fire Service
- Ngulingah Local Aboriginal Land Council
- Transport for NSW
- NSW Mining, Exploration and Geoscience
- Essential Energy
- Transgrid
- Rous County Council
- Crown Lands
- NSW Reconstruction Authority

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 40 working days to comment on the proposal.

4. Separate and specifically targeted consultation is required with the following public authorities to determine any potential designated State Infrastructure provision requirements:

- NSW Biodiversity and Conservation Division
- NSW Rural Fire Service
- NSW Police Force
- Fire and Rescue NSW
- NSW Ambulance
- Northern NSW Local Health District
- Department of Education
- Transport for NSW

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 40 working days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 13 December 2023



Jeremy Gray
Director, Northern Region
Local and Regional Planning
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces

**Department of Planning and Environment**

Mr Jon Gibbons
General Manager
Lismore City Council
43 Oliver Avenue
GOONELLABAH NSW 2480

Our ref: IRF23/3264

Via email: council@lismore.nsw.gov.au

Dear Mr Gibbons

Planning proposal PP-2022-3907 to amend Lismore Local Environmental Plan 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone and amend associated development standards at Lot 42 DP 868366 and Lot 1 DP 95767, 1055 and 1055A Bruxner Highway, Goonellabah.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 4.1 Flooding, 5.2 Reserving Land for Public Purposes, 9.1 Rural Zones and 9.2 Rural Lands are justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 1.1 Implementation of Regional Plans, 3.1 Conservation Zones, 3.2 Heritage Conservation, 4.3 Planning for Bushfire Protection, 8.1 Mining, Petroleum Production and Extractive Industries and 9.4 Farmland of State and Regional Significance on the NSW Far North Coast. Council should ensure this occurs prior to the LEP being made.

Due to the number of unresolved s9.1 Directions and further work required to support the proposal, along with the potential assessment and provision of designated State public infrastructure, I have determined not to authorise Council to be the local plan-making authority in this instance.

The amending local environmental plan (LEP) is to be finalised on or before 12 months of the Gateway determination date. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

When requesting finalisation of the plan, Council is encouraged to provide as part of the finalisation package, further detail to the Department in relation to the local infrastructure servicing and access arrangements and to provide a staging plan to articulate how the land will be released in accordance with these arrangements.


The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if

Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ella Wilkinson to assist you. Ms Wilkinson can be contacted on 6643 6408.

Yours sincerely



Jeremy Gray
Director, Northern Region
Local and Regional Planning

Encl: Gateway determination
Letter to Council attachment - Guidance on Timeframes - August 2023



Department of Planning, Housing and Infrastructure

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2022-3907)

I, Acting Director, Hunter and Northern Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 13 December 2023 for the proposed amendment to the Lismore Local Environmental Plan 2012 as follows:

1. Delete from the Gateway description text:

“The LEP should be completed on or before 12 months of the Gateway determination date.”

And replace with:

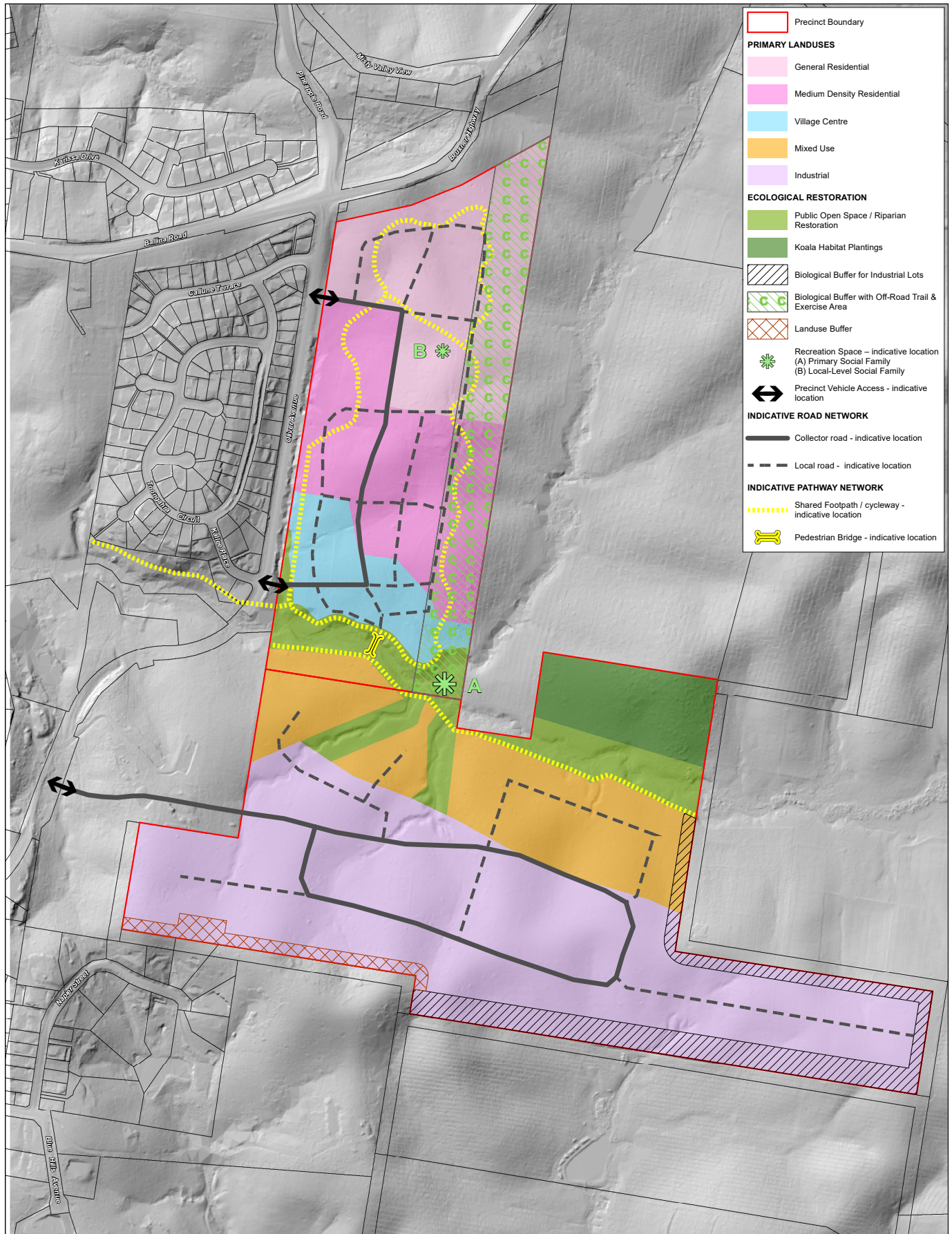
“The LEP should be completed on or before 13 March 2025”.

Dated 1 day of November 2024

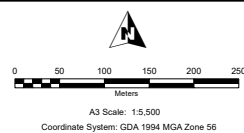


Craig Diss
Acting Director, Hunter and Northern
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

**Delegate of the Minister for Planning and
Public Spaces**

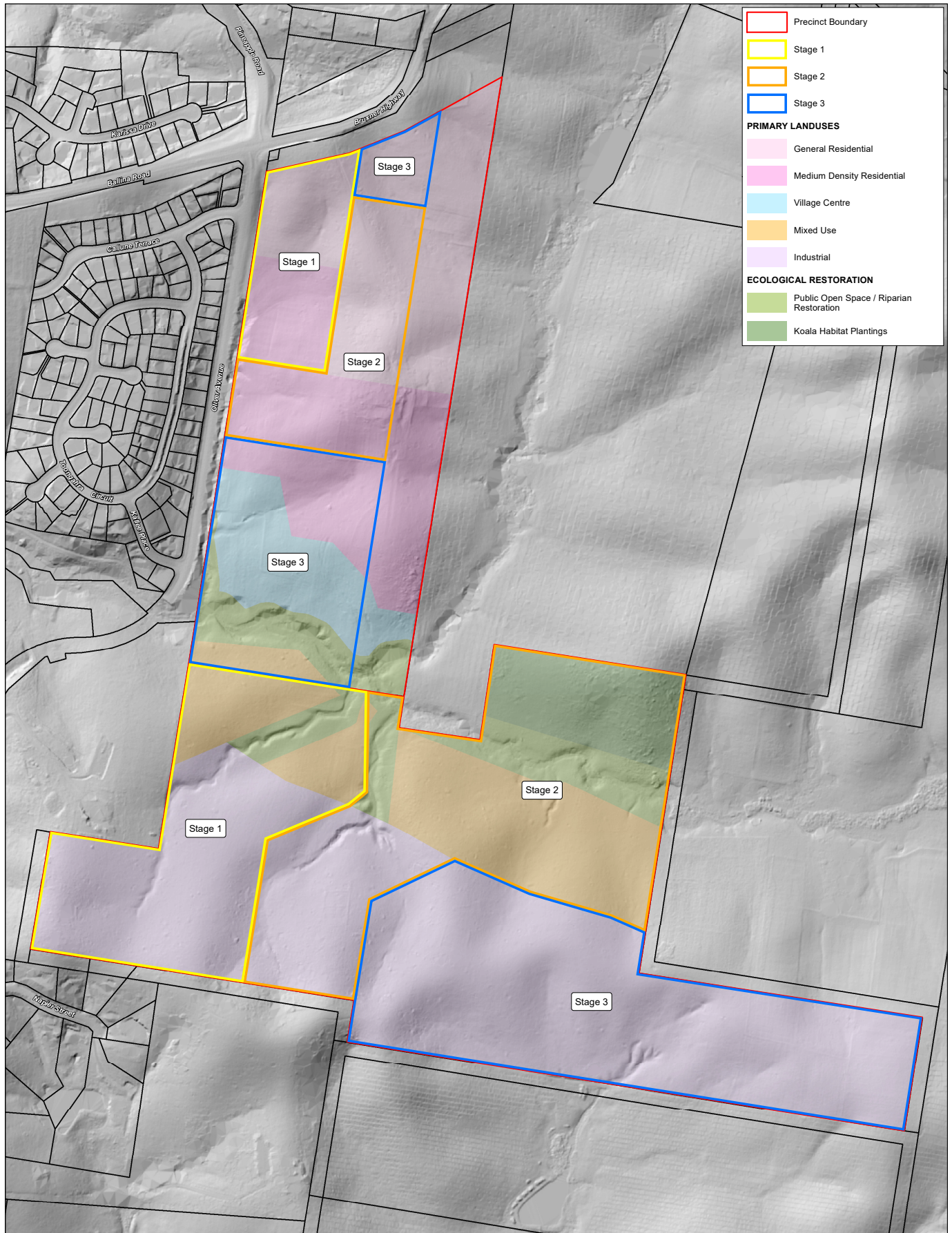


Source:	Cadastral Boundary: NSW Department of Finance, Services and Innovation 2021 Surface analysis based on LIDAR/DRE 1 metre Resolution Digital Elevation Model © Department of Finance, Services and Innovation 2019
Disclaimer:	No warranty is given in relation to the data including accuracy, reliability, completeness, currency or suitability) and no liability is accepted (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damages) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.
File:	File: 1055-BruxnerHighway/Lismore-FIG5-ProposedPrecincts-250124 Date: 24/01/2025



1055 Bruxner Highway, Goonellabah

Appendix 1: Indicative Precinct Structure Plan



Source:	Catastral Boundary: NSW Department of Finance, Services and Innovation 2021 Surface analysis based on LISMAPRE 1 metre Resolution Digital Elevation Model © Department of Finance, Services and Innovation 2019		<p>1055 Bruxner Highway, Goonellabah</p>	<p>Appendix 2: Indicative Staging Plan (Version: Pre IDP)</p>
Disclaimer:	No warranty is given in relation to the data (including accuracy, reliability, completeness, currency or suitability) and no liability is accepted (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.			
File:	File: 1055-BruxnerHighway-Lismore-Fig9-StagingPlan-250124 Date: 24/01/2025			



**QUARTERLY BUDGET
REVIEW STATEMENT**

**FOR THE QUARTER
ENDED 31 DECEMBER 2024**

Lismore City Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

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Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Responsible Accounting Officer's Statement

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulation 2021: 31 December 2024.

The Quarterly Budget Review Statement for Lismore City Council for the quarter ended 31 December 2024 indicates that Council's underlying projected financial position at 30 June 2025 will be satisfactory at year end, having regard to the projected estimates of income and expenditure as contained in the original adopted budget forecast.

Council's net operating result before capital grants and contributions indicates that Council is using more resources than it is generating in income. The operating deficit before capital grants and contributions has increased by \$273,026 to a projected deficit of (\$13,096,237). This is mainly due to increases in sewer operating expenditure budgets, funded from reserves. Ongoing losses before capital grants and contributions is not considered sustainable in the long term and action is being taken to address this as part of the ongoing development of Council's Long Term Financial Plan.

Recovery from the catastrophic floods events of February and March 2022 remains a significant focus. Whilst no changes have been made to natural disaster estimates during the December quarter, any delays in funding timelines may result in significant changes to budgets going forward. The capital works program shows an overall projected increase of \$3,216,593, which is mainly due to the remaining grant funded budget being included for the Northern Rivers Rail Trail of \$3,278,334. The revised capital works program is now \$157,023,995.

The unrestricted cash result has improved by \$5,000 to a projected surplus of \$331,679. Whilst the cash position at 31 December 2024 appears favourable, budgets will need to be monitored closely to ensure Council's financial position remains satisfactory.

Long-Term Financial Plan

Consistent with the requirements of the Integrated Planning and Reporting Framework, Council has an adopted Long Term Financial Plan setting out Council's projected income and expenditure across a 10 year time horizon. This is currently being reviewed and will be updated as part of the 2025/2026 budget process.

Flood recovery works are expected to take several years to complete and are included in the Long Term Financial Plan. State and Federal Government organisations have pledged to support large portions of the recovery work and insurance will cover some of the damage to property however rebuilding is expected to take several years and will be hampered by lack of access to contractors and materials.

In regards to the statement on Contracts and Consultancy, the content is based on information provided at the time of preparing the December 2024 Quarterly Budget Review Statement.

No assessment of the accuracy of this information was undertaken.

Council is working towards a corporate approach to this reporting and this will be incorporated into future QBRS reporting.

Signed: _____



Date:

30/01/2025

Dean Fordham
Responsible Accounting Officer

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Income & expenses budget review statement

Budget review for the quarter ended 31 December 2024

Income & expenses - Council Consolidated

(\$000's)	Original budget 2024/25	Carry forwards	Approved Sep QBRS	Revised budget 2024/25	Variations for this Dec QTR	Notes	Projected year end result	Actual YTD figures
Income								
Rates and annual charges	66,821,495	0	0	66,821,495	0	1	66,821,495	62,542,746
User charges and fees	23,003,500	0	350,000	23,353,500	0	2	23,353,500	8,269,683
Other revenues	7,269,100	0	0	7,269,100	0	3	7,269,100	4,061,586
Grants and contributions - operating	22,708,500	0	605,890	23,314,390	79,400	4	23,393,790	21,732,491
Grants and contributions - capital	116,282,925	2,044,764	1,053,295	119,380,984	2,818,006	5	122,198,990	69,576,047
Interest and investment revenue	5,104,883	0	0	5,104,883	0	6	5,104,883	5,063,184
Net gain from disposal of assets	0	0	0	0	0		0	0
Share of interests in joint ventures	0	0	0	0	0		0	0
Total income from continuing operations	241,190,403	2,044,764	2,009,185	245,244,352	2,897,406		248,141,758	171,245,738
Expenses								
Employee benefits and on-costs	40,690,349	216,200	25,000	40,931,549	0	7	40,931,549	24,549,146
Borrowing costs	1,606,000	0	0	1,606,000	0	8	1,606,000	553,509
Materials and services	53,390,902	63,600	969,660	54,424,162	352,426	9	54,776,588	26,680,376
Depreciation and amortisation	36,443,800	0	(1,642,700)	34,801,100	0	10	34,801,100	17,400,550
Other expenses	3,476,068	0	0	3,476,068	0	11	3,476,068	2,490,016
Net Loss from disposal of assets	3,438,700	0	0	3,438,700	0	12	3,438,700	131,937
Share of interests in joint ventures	9,000	0	0	9,000	0	13	9,000	0
Total expenses from continuing operations	139,054,819	279,800	(648,040)	138,686,579	352,426		139,039,005	71,805,534
Net operating result from continuing operations	102,135,584	1,764,964	2,657,225	106,557,773	2,544,980		109,102,753	99,440,205
Discontinued operations - surplus/(deficit)	0	0	0	0	0		0	0
Net operating result from all operations	102,135,584	1,764,964	2,657,225	106,557,773	2,544,980		109,102,753	99,440,205
Net Operating Result before Capital Items	(14,147,341)	(279,800)	1,603,930	(12,823,211)	(273,026)		(13,096,237)	29,864,158

More commentary on variations has been included in the QBRS.

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Income & expenses budget review statement

Budget review for the quarter ended 31 December 2024

Income & expenses - Council Consolidated

(\$000's)	Original budget 2024/25	Carry forwards	Approved Sep QBRS	Revised budget 2024/25	Variations for this Dec QTR	Notes	Projected year end result	Actual YTD figures
Funding Sources (Consolidated)								
Subtract Funds Deployed for Non-operating Purposes								
Acquisition of Assets	(133,882,825)	(12,690,402)	(7,234,175)	(153,807,402)	(3,216,593)		(157,023,995)	
Investment in Associates	(9,000)	0	0	(9,000)	0	14	(9,000)	
Acquisition of Assets Net Loss (Non-cash)	3,438,700	0	0	3,438,700	0		3,438,700	
Repayment of Principal on Loans	(5,132,000)	0	0	(5,132,000)	0	15	(5,132,000)	
Non-Cash Dedications	(700,000)	0	0	(700,000)	0		(700,000)	
Add Funds received from Non-operating Purposes								
Proceeds from Sale of Assets	817,300	0	0	817,300	0	16	817,300	
Subtract Unexpended Grants and Contributions Received During Year								
Developer Contributions (Section 7.11) Net Movement	(1,194,100)	0	0	(1,194,100)	0	17	(1,194,100)	
Reverse Expenses Not Involving a Flow of Funds								
Depreciation	36,443,800	0	(1,642,700)	34,801,100	0		34,801,100	
WDV Assets disposed	0	0	0	0	0		0	
Total funding required from other than operations	1,917,459	(10,925,438)	(6,219,650)	(15,227,629)	(671,613)		(15,899,242)	
Non-operating Funds Employed#								
Loan Funds New	0	0	0	0	0	18	0	
Loan Funds Unexpended	0	0	0	0	0	18	0	
Unexpended Grants Used	0	3,946,173	2,971,905	6,918,078	(38,867)	19	6,879,211	
Developer Contributions Used	1,025,452	0	240,000	1,265,452	288,880	20	1,554,332	
Repayments / (Advances to) by Deferred Debtors	0	0	0	0	0		0	
Reserve Funds Utilised - Transfer From	0	6,979,265	2,148,645	9,127,910	1,060,000	21	10,187,910	
Reserve Funds Future Use - Transfer To	(2,811,832)	0	1,054,700	(1,757,132)	(633,400)	22	(2,390,532)	
Increase/(Decrease) in Unfunded Operations*	131,079	0	195,600	326,679	5,000	23	331,679	

*Unfunded refers to variations that have an impact on the Net Cash Position.
More commentary on variations has been included in the QBRS.

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Income & Expenses (Consolidated)
Detailed changes recommended

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program Description	Changes
1	Rates & Annual Charges	
Revenues	There have been no reportable changes to budget during the period	
2	User Fees & Charges	
Revenues	There have been no reportable changes to budget during the period	
3	Other revenues	
Revenues	There have been no reportable changes to budget during the period	
4	Grants and contributions - operating	
Revenues	Art Gallery - increase in revenue budgets for Revive Live Lismore Music Program and Foundation for Rural & Regional Renewal - Strengthening Rural Communities project.	79,400

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Income & Expenses (Consolidated)
Detailed changes recommended

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program Description	Changes
5	Grants and contributions - capital	
Revenues		
	Northern Rivers Rail Trail - remaining budget included from the Building Better Regions grant	3,278,334
	Bridges - increase in grant funding for the completion of the Hensen Road Bridge in Nimbin. Project is funded by the Fixing Country Bridges Program and is expected to be completed by the end of February 2025 (funding deed variation).	50,076
	Bridges - increase in grant funding for the completion of the Greens Bridge - Stoney Chute Road, Nimbin. Project is funded by the Fixing Country Bridges Program and is expected to be completed by the end of January 2025 (funding deed variation).	17,045
	Bridges - there is a decrease in the revenue budget for the Ridgewood Bridge project due to a variation in the grant-funded project cost, which has now reduced the funding provided as per the Fixing Country Bridges grant deed.	(527,449)

6	Interest and investment revenue	
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Revenues There have been no reportable changes to budget during the period

Lismore City Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

Income & Expenses (Consolidated)

Detailed changes recommended

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
<hr/>			
7	Employee benefits and on-costs		
<hr/>			
Expenses		There have been no reportable changes to budget during the period	
<hr/>			
8	Borrowing costs		
<hr/>			
Expenses		There have been no reportable changes to budget during the period	
<hr/>			
9	Materials and services		
<hr/>			
Expenses		Art Gallery - Allocation of funds from the unexpended grants reserve to towards the Feasibility Study for Future of Lismore's art, culture and heritage project.	26,156
		Art Gallery - increase in revenue and expenditure budgets for Create NSW funding, Revive Live Lismore Music Program and Foundation for Rural & Regional Renewal - Strengthening Rural Communities project.	106,270
		Sewer - transfer from reserves to to allocate budget towards Sewer Pump Station Maintenance costs in North Woodburn according to the MOU with Richmond Valley Council.	120,000
		Sewer - transfer funds from reserves to allocate budget towards reviewing strategic planning for the delivery of wastewater services. The current strategic plan was last reviewed in 2016 and is outdated following the 2022 floods.	100,000
<hr/>			
10	Depreciation, amortisation and impairment		
<hr/>			
Expenses		There have been no reportable changes to budget during the period	
<hr/>			
11	Other expenses		
<hr/>			
Expenses		There have been no reportable changes to budget during the period	
<hr/>			
12	Net Loss from disposal of assets		
<hr/>			
Expenses		There have been no reportable changes to budget during the period	
<hr/>			
13	Share of interests in joint ventures		
<hr/>			
Expenses		There have been no reportable changes to budget during the period	

Lismore City Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

Income & Expenses (Consolidated)

Detailed changes recommended

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
14	Investment in Associates		
Funding		There have been no reportable changes to budget during the period	
15	Repayment of Principal on Loans		
Funding		There have been no reportable changes to budget during the period	
16	Proceeds from Sale of Assets		
Funding		There have been no reportable changes to budget during the period	
17	Developer Contributions (Section 7.11) Net Movement		
Funding		There have been no reportable changes to budget during the period	
18	Loan Funds New		
Funding		There have been no reportable changes to budget during the period	
18	Loan Funds Unexpended		
Funding		There have been no reportable changes to budget during the period	
19	Unexpended Grants Used		
Funding		Art Gallery - Allocation of funds from the unexpended grants reserve to towards the Feasibility Study for Future of Lismore's art, culture and heritage project.	26,156
		Roads - reallocation of funds from the Williams Road Overlay project back to the Unexpended Grants Reserve. This project was initially funded by the Regional Emergency Road Repair Fund, however, the remaining work will be now completed under funding from flood recovery grants.	(45,700)
		Art Gallery - allocation of funds from the unexpended grants reserve to increase expenditure budgets for Create NSW funded projects.	19,370

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Income & Expenses (Consolidated)
Detailed changes recommended

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
		Bridges - there is a decrease in the expenditure budget for the Ridgewood Bridge project due to a variation in the grant-funded project cost, which has now reduced the funding provided as per the Fixing Country Bridges grant deed	(51,193)
		Art Gallery - allocation of funds from the unexpended grants reserve to increase expenditure budgets for Revive Live Lismore Music Program and Foundation for Rural & Regional Renewal - Strengthening Rural Communities project.	12,500

20 Developer Contributions Used

Funding	Description	Changes
	Northern Rivers Rail Trail - utilisation of S7.11 Open Space & Recreation funds to construct a carpark for horse trailers at Bungabee Road Reserve. This will significantly enhance accessibility, functionality and the overall user experience of the Rail Trail. The estimated cost of construction is \$132,148, with \$99,000 funded from S7.11 reserves and the balance of \$33,148 from the Building Better Region grant funds.	99,000
	Nesbitt Park Footpath - utilisation of S7.11 funds to construct a footpath and refuge island to provide a connection between the Northern Rivers Rail Trail and Nesbitt Park amenities, significantly improving the accessibility, functionality and overall user experience of the Rail Trail.	189,880

Lismore City Council

Quarterly Budget Review Statement

for the period 01/10/24 to 31/12/24

Income & Expenses (Consolidated)

Detailed changes recommended

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
21	Reserve Funds Utilised - Transfer From		
Funding		Art Gallery - Allocation of Art Gallery insurance claim funds from reserves to cover costs incurred in restoring the Hannah Cabinet during the current financial year.	160,000
		Fleet - transfer from reserves to purchase a fleet vehicle from RTRL for Council's Community Engagement team. This vehicle was initially purchased by RTRL and was no longer required at the time of transfer.	30,000
		Sewer - transfer from reserves to to allocate budget towards Sewer Pump Station Maintenance costs in North Woodburn according to the MOU with Richmond Valley Council.	120,000
		Sewer - transfer from reserves to fund the contribution to the Flood Recovery Portfolio's fibre optic project, which aims to extend communications, functionality, and resilience of the South Lismore Sewerage Treatment Plant	350,000
		Sewer - transfer funds from reserves to implement a sewer manhole remote monitoring system as part of the risk mitigation controls recommended in the Uncontrolled Sewer Discharge Action Plan.	300,000
		Sewer - transfer funds from reserves to allocate budget towards strategic planning for the delivery of wastewater services. The current strategic plan was last reviewed in 2016 and is outdated following the 2022 floods.	100,000
22	Reserve Funds Future Use - Transfer To		
Funding		Roads - reallocation of funding from Phillip Street Pavement Rehab Stage 1 & 2 project, Pavement Strengthening of James Gibson Road project and Pavement Strengthening of Phillip Street project back to reserves. These works will be carried out in the 2025/2026 financial year as crews will be utilised to deliver flood funded projects as a priority.	(633,400)
23	Increase/(Decrease) in Unfunded Operations*		

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Capital budget review statement

Budget review for the quarter ended 31 December 2024

Capital budget - Council Consolidated

(\$000's)	Original budget 2024/25	Carry forwards	Sep QBRs	Revised budget 2023/24	Variations for this Dec QTR	Notes	Projected year end result	Actual YTD figures
Capital expenditure								
New assets								
- Plant & equipment	-	-	53,100	53,100	30,000	1	83,100	-
- Roads, Bridges, Footpath, Cycleways	-	-	-	-	189,880	2	189,880	-
- Stormwater Drainage	-	-	-	-	-	3	-	-
- Land & buildings & Other Structures	1,721,600	2,527,115	602,300	4,851,015	3,377,334	4	8,228,349	5,352,450
- Water	150,000	-	-	150,000	-	5	150,000	40,693
- Wastewater	150,000	2,032,986	-	2,182,986	-	6	2,182,986	1,368,609
- Remediation and Restoration	-	-	-	-	-	7	-	-
- Other Assets	-	-	-	-	-	8	-	-
Renewal assets (replacement)								
- Plant & equipment	3,000,000	1,090,600	-	4,090,600	-	1	4,090,600	1,769,376
- Roads, Bridges, Footpath, Cycleways	74,496,160	3,246,781	5,912,775	83,655,716	(1,190,621)	2	82,465,095	34,545,011
- Stormwater Drainage	2,269,000	139,600	240,000	2,648,600	-	3	2,648,600	360,256
- Land, Buildings & Other Structures	33,768,164	2,042,175	426,000	36,236,339	-	4	36,236,339	24,658,299
- Water	6,811,283	1,279,007	-	8,090,290	-	5	8,090,290	3,205,173
- Wastewater	11,516,618	332,138	-	11,848,756	650,000	6	12,498,756	1,030,206
- Remediation/ Restoration	-	-	-	-	-	7	-	-
- Other Assets	-	-	-	-	160,000	8	160,000	-
Total capital expenditure	133,882,825	12,690,402	7,234,175	153,807,402	3,216,593		157,023,995	72,330,074
Capital funding								
Rates & other untied funding	1,848,648	-	40,000	1,888,648	-		1,888,648	
Capital grants & contributions	115,131,925	2,044,764	1,303,295	118,479,984	2,818,006		121,297,990	
Reserves:								
- External restrictions/reserves	6,224,800	3,644,131	-	9,868,931	650,000		10,518,931	
- Internal restrictions/reserves	6,445,600	3,055,334	2,703,975	12,204,909	(443,400)		11,761,509	
New loans	-	-	-	-	-		-	
New Loans - Unexpended	-	-	-	-	-		-	
Receipts from sale of assets								
- Plant & equipment	817,300	-	-	817,300	-		817,300	
- Land & buildings	-	-	-	-	-		-	
Unexpended Grants	550,000	3,946,173	2,946,905	7,443,078	(96,893)		7,346,185	
Section 64/S7.11 Contributions	2,164,552	-	240,000	2,404,552	288,880		2,693,432	
Developer Dedications	700,000	-	-	700,000	-		700,000	
Other Funding	-	-	-	-	-		-	
Total capital funding	133,882,825	12,690,402	7,234,175	153,807,402	3,216,593		157,023,995	-
Net capital funding - surplus/(deficit)	-	-	-	-	-		-	-

This statement should be read in conjunction with the attachment : Capital Budget Review Statement - Detailed changes recommended

Lismore City Council

**Capital Budget Review Statement
Detailed changes recommended**

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

No impact on Council's Delivery Program is anticipated as a result of these variations.

Notes Details	Variation
1 - Plant & equipment	New Assets
Fleet - transfer from reserves to purchase a fleet vehicle from RTRL for Council's Community Engagement team. This vehicle was initially purchased by RTRL and was no longer required at the time of transfer.	30,000
	Renewal
There have been no changes to budget during the period.	

2 - Roads, Bridges, Footpath, Cycleways	New Assets
Nesbitt Park Footpath - utilisation of \$7.11 funds to construct a footpath and refuge island to provide a connection between the Northern Rivers Rail Trail and Nesbitt Park amenities, significantly improving the accessibility, functionality and overall user experience of the Rail Trail.	189,880
	Renewal
Bridges - increase in grant funding for the completion of the Hensen Road Bridge in Nimbin. Project is funded by the Fixing Country Bridges Program and is expected to be completed by the end of February 2025.	50,076
Bridges - increase in grant funding for the completion of the Greens Bridge - Stoney Chute Road, Nimbin. Project is funded by the Fixing Country Bridges Program and is expected to be completed by the end of January 2025.	17,045
Roads - reallocation of funds from the Williams Road Overlay project back to the Unexpended Grants Reserve. This project was initially funded by the Regional Emergency Road Repair Fund, however, the remaining work will be now completed under funding from flood recovery grants.	(45,700)
Roads - reallocation of funding from Phillip Street Pavement Rehab Stage 1 & 2 project, Pavement Strengthening of James Gibson Road project and Pavement Strengthening of Phillip Street project back to reserves. These works will be carried out in the 2025/2026 financial year as crews will be utilised to deliver flood funded projects as a priority.	(633,400)
Bridges - there is a decrease in the expenditure budget for the Ridgewood Bridge project due to a variation in the grant-funded project cost, which has now reduced the funding provided as per the Fixing Country Bridges grant deed. The cost of the bridge renewal was less than first anticipated.	(578,642)

3 - Stormwater Drainage	New Assets
There have been no changes to budget during the period.	
	Renewal
There have been no changes to budget during the period.	

Lismore City Council

**Capital Budget Review Statement
Detailed changes recommended**

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRS.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRS.

No impact on Council's Delivery Program is anticipated as a result of these variations.

Notes Details	Variation
4 - Land & buildings & Other Structures	
	New Assets
Northern Rivers Rail Trail - remaining budget from the Building Better Region grant, which should have been included in the September QBRS.	3,278,334
Northern Rivers Rail Trail - utilisation of S7.11 Open Space & Recreation funds to construct a carpark for horse trailers at Bungabee Road Reserve. This will significantly enhance accessibility, functionality and the overall user experience of the Rail Trail. The estimated cost of construction is \$132,148, with \$99,000 funded from S7.11 reserves and the balance of \$33,148 from the Building Better Region grant funds.	99,000
	Renewal
5 - Water	
	New Assets
There have been no changes to budget during the period.	
	Renewal
There have been no changes to budget during the period.	
6 - Wastewater	
	New Assets
	Renewal
Sewer - transfer from reserves to fund the contribution to the Flood Recovery Portfolio's fibre optic project, which aims to extend communications, functionality, and resilience of the South Lismore Sewerage Treatment Plant	350,000
Sewer - transfer funds from reserves to implement a sewer manhole remote monitoring system as part of the risk mitigation controls recommended in the Uncontrolled Sewer Discharge Action Plan.	300,000
7 - Remediation and Restoration	
	New Assets
There have been no changes to budget during the period.	
	Renewal
There have been no changes to budget during the period.	

Lismore City Council

Capital Budget Review Statement
Detailed changes recommended

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

No impact on Council's Delivery Program is anticipated as a result of these variations.

Notes Details	Variation
8 - Other Assets	New Assets
There have been no changes to budget during the period.	
	Renewal
Art Gallery - allocation of Art Gallery insurance claim funds from reserves to cover costs incurred in restoring the Hannah Cabinet during the current financial year.	160,000

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Cash & investments budget review statement

Budget review for the quarter ended 31 December 2024

Cash & investments - Council Consolidated

(\$000's)	Opening Balance 2024/25	Working Capital 2024/25	Approved 2024/25	Original budget 2024/25	Approved Carry forwards	Changes Sep QBRS	Revised budget 2023/24	Variations for this Dec QTR	Projected year end result
Externally restricted									
Developer Contributions - General	9,825,000	-	168,648	9,993,648	-	(240,000)	9,753,648	(288,880)	9,464,768
Unexpended Grants - General Fund	94,842,000	-	(550,000)	94,292,000	(3,946,173)	(2,971,905)	87,373,922	38,867	87,412,789
Water Supplies	13,604,000	-	(71,396)	13,532,604	(1,279,007)	(250,000)	12,003,597		12,003,597
Wastewater Supplies	44,534,000	-	3,086,502	47,620,502	(2,365,124)	-	45,255,378	(870,000)	44,385,378
Stormwater Management	2,971,000	-	(675,500)	2,295,500	-	-	2,295,500	-	2,295,500
Domestic Waste Management	-	-	-	-	-	-	-	-	-
Waste Minimisation	1,592,000	-	(875,829)	716,171	-	-	716,171	-	716,171
Trust fund	1,744,000	-	-	1,744,000	-	-	1,744,000	-	1,744,000
Art gallery gift account	458,000	-	-	458,000	-	-	458,000	-	458,000
Flood Appeal	-	-	-	-	-	-	-	-	-
Total externally restricted	169,570,000		1,082,425	170,652,425	(7,590,304)	(3,461,905)	159,600,216	(1,120,013)	158,480,203
(1) Funds that must be spent for a specific purpose									
Internally restricted									
Special Rate Variation	1,349,000	-	(190,500)	1,158,500	-	(93,000)	1,065,500	-	1,065,500
Fleet Replacement Reserve	-	-	2,578,726	2,578,726	-	-	2,578,726	(30,000)	2,548,726
Carry forward revote works	6,085,000	6,164,247	(75,271)	12,173,976	(2,244,534)	(2,860,345)	7,069,097	473,400	7,542,497
Financial Assistance Grant paid in advance	-	7,914,300	-	7,914,300	-	-	7,914,300	-	7,914,300
Emergencies	-	1,100,000	-	1,100,000	-	-	1,100,000	-	1,100,000
Economic Development & Growth	-	1,000,000	-	1,000,000	-	-	1,000,000	-	1,000,000
Public Infrastructure and Building Assets	6,592,000	6,763,400	(3,445,000)	9,910,400	(1,090,600)	-	8,819,800	-	8,819,800
Total internally restricted	14,026,000	22,941,947	(1,132,045)	35,835,902	(3,335,134)	(2,953,345)	29,547,423	443,400	29,990,823
(2) Funds that Council has earmarked for a specific purpose									
Unrestricted (ie. available after the above Restrictions)	-	-	131,079	131,079	-	195,600	326,679	5,000	3,361,779
Interest on Reserves	-	-	3,030,100	3,030,100	-	-	3,030,100	-	3,030,100
Total Cash & investments	183,596,000	22,941,947	3,111,559	209,649,506	(10,925,438)	(6,219,650)	192,504,418	(671,613)	191,832,805

Note:

Council accurately determines its investments portfolio on an externally/internally restricted basis annually. Estimates are provided as part of the monthly Investments Report.

Investments with various financial institutions have been made in accordance with the Local Government Act 1993, Local Government (General) Regulation 2021 and Council's Investment Policy.

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Cash & investments budget review statement

Comment on Cash & Investments position

A detailed commentary is provided as part of the monthly report to Council on Investments. The latest report is for 31 December 2024.

Cash

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.

The date of completion of this bank reconciliation is 31/12/2024.

Investments

Investments have been invested in accordance with Council's Investment Policy.

The face value of Cash and Investments is \$100,366,088 as at 31/12/2024.

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Key Performance Indicators (KPI) Budget Review Statement

Budget review for the quarter ended 31 December 2024

(\$000's)	Current Projection Indicator 2024/25	Original Indicator 2024/25	Prior Period Indicator* 2023/24
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The Council monitors the following Key Performance Indicators:

1. Operating Performance Ratio

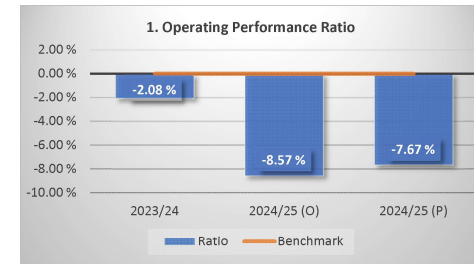
<u>Total continuing Operating revenue (exc Capital Grants & Contributions) - Operating Exp (excluding loss on sale of assets)</u>	-7.67 %	-8.57 %	-2.08 %
Total continuing Operating revenues			

This ratio measures Council's achievement of containing operating expenditure within operating revenue.

Benchmark is greater than 0%

Note: Council is addressing the Operating Performance Ratio as part of its Long Term Financial Plan.

December 2024 - Unfavourable



2. Own Source Operating Revenue Ratio

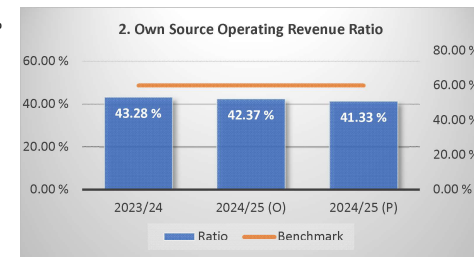
<u>Total continuing operating revenue (excl all Grants & Cont.)</u>	41.33 %	42.37 %	43.28 %
Total continuing operating revenue			

This ratio measures Council's fiscal flexibility. It measures a council's reliance on external funding sources such as operating grants and contributions. Council's financial flexibility improves the higher the level of its own source of revenue.

Benchmark is greater than 60%

Note: this indicator is currently being impacted by significant natural disaster funding outside the scope of business as usual operations and previous natural disaster events. This is likely to continue over the next 2 to 3 years as restoration works are completed.

December 2024 - Unfavourable



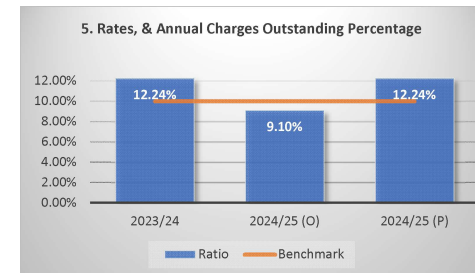
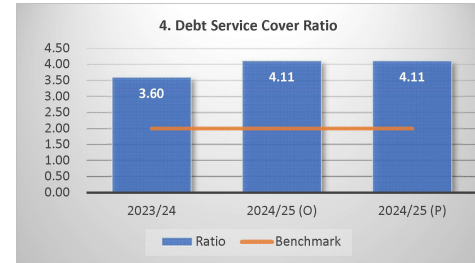
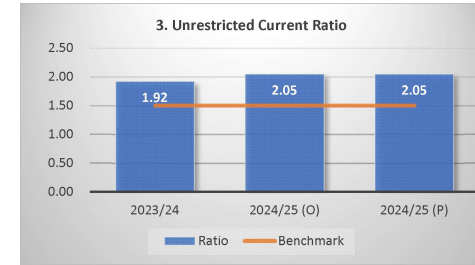
Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Key Performance Indicators (KPI) Budget Review Statement

Budget review for the quarter ended 31 December 2024

(\$000's)	Current Projection Indicator 2024/25	Original Indicator 2024/25	Prior Period Indicator* 2023/24
3. Unrestricted current ratio <i>Estimated</i>			
Current assets less all external restrictions	2.05	2.05	1.92
Current liabilities less specific purpose liabilities			
<p>The unrestricted current ratio represents Council's ability to meet short-term obligations as they fall due. Restrictions placed on various funding sources (e.g. Section 7.11 developer contributions) exclude these funds from being used in day to day operations.</p> <p>Benchmark is greater than 1.5x</p> <p>December 2024 - Favourable</p>			
4. Debt Service Cover Ratio			
Operating Result before capital excluding int & depn	4.11	4.11	3.60
Principal Repayments and Borrowing Costs			
<p>This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.</p> <p>Benchmark is greater than 2.</p> <p>December 2024 - Favourable</p>			
5. Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage			
Rates, Annual and Extra Charges Outstanding	12.24 %	9.10 %	12.24 %
Rates, Annual and Extra Charges Collectible			
<p>Note: this ratio is to assess the impact of uncollected rates and annual charges on liquidity and the adequacy of recovery efforts. This percentage is based on the amount outstanding as a percentage of the amount to be collected for rates and annual charges for the current year and outstanding from previous years. The ratio will decline as Council moves towards the financial year end and rates instalments are due and paid.</p> <p>Benchmark is less than 10%.</p> <p>December 2024 - Unfavourable</p>			



Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Key Performance Indicators (KPI) Budget Review Statement

Budget review for the quarter ended 31 December 2024

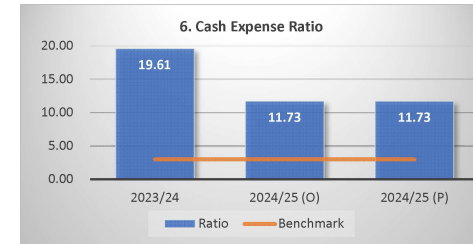
(\$000's)	Current Projection Indicator 2024/25	Original Indicator 2024/25	Prior Period Indicator* 2023/24
6. Cash Expense Ratio			
Current year's cash and cash equivalent plus all term deposits	11.73	11.73	19.61
Payments form cashflow of operating and financing activities			

The liquidity ratio indicates the number of months a council can continue paying for its

The ratio is reported on a consolidated basis and does not separate between restricted and unrestricted funds.

Benchmark is greater than 3 months.

December 2024 - Favourable



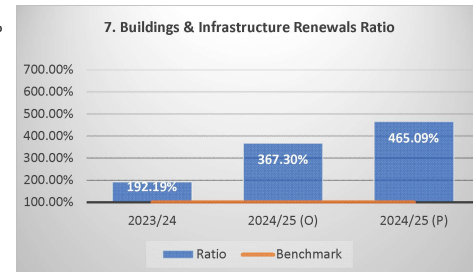
7. Building & Infrastructure Renewals Ratio			
Asset Renewals (Building and Infrastructure)	465.09 %	367.30 %	192.19 %
Depreciation, Amortisation & Impairment			

Benchmark is greater than 100%.

The ratio is a snap shot of what is expected to be spent on renewals for the 2023/2024 year only. The final ratio may be impacted due to delays in completion of budgeted works as a result of weather or realignment of priorities as a result of additional grant funding received throughout the year. Adjustments to natural disaster estimates have been made throughout the year and will continue to have a significant impact on this ratio.

* Note: the 2023/24 indicator of 192.19% was favourably impacted by the inclusion of natural disaster works. Adjusted for these works and the impact of impairment reversals, this ratio would have been 154.21% for 2023/24.

December 2024 - Favourable



Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Contracts Budget Review Statement

Budget review for the quarter ended 31 December 2024

Part A - Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
No contracts have been advised						

Information contained in the reports is based on the information supplied by Heads of Departments.

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

Lismore City Council

Quarterly Budget Review Statement
for the period 01/10/24 to 31/12/24

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure	Budgeted (Y/N)
Consultancy	897,766	Y*
Legal Expenses	341,856	Y*

Consultants*

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors. Amounts previously categorised and reported as consultancy expenses have been reviewed and expenditure that does not fit within the definition of a consultant removed from the report.

This amount represents the net costs incurred as at 31 December 2024

Legal Expenses**

This amount represents the net costs incurred as at 31 December 2024



Investment Summary Report
December 2024

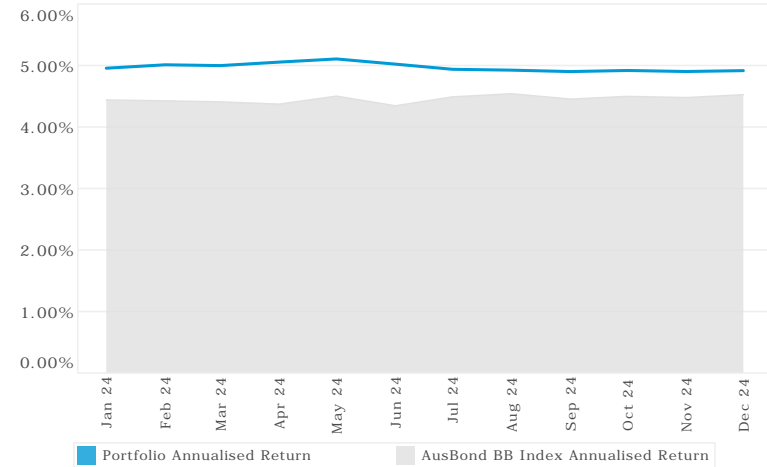


Lismore City Council
Executive Summary - December 2024

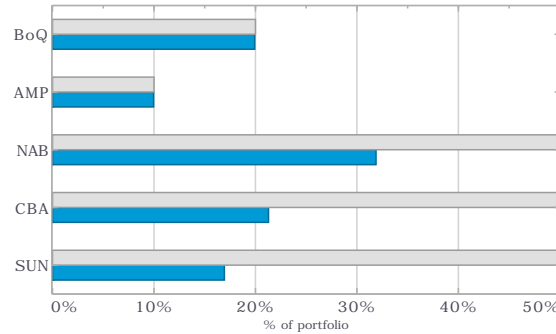
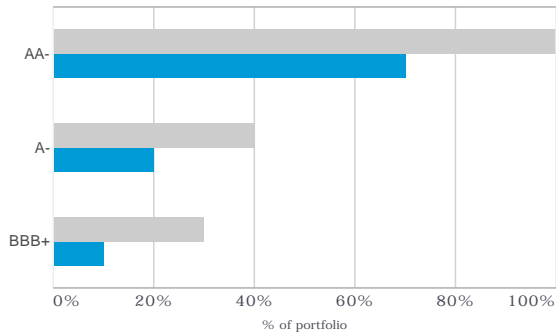


Investment Holdings Investment Performance

	Face Value (\$)	Current Value (\$)	Current Yield (%)
Cash	21,366,088	21,366,088	4.4800
Term Deposit	79,000,000	80,340,819	5.0641
	100,366,088	101,706,906	4.9397



Total Credit Exposure Individual Institutional Exposures Term to Maturities



	Face Value (\$)	Policy Max
Between 0 and 1 years	100,366,088	100% a
	100,366,088	

Specific Sub Limits			
Between 3 and 10 years	0	0%	50% a
Between 5 and 10 years	0	0%	25% a

g Portfolio Exposure g Investment Policy Limit



Lismore City Council
Investment Holdings Report - December 2024



Cash Accounts

Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
21,366,087.58	4.4800%	Commonwealth Bank of Australia	AA-	21,366,087.58	543330	64
21,366,087.58	4.4800%			21,366,087.58		

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
15-Jan-25	2,000,000.00	5.2100%	Suncorp Bank	AA-	2,000,000.00	17-Jan-24	2,099,917.81	544795	99,917.81	At Maturity	
21-Jan-25	3,000,000.00	5.3200%	National Australia Bank	AA-	3,000,000.00	16-Jul-24	3,073,896.99	545253	73,896.99	At Maturity	
29-Jan-25	3,000,000.00	5.3000%	National Australia Bank	AA-	3,000,000.00	30-Jul-24	3,067,520.55	545305	67,520.55	At Maturity	
5-Feb-25	3,000,000.00	5.0700%	National Australia Bank	AA-	3,000,000.00	6-Aug-24	3,061,673.42	545326	61,673.42	At Maturity	
11-Feb-25	3,000,000.00	5.1500%	National Australia Bank	AA-	3,000,000.00	13-Feb-24	3,136,721.92	544843	136,721.92	At Maturity	
25-Feb-25	2,000,000.00	5.0700%	National Australia Bank	AA-	2,000,000.00	27-Feb-24	2,085,842.74	544876	85,842.74	At Maturity	101
4-Mar-25	1,000,000.00	5.0800%	Suncorp Bank	AA-	1,000,000.00	4-Sep-24	1,016,562.19	545447	16,562.19	At Maturity	
4-Mar-25	2,000,000.00	5.1000%	Suncorp Bank	AA-	2,000,000.00	3-Sep-24	2,033,534.25	545439	33,534.25	At Maturity	
25-Mar-25	5,000,000.00	5.0400%	Suncorp Bank	AA-	5,000,000.00	26-Mar-24	5,194,005.48	544961	194,005.48	At Maturity	
23-Apr-25	5,000,000.00	5.1000%	National Australia Bank	AA-	5,000,000.00	23-Apr-24	5,176,753.42	545033	176,753.42	At Maturity	
6-May-25	2,000,000.00	5.0600%	National Australia Bank	AA-	2,000,000.00	1-Oct-24	2,025,507.95	545534	25,507.95	At Maturity	
20-May-25	6,000,000.00	5.1500%	Bank of Queensland	A-	6,000,000.00	20-Nov-24	6,035,556.16	545643	35,556.16	At Maturity	
27-May-25	1,000,000.00	5.0000%	National Australia Bank	AA-	1,000,000.00	25-Sep-24	1,013,424.66	545517	13,424.66	At Maturity	
10-Jun-25	2,000,000.00	5.1300%	Bank of Queensland	A-	2,000,000.00	12-Nov-24	2,014,054.79	545626	14,054.79	At Maturity	
17-Jun-25	2,000,000.00	5.0700%	Suncorp Bank	AA-	2,000,000.00	16-Oct-24	2,021,391.23	545569	21,391.23	At Maturity	
24-Jun-25	3,000,000.00	5.1500%	Bank of Queensland	A-	3,000,000.00	26-Nov-24	3,015,238.36	545653	15,238.36	At Maturity	
24-Jun-25	4,000,000.00	5.1700%	Bank of Queensland	A-	4,000,000.00	3-Dec-24	4,016,430.68	545668	16,430.68	At Maturity	
1-Jul-25	5,000,000.00	5.1500%	Bank of Queensland	A-	5,000,000.00	27-Nov-24	5,024,691.78	545652	24,691.78	At Maturity	
22-Jul-25	2,000,000.00	5.0000%	National Australia Bank	AA-	2,000,000.00	22-Oct-24	2,019,452.05	545578	19,452.05	At Maturity	
19-Aug-25	2,000,000.00	5.0000%	National Australia Bank	AA-	2,000,000.00	23-Aug-24	2,035,890.41	545381	35,890.41	At Maturity	
25-Aug-25	1,000,000.00	0.9500%	National Australia Bank	AA-	1,000,000.00	25-Aug-21	1,003,331.51	543414	3,331.51	Annually	12
28-Aug-25	5,000,000.00	5.0300%	National Australia Bank	AA-	5,000,000.00	29-Aug-24	5,086,130.14	545413	86,130.14	At Maturity	



Lismore City Council
Investment Holdings Report - December 2024



Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
28-Aug-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	29-Nov-24	5,023,054.79	545663	23,054.79	At Maturity	
2-Sep-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	2-Dec-24	5,020,958.90	545667	20,958.90	At Maturity	
10-Sep-25	5,000,000.00	5.1200%	Suncorp Bank	AA-	5,000,000.00	6-Nov-24	5,039,276.71	545608	39,276.71	At Maturity	
	79,000,000.00	5.0641%			79,000,000.00		80,340,818.89		1,340,818.89		



Lismore City Council
Accrued Interest Report - December 2024



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Cash									
Commonwealth Bank of Australia	543330					115,405.53	0	101,031.56	4.48%
						115,405.53		101,031.56	4.48%
Term Deposits									
Bendigo and Adelaide Bank	544825		2,000,000.00	6-Feb-24	3-Dec-24	83,950.14	2	557.81	5.09%
National Australia Bank	544979		2,000,000.00	3-Apr-24	3-Dec-24	67,517.81	2	553.43	5.05%
Suncorp Bank	544795		2,000,000.00	17-Jan-24	15-Jan-25	0.00	31	8,849.86	5.21%
National Australia Bank	545253		3,000,000.00	16-Jul-24	21-Jan-25	0.00	31	13,555.07	5.32%
National Australia Bank	545305		3,000,000.00	30-Jul-24	29-Jan-25	0.00	31	13,504.11	5.30%
National Australia Bank	545326		3,000,000.00	6-Aug-24	5-Feb-25	0.00	31	12,918.08	5.07%
National Australia Bank	544843		3,000,000.00	13-Feb-24	11-Feb-25	0.00	31	13,121.92	5.15%
National Australia Bank	544876		2,000,000.00	27-Feb-24	25-Feb-25	0.00	31	8,612.06	5.07%
Suncorp Bank	545439		2,000,000.00	3-Sep-24	4-Mar-25	0.00	31	8,663.02	5.10%
Suncorp Bank	545447		1,000,000.00	4-Sep-24	4-Mar-25	0.00	31	4,314.52	5.08%
Suncorp Bank	544961		5,000,000.00	26-Mar-24	25-Mar-25	0.00	31	21,402.74	5.04%
National Australia Bank	545033		5,000,000.00	23-Apr-24	23-Apr-25	0.00	31	21,657.53	5.10%
National Australia Bank	545534		2,000,000.00	1-Oct-24	6-May-25	0.00	31	8,595.07	5.06%
Bank of Queensland	545643		6,000,000.00	20-Nov-24	20-May-25	0.00	31	26,243.83	5.15%
National Australia Bank	545517		1,000,000.00	25-Sep-24	27-May-25	0.00	31	4,246.58	5.00%
Bank of Queensland	545626		2,000,000.00	12-Nov-24	10-Jun-25	0.00	31	8,713.97	5.13%
Suncorp Bank	545569		2,000,000.00	16-Oct-24	17-Jun-25	0.00	31	8,612.05	5.07%
Bank of Queensland	545653		3,000,000.00	26-Nov-24	24-Jun-25	0.00	31	13,121.92	5.15%
Bank of Queensland	545668		4,000,000.00	3-Dec-24	24-Jun-25	0.00	29	16,430.68	5.17%
Bank of Queensland	545652		5,000,000.00	27-Nov-24	1-Jul-25	0.00	31	21,869.86	5.15%
National Australia Bank	545578		2,000,000.00	22-Oct-24	22-Jul-25	0.00	31	8,493.15	5.00%
National Australia Bank	545381		2,000,000.00	23-Aug-24	19-Aug-25	0.00	31	8,493.15	5.00%
National Australia Bank	543414		1,000,000.00	25-Aug-21	25-Aug-25	0.00	31	806.85	0.95%



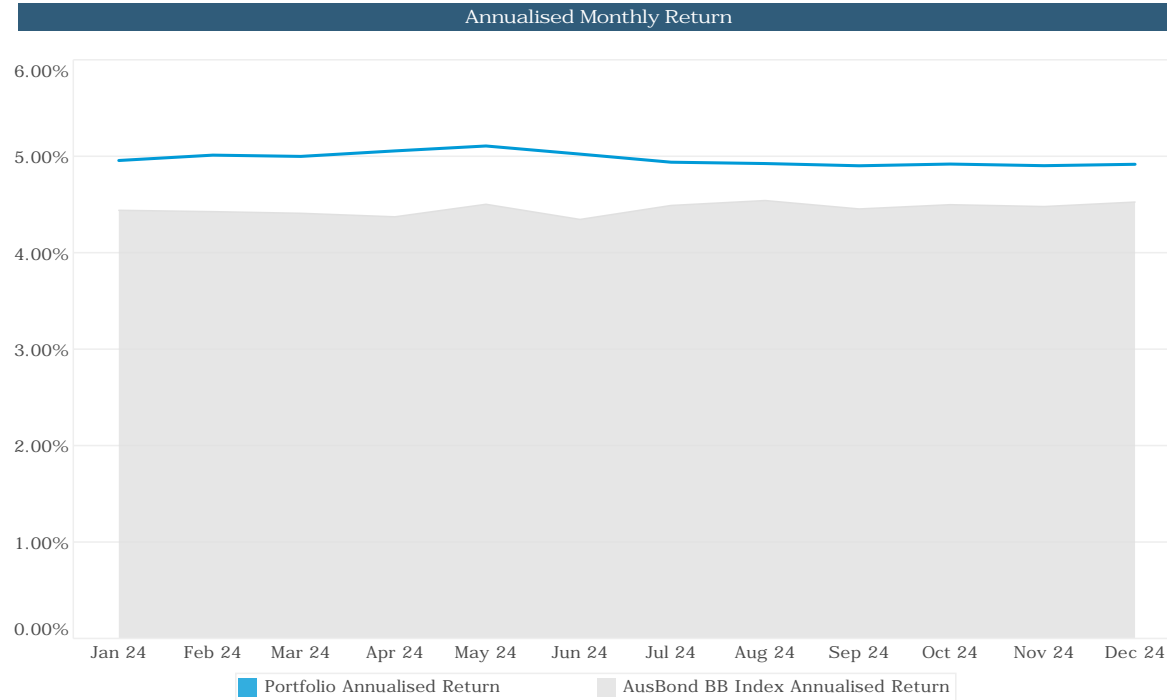
Lismore City Council
Accrued Interest Report - December 2024



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
National Australia Bank	545413		5,000,000.00	29-Aug-24	28-Aug-25	0.00	31	21,360.28	5.03%
AMP Bank	545663		5,000,000.00	29-Nov-24	28-Aug-25	0.00	31	21,657.53	5.10%
AMP Bank	545667		5,000,000.00	2-Dec-24	2-Sep-25	0.00	30	20,958.90	5.10%
Suncorp Bank	545608		5,000,000.00	6-Nov-24	10-Sep-25	0.00	31	21,742.46	5.12%
						151,467.95		339,056.43	5.06%
<u>Grand Totals</u>						<u>266,873.48</u>		<u>440,087.99</u>	<u>4.92%</u>



Lismore City Council
Investment Performance Report - December 2024



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Dec 2024	4.92%	4.53%	0.39%
Last 3 months	4.91%	4.50%	0.41%
Last 6 months	4.92%	4.50%	0.42%
Financial Year to Date	4.92%	4.50%	0.42%
Last 12 months	4.98%	4.47%	0.51%



Lismore City Council Environmental Commitments Report - December 2024



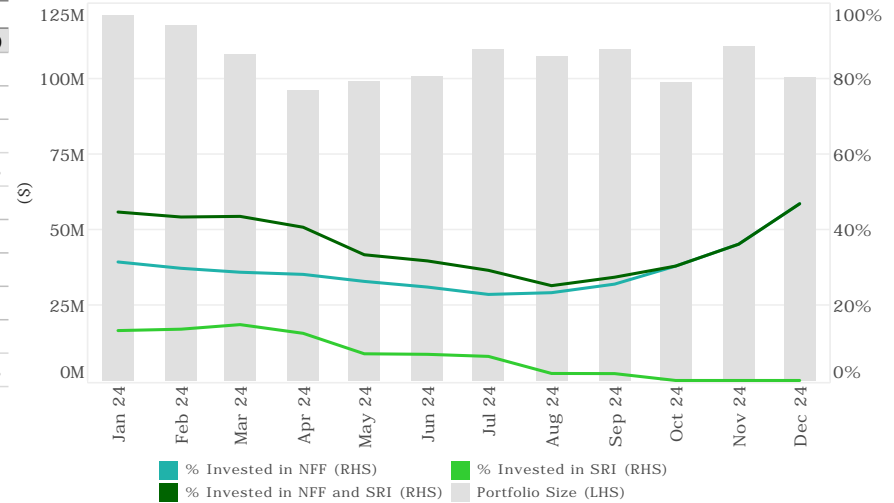
Current Breakdown

ADI Lending Status *	Current Month (\$)	Previous Month (\$)
Fossil Fuel Lending ADIs		
Commonwealth Bank of Australia	21,366,088	36,764,199
National Australia Bank	32,000,000	34,000,000
	53,366,088 53%	70,764,199 64%
Non Fossil Fuel Lending ADIs		
AMP Bank	10,000,000	5,000,000
Bank of Queensland	20,000,000	16,000,000
Bendigo and Adelaide Bank	0	2,000,000
Suncorp Bank	17,000,000	17,000,000
	47,000,000 47%	40,000,000 36%
	100,366,088	110,764,199

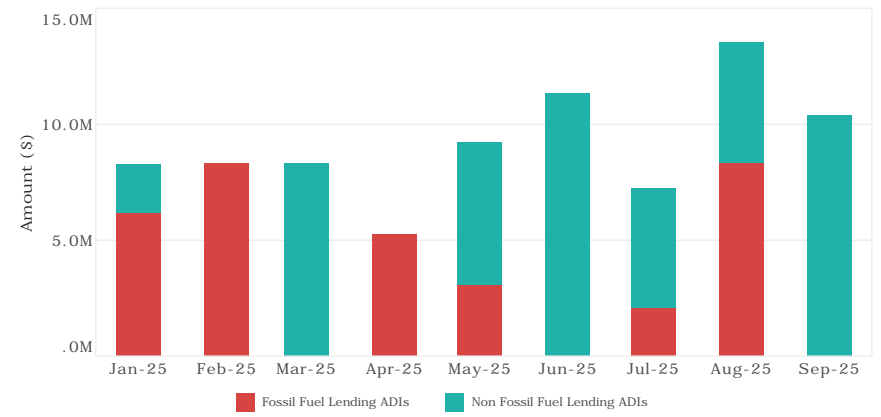
* source: Marketforces

Percentages may not add up to 100% due to rounding

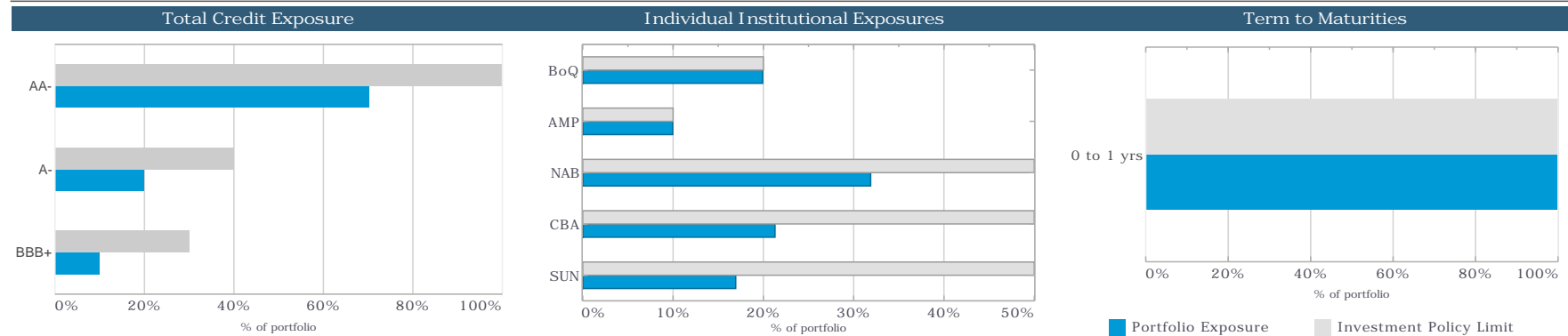
Historical Portfolio Exposure to NFF Lending ADIs and SRI



Upcoming Maturities



Lismore City Council
Investment Policy Compliance Report - December 2024



Credit Rating Group	Face Value (\$)	Policy Max
AA-	70,366,088	100%
A-	20,000,000	40%
BBB+	10,000,000	30%
	100,366,088	

Institution	% of portfolio	Investment Policy Limit
AMP Bank (BBB+)	10%	10%
Bank of Queensland (A-)	20%	20%
National Australia Bank (AA-)	32%	50%
Commonwealth Bank of Australia (AA-)	21%	50%
Suncorp Bank (AA-)	17%	50%

Term	Face Value (\$)	Policy Max
Between 0 and 1 years	100,366,088	100%

Specific Sub Limits	Face Value (\$)	Policy Max
BBB+	10,000,000	30%
A-	20,000,000	40%

Specific Sub Limits	Face Value (\$)	Policy Max
Between 3 and 10 years	0	50%
Between 5 and 10 years	0	25%

a = compliant
r = non-compliant

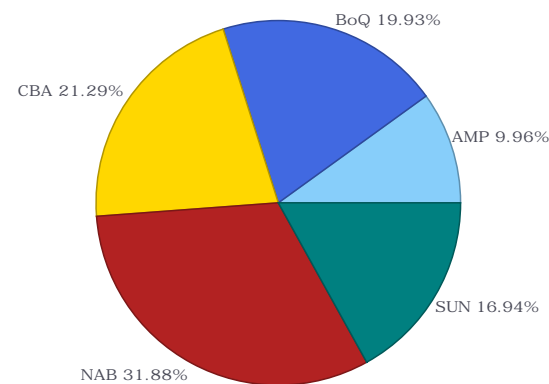
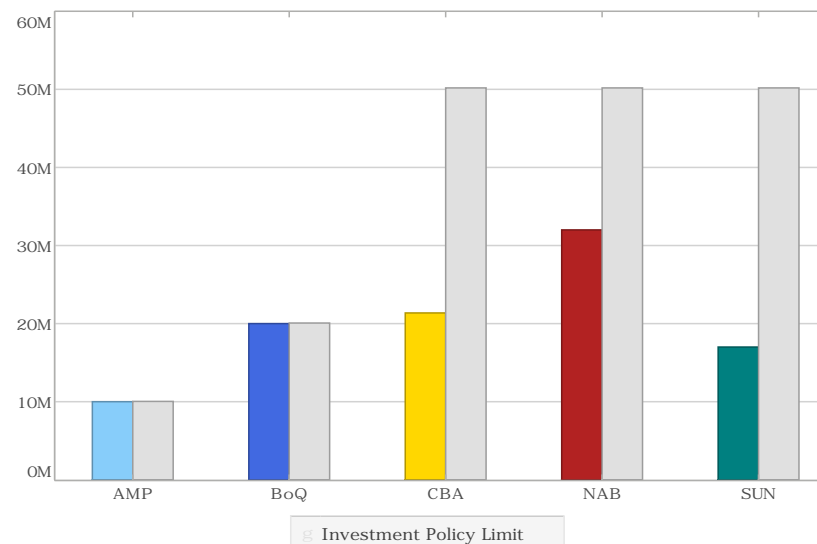


Lismore City Council Individual Institutional Exposures Report - December 2024



Individual Institutional Exposures Individual Institutional Exposure Charts

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	10,000,000	10%	10,036,609	10%	36,609
Bank of Queensland (A-)	20,000,000	20%	20,073,218	20%	73,218
Commonwealth Bank of Australia (AA-)	21,366,088	21%	50,183,044	50%	28,816,956
National Australia Bank (AA-)	32,000,000	32%	50,183,044	50%	18,183,044
Suncorp Bank (AA-)	17,000,000	17%	50,183,044	50%	33,183,044
	100,366,088				



Lismore City Council Cashflows Report - December 2024



Actual Cashflows for December 2024

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
2-Dec-24	545667	AMP Bank	Term Deposit	Settlement: Face Value	-5,000,000.00
				<u>Deal Total</u>	<u>-5,000,000.00</u>
				Day Total	-5,000,000.00
3-Dec-24	544825	Bendigo and Adelaide Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		Bendigo and Adelaide Bank	Term Deposit	Maturity: Interest Received/Paid	83,950.14
				<u>Deal Total</u>	<u>2,083,950.14</u>
3-Dec-24	544979	National Australia Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	67,517.81
				<u>Deal Total</u>	<u>2,067,517.81</u>
3-Dec-24	545668	Bank of Queensland	Term Deposit	Settlement: Face Value	-4,000,000.00
				<u>Deal Total</u>	<u>-4,000,000.00</u>
				Day Total	151,467.95
				<u>Total for Month</u>	<u>-4,848,532.05</u>

Forecast Cashflows for January 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
15-Jan-25	544795	Suncorp Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	103,914.52
				<u>Deal Total</u>	<u>2,103,914.52</u>
				Day Total	2,103,914.52
21-Jan-25	545253	National Australia Bank	Term Deposit	Maturity: Face Value	3,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	82,642.19
				<u>Deal Total</u>	<u>3,082,642.19</u>
				Day Total	3,082,642.19
29-Jan-25	545305	National Australia Bank	Term Deposit	Maturity: Face Value	3,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	79,717.81

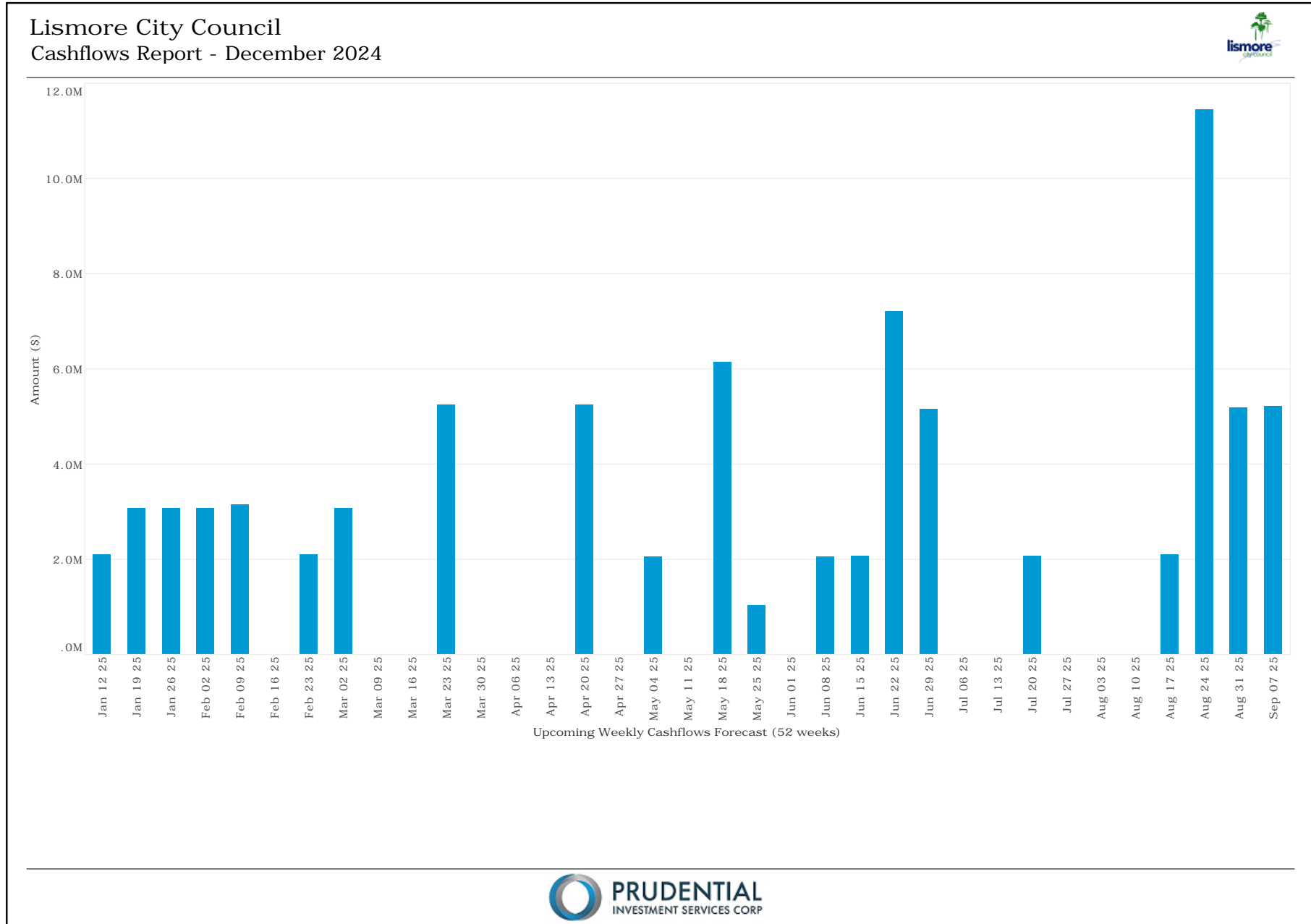


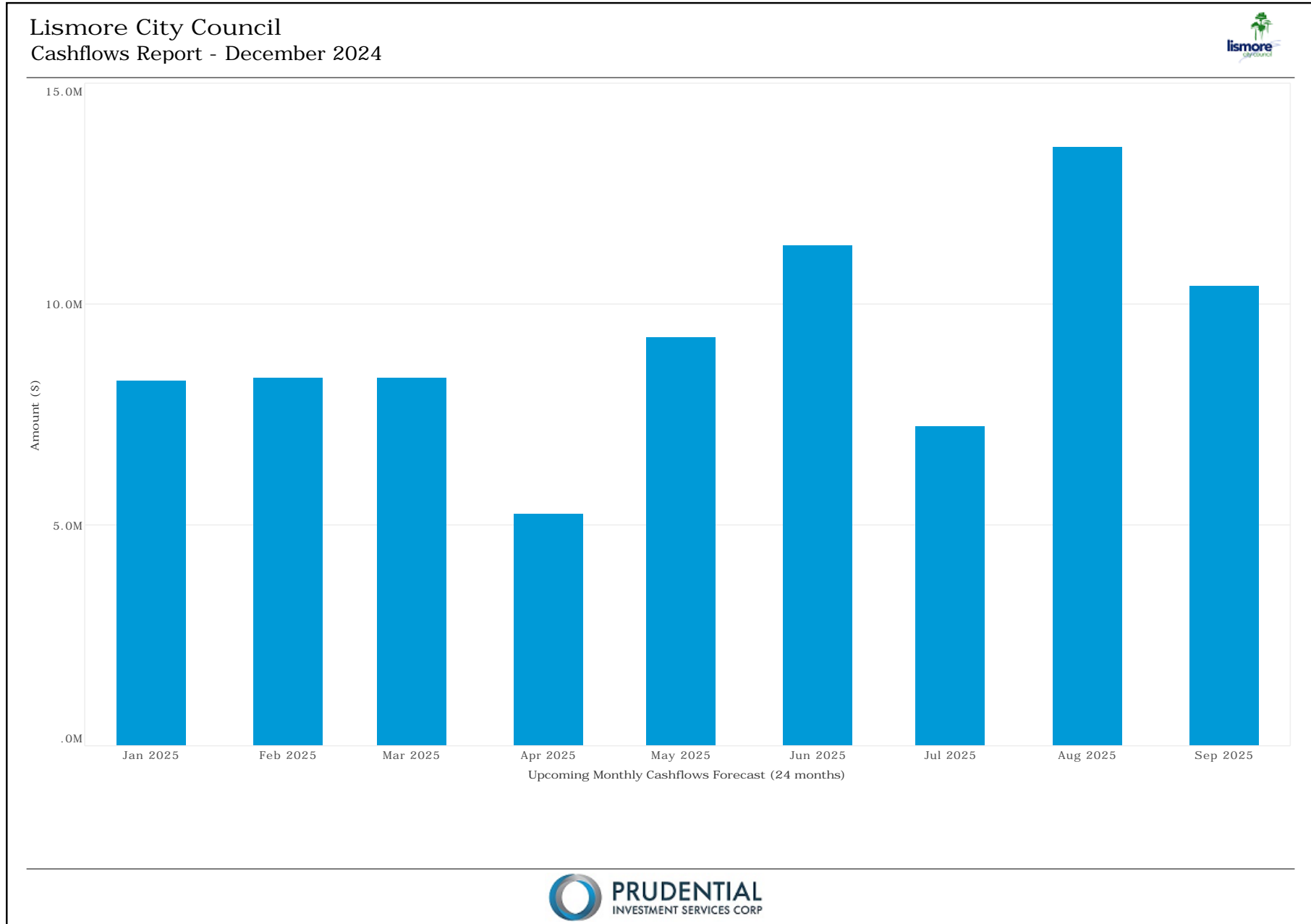
Lismore City Council
Cashflows Report - December 2024



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
				<u>Deal Total</u>	<u>3,079,717.81</u>
				Day Total	3,079,717.81
				<u>Total for Month</u>	<u>8,266,274.52</u>









Investment Summary Report
January 2025

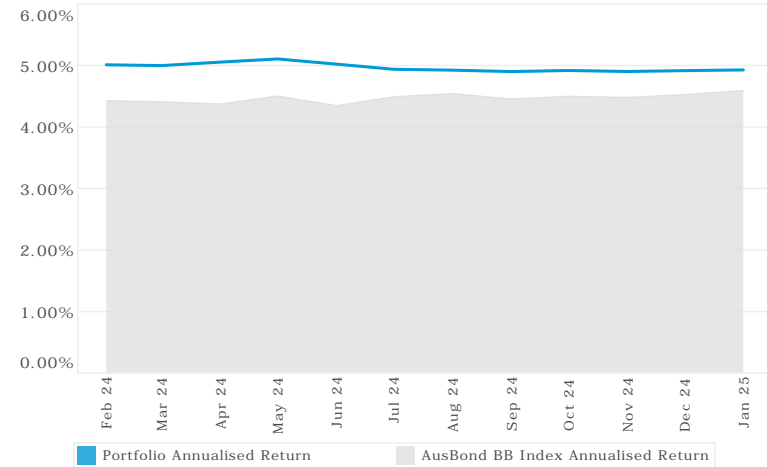


Lismore City Council
Executive Summary - January 2025

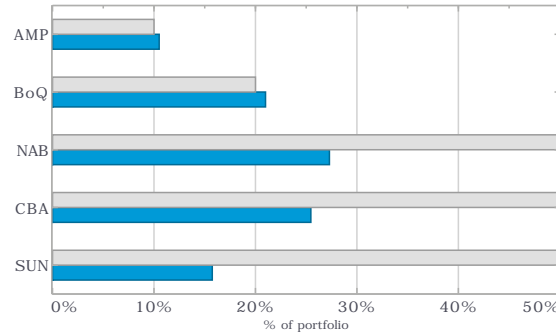
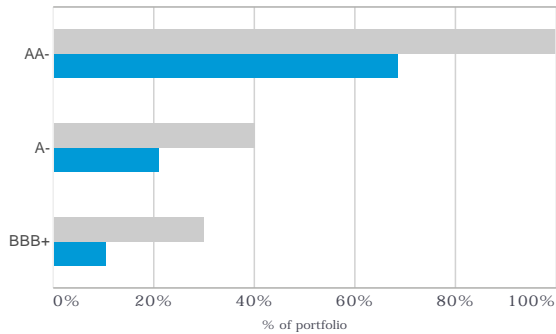


Investment Holdings Investment Performance

	Face Value (\$)	Current Value (\$)	Current Yield (%)
Cash	24,270,751	24,270,751	4.4789
Term Deposit	71,000,000	72,403,352	5.0392
	95,270,751	96,674,102	4.8964



Total Credit Exposure Investment Policy Compliance Individual Institutional Exposures Term to Maturities



	Face Value (\$)	Policy Max
Between 0 and 1 years	95,270,751	100% a
	95,270,751	

Specific Sub Limits			
Between 3 and 10 years	0	0%	50% a
Between 5 and 10 years	0	0%	25% a

g Portfolio Exposure g Investment Policy Limit



Lismore City Council
Investment Holdings Report - January 2025



Cash Accounts										
	Face Value (\$)	Current Rate (%)	Institution	Credit Rating			Current Value (\$)	Deal No.		Reference
	14,742.52	2.7500%	AMP Bank	BBB+			14,742.52	545721		
	24,256,008.37	4.4800%	Commonwealth Bank of Australia	AA-			24,256,008.37	543330		64
	24,270,750.89	4.4789%					24,270,750.89			

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
5-Feb-25	3,000,000.00	5.0700%	National Australia Bank	AA-	3,000,000.00	6-Aug-24	3,074,591.51	545326	74,591.51	At Maturity	
11-Feb-25	3,000,000.00	5.1500%	National Australia Bank	AA-	3,000,000.00	13-Feb-24	3,149,843.84	544843	149,843.84	At Maturity	
25-Feb-25	2,000,000.00	5.0700%	National Australia Bank	AA-	2,000,000.00	27-Feb-24	2,094,454.79	544876	94,454.79	At Maturity	101
4-Mar-25	1,000,000.00	5.0800%	Suncorp Bank	AA-	1,000,000.00	4-Sep-24	1,020,876.71	545447	20,876.71	At Maturity	
4-Mar-25	2,000,000.00	5.1000%	Suncorp Bank	AA-	2,000,000.00	3-Sep-24	2,042,197.26	545439	42,197.26	At Maturity	
25-Mar-25	5,000,000.00	5.0400%	Suncorp Bank	AA-	5,000,000.00	26-Mar-24	5,215,408.22	544961	215,408.22	At Maturity	
23-Apr-25	5,000,000.00	5.1000%	National Australia Bank	AA-	5,000,000.00	23-Apr-24	5,198,410.96	545033	198,410.96	At Maturity	
6-May-25	2,000,000.00	5.0600%	National Australia Bank	AA-	2,000,000.00	1-Oct-24	2,034,103.01	545534	34,103.01	At Maturity	
20-May-25	6,000,000.00	5.1500%	Bank of Queensland	A-	6,000,000.00	20-Nov-24	6,061,800.00	545643	61,800.00	At Maturity	
27-May-25	1,000,000.00	5.0000%	National Australia Bank	AA-	1,000,000.00	25-Sep-24	1,017,671.23	545517	17,671.23	At Maturity	
10-Jun-25	2,000,000.00	5.1300%	Bank of Queensland	A-	2,000,000.00	12-Nov-24	2,022,768.77	545626	22,768.77	At Maturity	
17-Jun-25	2,000,000.00	5.0700%	Suncorp Bank	AA-	2,000,000.00	16-Oct-24	2,030,003.29	545569	30,003.29	At Maturity	
24-Jun-25	3,000,000.00	5.1500%	Bank of Queensland	A-	3,000,000.00	26-Nov-24	3,028,360.27	545653	28,360.27	At Maturity	
24-Jun-25	4,000,000.00	5.1700%	Bank of Queensland	A-	4,000,000.00	3-Dec-24	4,033,994.52	545668	33,994.52	At Maturity	
1-Jul-25	5,000,000.00	5.1500%	Bank of Queensland	A-	5,000,000.00	27-Nov-24	5,046,561.64	545652	46,561.64	At Maturity	
22-Jul-25	2,000,000.00	5.0000%	National Australia Bank	AA-	2,000,000.00	22-Oct-24	2,027,945.21	545578	27,945.21	At Maturity	
19-Aug-25	2,000,000.00	5.0000%	National Australia Bank	AA-	2,000,000.00	23-Aug-24	2,044,383.56	545381	44,383.56	At Maturity	
25-Aug-25	1,000,000.00	0.9500%	National Australia Bank	AA-	1,000,000.00	25-Aug-21	1,004,138.36	543414	4,138.36	Annually	12
28-Aug-25	5,000,000.00	5.0300%	National Australia Bank	AA-	5,000,000.00	29-Aug-24	5,107,490.41	545413	107,490.41	At Maturity	
28-Aug-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	29-Nov-24	5,044,712.33	545663	44,712.33	At Maturity	
2-Sep-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	2-Dec-24	5,042,616.44	545667	42,616.44	At Maturity	



Lismore City Council
Investment Holdings Report - January 2025



Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
10-Sep-25	5,000,000.00	5.1200%	Suncorp Bank	AA-	5,000,000.00	6-Nov-24	5,061,019.18	545608	61,019.18	At Maturity	
	71,000,000.00	5.0392%			71,000,000.00		72,403,351.51		1,403,351.51		



Lismore City Council
Accrued Interest Report - January 2025



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Cash									
Commonwealth Bank of Australia	543330					101,031.56	0	83,798.91	4.48%
AMP Bank	545721					37.47	0	37.26	2.75%
						101,069.03		83,836.17	4.48%
Term Deposits									
Suncorp Bank	544795		2,000,000.00	17-Jan-24	15-Jan-25	103,914.52	14	3,996.71	5.21%
National Australia Bank	545253		3,000,000.00	16-Jul-24	21-Jan-25	82,655.09	20	8,746.57	5.32%
National Australia Bank	545305		3,000,000.00	30-Jul-24	29-Jan-25	79,717.81	28	12,197.26	5.30%
National Australia Bank	545326		3,000,000.00	6-Aug-24	5-Feb-25	0.00	31	12,918.09	5.07%
National Australia Bank	544843		3,000,000.00	13-Feb-24	11-Feb-25	0.00	31	13,121.92	5.15%
National Australia Bank	544876		2,000,000.00	27-Feb-24	25-Feb-25	0.00	31	8,612.05	5.07%
Suncorp Bank	545439		2,000,000.00	3-Sep-24	4-Mar-25	0.00	31	8,663.01	5.10%
Suncorp Bank	545447		1,000,000.00	4-Sep-24	4-Mar-25	0.00	31	4,314.52	5.08%
Suncorp Bank	544961		5,000,000.00	26-Mar-24	25-Mar-25	0.00	31	21,402.74	5.04%
National Australia Bank	545033		5,000,000.00	23-Apr-24	23-Apr-25	0.00	31	21,657.54	5.10%
National Australia Bank	545534		2,000,000.00	1-Oct-24	6-May-25	0.00	31	8,595.06	5.06%
Bank of Queensland	545643		6,000,000.00	20-Nov-24	20-May-25	0.00	31	26,243.84	5.15%
National Australia Bank	545517		1,000,000.00	25-Sep-24	27-May-25	0.00	31	4,246.57	5.00%
Bank of Queensland	545626		2,000,000.00	12-Nov-24	10-Jun-25	0.00	31	8,713.98	5.13%
Suncorp Bank	545569		2,000,000.00	16-Oct-24	17-Jun-25	0.00	31	8,612.06	5.07%
Bank of Queensland	545653		3,000,000.00	26-Nov-24	24-Jun-25	0.00	31	13,121.91	5.15%
Bank of Queensland	545668		4,000,000.00	3-Dec-24	24-Jun-25	0.00	31	17,563.84	5.17%
Bank of Queensland	545652		5,000,000.00	27-Nov-24	1-Jul-25	0.00	31	21,869.86	5.15%
National Australia Bank	545578		2,000,000.00	22-Oct-24	22-Jul-25	0.00	31	8,493.16	5.00%
National Australia Bank	545381		2,000,000.00	23-Aug-24	19-Aug-25	0.00	31	8,493.15	5.00%
National Australia Bank	543414		1,000,000.00	25-Aug-21	25-Aug-25	0.00	31	806.85	0.95%
National Australia Bank	545413		5,000,000.00	29-Aug-24	28-Aug-25	0.00	31	21,360.27	5.03%



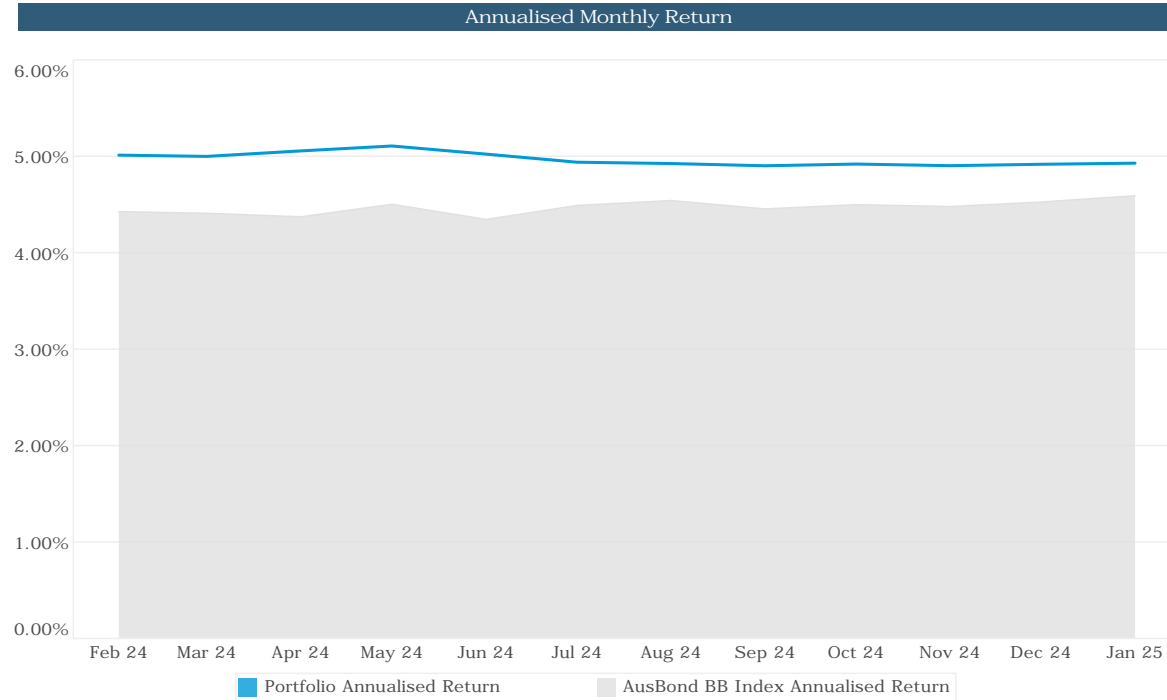
Lismore City Council
Accrued Interest Report - January 2025



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
AMP Bank	545663		5,000,000.00	29-Nov-24	28-Aug-25	0.00	31	21,657.54	5.10%
AMP Bank	545667		5,000,000.00	2-Dec-24	2-Sep-25	0.00	31	21,657.54	5.10%
Suncorp Bank	545608		5,000,000.00	6-Nov-24	10-Sep-25	0.00	31	21,742.47	5.12%
						266,287.42		328,808.51	5.06%
Grand Totals						367,356.45		412,644.68	4.93%



Lismore City Council
Investment Performance Report - January 2025



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Jan 2025	4.93%	4.59%	0.34%
Last 3 months	4.92%	4.53%	0.39%
Last 6 months	4.92%	4.51%	0.41%
Financial Year to Date	4.92%	4.51%	0.41%
Last 12 months	4.98%	4.48%	0.50%



Lismore City Council Environmental Commitments Report - January 2025

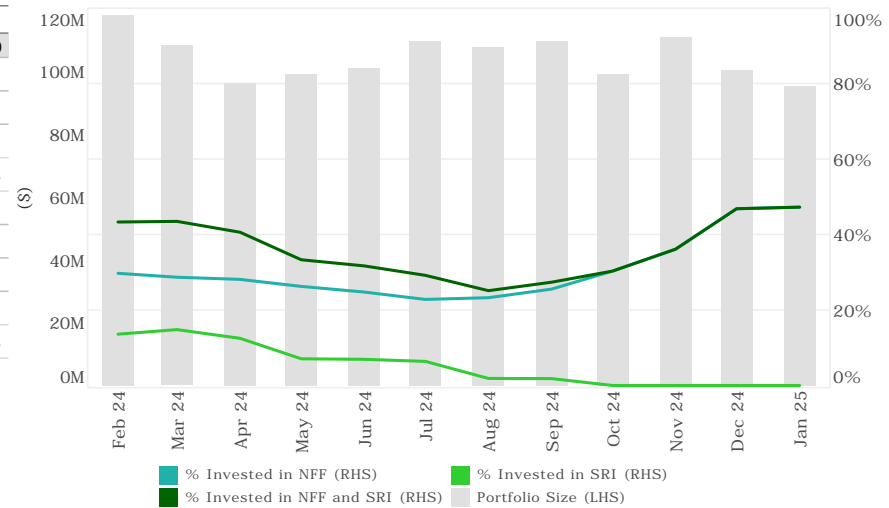


Current Breakdown

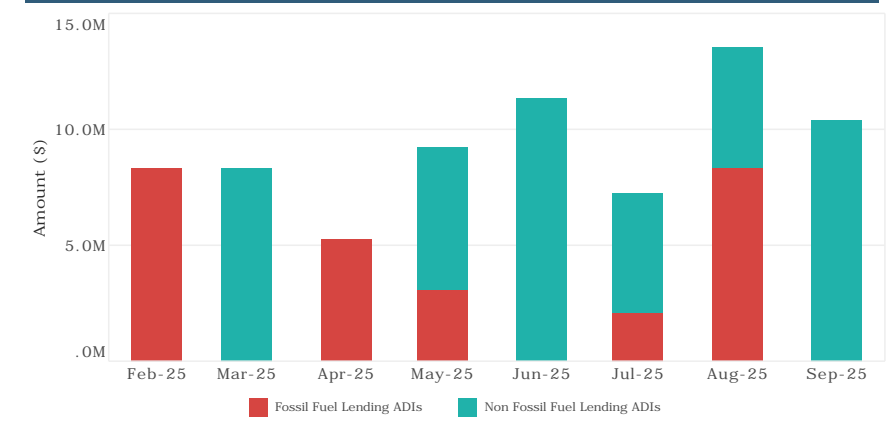
ADI Lending Status *	Current Month (\$)	Previous Month (\$)
Fossil Fuel Lending ADIs		
Commonwealth Bank of Australia	24,256,008	21,366,088
National Australia Bank	26,000,000	32,000,000
	50,256,008 53%	53,366,088 53%
Non Fossil Fuel Lending ADIs		
AMP Bank	10,014,743	10,014,705
Bank of Queensland	20,000,000	20,000,000
Suncorp Bank	15,000,000	17,000,000
	45,014,743 47%	47,014,705 47%
	95,270,751	100,380,793

* source: Marketforces
Percentages may not add up to 100% due to rounding

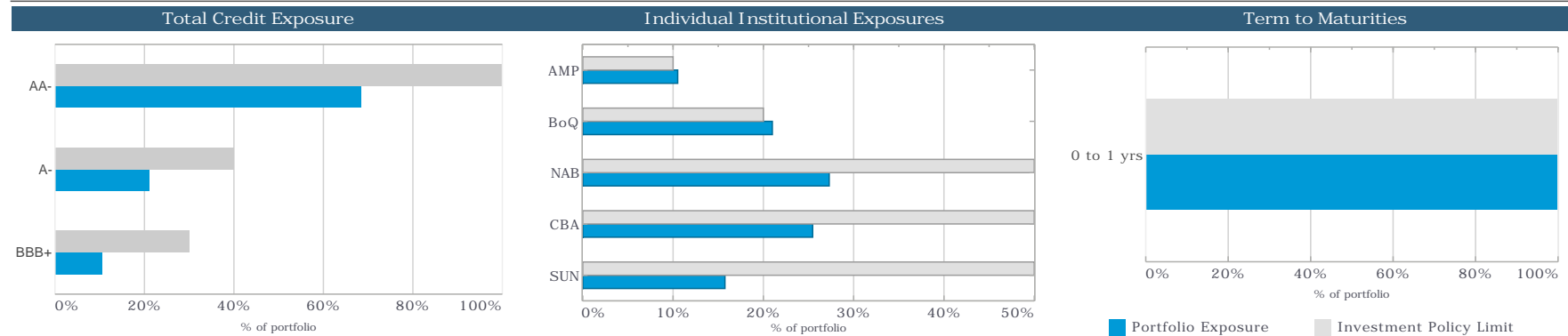
Historical Portfolio Exposure to NFF Lending ADIs and SRIs



Upcoming Maturities



Lismore City Council
Investment Policy Compliance Report - January 2025



Credit Rating Group	Face Value (\$)	% of portfolio	Policy Max	
AA-	65,256,008	68%	100%	a
A-	20,000,000	21%	40%	a
BBB+	10,014,743	11%	30%	a
	95,270,751			

Institution	% of portfolio	Investment Policy Limit	
AMP Bank (BBB+)	11%	10%	r
Bank of Queensland (A-)	21%	20%	r
National Australia Bank (AA-)	27%	50%	a
Commonwealth Bank of Australia (AA-)	25%	50%	a
Suncorp Bank (AA-)	16%	50%	a

Term	Face Value (\$)	Policy Max	
Between 0 and 1 years	95,270,751	100%	a

Specific Sub Limits	Face Value (\$)	% of portfolio	Policy Max	
BBB+	10,014,743	11%	30%	a
A-	20,000,000	21%	40%	a

Specific Sub Limits	Face Value (\$)	% of portfolio	Policy Max	
Between 3 and 10 years	0	0%	50%	a
Between 5 and 10 years	0	0%	25%	a

a = compliant
r = non-compliant

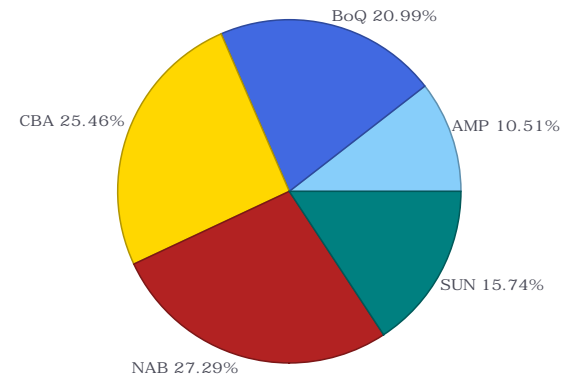
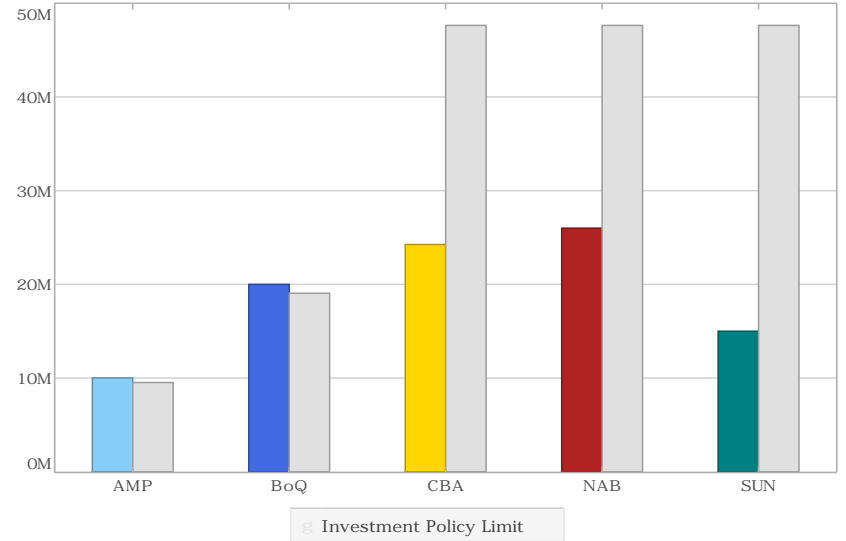


Lismore City Council Individual Institutional Exposures Report - January 2025



Individual Institutional Exposures Individual Institutional Exposure Charts

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	10,014,743	11%	9,527,075	10%	-487,668
Bank of Queensland (A-)	20,000,000	21%	19,054,150	20%	-945,850
Commonwealth Bank of Australia (AA-)	24,256,008	25%	47,635,375	50%	23,379,367
National Australia Bank (AA-)	26,000,000	27%	47,635,375	50%	21,635,375
Suncorp Bank (AA-)	15,000,000	16%	47,635,375	50%	32,635,375
	95,270,751				



Lismore City Council
Cashflows Report - January 2025



Actual Cashflows for January 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
15-Jan-25	544795	Suncorp Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	103,914.52
<u>Deal Total</u>					<u>2,103,914.52</u>
Day Total					2,103,914.52
21-Jan-25	545253	National Australia Bank	Term Deposit	Maturity: Face Value	3,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	82,655.09
<u>Deal Total</u>					<u>3,082,655.09</u>
Day Total					3,082,655.09
29-Jan-25	545305	National Australia Bank	Term Deposit	Maturity: Face Value	3,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	79,717.81
<u>Deal Total</u>					<u>3,079,717.81</u>
Day Total					3,079,717.81
<u>Total for Month</u>					<u>8,266,287.41</u>

Forecast Cashflows for February 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
5-Feb-25	545326	National Australia Bank	Term Deposit	Maturity: Face Value	3,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	76,258.36
<u>Deal Total</u>					<u>3,076,258.36</u>
Day Total					3,076,258.36
11-Feb-25	544843	National Australia Bank	Term Deposit	Maturity: Face Value	3,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	154,076.71
<u>Deal Total</u>					<u>3,154,076.71</u>
Day Total					3,154,076.71
25-Feb-25	544876	National Australia Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	101,122.19



Lismore City Council
Cashflows Report - January 2025



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
				<u>Deal Total</u>	<u>2,101,122.19</u>
				<u>Day Total</u>	<u>2,101,122.19</u>
				<u>Total for Month</u>	<u>8,331,457.26</u>



