

An Extra Ordinary Meeting of the City of Lismore Council will be held at the Council Chambers on 25 March 2025, 10.00am

Attachments Excluded From Agenda

Jon Gibbons
General Manager

18 March 2025



Attachments

Matters Arising

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COUNCILLORS EXPENSES & FACILITIES POLICY



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COUNCILLORS EXPENSES & FACILITIES POLICY



Policy Summary

This policy enables the reasonable and appropriate reimbursement of expenses and provision of facilities to councillors to help them undertake their civic duties.

It ensures accountability and transparency, and seeks to align councillor expenses and facilities with community expectations. Councillors must not obtain private or political benefit from any expense or facility provided under this policy.

The policy has been prepared in accordance with the *Local Government Act 1993* (the Act) and *Local Government (General) Regulation 2021* (the Regulation), and complies with the Office of Local Government's Guidelines for the payment of expenses and provision of facilities to mayors and councillors in NSW.

The policy sets out the maximum amounts Council will pay for specific expenses and facilities. Expenses not explicitly addressed in this policy will not be paid or reimbursed.

The main expenses and facilities are summarised in the table below..

Expense or facility	Maximum amount	Frequency
Accommodation and meals	As per the Australian Taxation Office's Tax Determination – Reasonable Travel Allowances, adjusted annually	Per meal/night
Professional development, conferences and seminars	\$3,400 per councillor	Per year
ICT expenses	\$900 per councillor	Per year
Access to facilities in a councillor common room	Provided to all councillors	Not relevant
Council vehicle and fuel card	Provided to the mayor	Not relevant
Reserved parking space at Council offices	Provided to the mayor	Not relevant
Furnished office	Provided to the mayor	Not relevant
Officer supporting mayor and councillors	Provided to the mayor and councillors	Not relevant

Additional costs incurred by a councillor in excess of these limits are considered a personal expense that is the responsibility of the councillor.

Councillors must provide claims for reimbursement within three months of an expense being incurred. Claims made after this time cannot be approved.

Detailed reports on the provision of expenses and facilities to councillors will be publicly tabled at a council meeting every six months and published in full on council's website. These reports will include expenditure summarised by individual councillor and as a total for all councillors.

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Introduction

1. Introduction

- 1.1. The provision of expenses and facilities enables councillors to fulfil their civic duties as the elected representatives of Lismore City Council.
- 1.2. The community is entitled to know the extent of expenses paid to councillors, as well as the facilities provided.
- 1.3. The purpose of this policy is to clearly state the facilities and support that are available to councillors to assist them in fulfilling their civic duties.
- 1.4. Council officers are empowered to question or refuse a request for payment from a councillor when it does not accord with this policy.
- 1.5. Expenses and facilities provided by this policy are in addition to fees paid to councillors. The minimum and maximum fees a Council may pay each councillor are set by the Local Government Remuneration Tribunal as per Section 241 of the Act and reviewed annually. Council must adopt its annual fees within this set range.

2. Policy Objective

- 2.1. The objectives of this policy are to:
 - a. enable the reasonable and appropriate reimbursement of expenses incurred by councillors while undertaking their civic duties
 - b. enable facilities of a reasonable and appropriate standard to be provided to councillors to support them in undertaking their civic duties
 - c. ensure accountability and transparency in reimbursement of expenses and provision of facilities to councillors
 - d. ensure facilities and expenses provided to councillors meet community expectations
 - e. support a diversity of representation fulfil the Council's statutory responsibilities

3. Principals

- 3.1. Council commits to the following principles:
 - a. **Proper conduct:** councillors acting lawfully and honestly, exercising care and diligence in carrying out their functions
 - b. **Reasonable expenses:** providing for councillors to be reimbursed for expenses reasonably incurred as part of their role as councillor
 - c. **Participation and access:** enabling people from diverse backgrounds, underrepresented groups, those in carer roles and those with special needs to serve as a councillor

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- d. **Equity:** there must be equitable access to expenses and facilities for all councillors
- e. **Appropriate use of resources:** providing clear direction on the appropriate use of Council resources in accordance with legal requirements and community expectations
- f. **Accountability and transparency:** clearly stating and reporting on the expenses and facilities provided to councillors.

4. Private or Political benefit

- 4.1. Councillors must not obtain private or political benefit from any expense or facility provided under this policy.
- 4.2. Private use of Council equipment and facilities by councillors may occur from time to time. For example, telephoning home to advise a Council meeting will run later than expected.
- 4.3. Such incidental private use does not require a compensatory payment back to Council.
- 4.4. Councillors should avoid obtaining any greater private benefit from Council than an incidental benefit. Where there are unavoidable circumstances and more substantial private use of Council facilities does occur, councillors must reimburse the Council.
- 4.5. Campaigns for re-election are considered to be a political benefit. The following are examples of what is considered to be a political interest during a re-election campaign:
 - a. production of election material
 - b. use of Council resources and equipment for campaigning
 - c. use of official Council letterhead, publications, websites or services for political benefit
 - d. fundraising activities of political parties or individuals, including political fundraising events.

Expenses

5. General expenses

- 5.1. All expenses provided under this policy will be for a purpose specific to the functions of holding civic office. Allowances for general expenses are not permitted under this policy.
- 5.2. Expenses not explicitly addressed in this policy will not be paid or reimbursed.

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6. Specific Expenses

General travel arrangements and expenses

- 6.1. All travel by councillors should be undertaken using the most direct route and the most practicable and economical mode of transport.
- 6.2. Each councillor may be reimbursed or incur travel expenses while undertaking official business or attending approved conferences, seminars or professional development within NSW. This includes expenses:
 - a. for public transport fares
 - b. for the use of a private vehicle or hire car
 - c. for airfares
 - d. for parking costs for Council and other meetings
 - e. for tolls
 - f. by Cabcharge card or equivalent
 - g. for documented ride-share programs, such as Uber, where tax invoices can be issued.
- 6.3. Allowances for the use of a private vehicle will be reimbursed by kilometre at the rate contained in the Local Government (State) Award.
- 6.4. Councillors seeking to be reimbursed for use of a private vehicle must keep a log book recording the date, distance and purpose of travel being claimed. Copies of the relevant log book contents must be provided with the claim

Interstate and overseas travel expenses

- 6.5. Council considers travel to South East Queensland (area bounded by Coolangatta/Wallangarra/Toowoomba/Noosa Heads) and the ACT will be considered as general travel. Arrangements and expenses for this travel will be governed by Clauses 6.1-6.4.
- 6.6. In accordance with Section 4, Council will scrutinise the value and need for councillors to undertake interstate and overseas travel. Councillors should avoid interstate and overseas travel unless direct and tangible benefits can be established for the Council and the local community. This includes travel to sister and friendship cities.
- 6.7. Councillors seeking approval for any interstate travel must submit a case to, and obtain the approval of, the General Manager prior to travel.
- 6.8. Councillors seeking approval for any overseas travel must submit a case to, and obtain the approval of, a full Council meeting prior to travel.

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6.9. The case should include:

- a. objectives to be achieved in travel, including an explanation of how the travel aligns with current Council priorities and business, the community benefits which will accrue as a result, and its relevance to the exercise of the councillor's civic duties
- b. who is to take part in the travel
- c. duration and itinerary of travel
- d. a detailed budget including a statement of any amounts expected to be reimbursed by the participant/s.

6.10. Total overseas travel expenses for councillors must be included in the Council's annual budget.

6.11. For interstate journeys by air of less than three hours, the class of air travel is to be economy class.

6.12. For interstate journeys by air of more than three hours, the class of air travel may be premium economy.

6.13. For international travel, the class of air travel is to be premium economy if available. Otherwise, the class of travel is to be economy.

6.14. Bookings for approved air travel are to be made through the General Manager's office.

6.15. For air travel that is reimbursed as Council business, councillors will not accrue points from the airline's frequent flyer program. This is considered a private benefit.

Travel expenses not paid by Council

6.16. Council will not pay any traffic or parking fines or administrative charges for road toll accounts.

Accommodation and meals

6.17. In circumstances where it would introduce undue risk for a councillor to travel to or from official business in the late evening or early morning, costs for accommodation and meals on the night before or after the meeting may be approved by the General Manager. This includes where a meeting finishes later than 9.00pm or starts earlier than 7.00am and the councillor lives more than 50 kilometres from the meeting location.

6.18. Council will pay for costs for accommodation and meals while councillors are undertaking approved conferences, seminars or professional development outside the Northern Rivers.

6.19. The daily limit for accommodation within Australia is to be consistent with the amount charged at the conference, seminar or professional development venue. If accommodation is not provided, the daily limit is to be no more than the cost for NRMA 4 Star rating or equivalent accommodation in the vicinity. The limit for meals is to be consistent with the Australian Taxation Office's Tax Determination – Reasonable Travel Allowances, as adjusted annually.

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6.20. The daily limits for accommodation and meal expenses outside Australia are to be determined in advance by the General Manager, being mindful of Clause 6.19.

6.21. Councillors will not be reimbursed for alcoholic beverages.

Refreshments for Council related meetings

6.22. Appropriate refreshments will be available for Council meetings, Council committee meetings, councillor briefings, approved meetings and engagements, and official Council functions as approved by the General Manager.

6.23. As an indicative guide for the standard of refreshments to be provided at council related meetings, the General Manager must be mindful of Clause 6.19.

Conferences, seminars and professional development

6.24. Council is committed to ensuring its councillors are up to date with contemporary issues facing Council and the community, and local government in NSW.

6.25. In the first year of a new Council term, Council will provide a comprehensive induction program for all councillors which considers any guidelines issued by the Office of Local Government (OLG). The cost of the induction program will be in addition to the recurrent conference, seminar and professional development funding.

6.26. Approval to attend a conference, seminar or professional development is subject to a written request to the General Manager. In assessing a councillor request, the General Manager must consider factors including the:

- a. relevance of the topics and presenters to current Council priorities and business and the exercise of the councillor's civic duties
- b. the cost in relation to the total remaining budget.

6.27. Council will meet the reasonable cost of registration fees, transportation and accommodation associated with attendance at a conference, seminar or professional development approved by the General Manager. Council will also meet the reasonable cost of meals when they are not included in the registration fees. Accommodation and meals costs not included in the registration fees will be subject to Clauses 6.17-6.21.

6.28. At least one councillor shall write or present a report on any conference, seminar or professional development attended by one or more councillors.

6.29. Council will set aside \$33,000 annually in its budget, indexed annually by the rate peg percentage, to facilitate councillor attendance at conferences, seminars and professional development. This allocation is for all councillors. The General Manager will ensure that access to the budget is distributed equitably.

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6.30. Conference Attendance Table:

Organisation	Delegates	Observers
Local Government NSW	Mayor, or their nominee, and two councillors Councillors as resolved by Council	General Manager
Australian Local Government Association	Mayor, or their nominee, Deputy Mayor and up to two councillors	General Manager

Expenses for spouse, partner and accompanying persons

6.31. Where the Mayor is required to attend a function on behalf of Council, and the nature of the function is such that the Mayor's spouse, partner or accompanying person could reasonably be expected to attend, Council will meet their reasonable expenses e.g. ticket, meal and direct cost of attending the function.

6.32. Where the Mayor requests a councillor to attend a function on behalf of Council, and the nature of the function is such that the councillor's spouse, partner or accompanying person could reasonably be expected to attend, Council will meet their reasonable expenses eg. ticket, meal and direct cost of attending the function.

6.33. Council will meet the reasonable costs of travel and childcare at conferences, seminars and professional development for a child under 16 where a councillor is the principal carer.

Information and communications technology (ICT) expenses

6.34. Council will reimburse councillors for expenses associated with appropriate ICT devices and services up to a limit of \$900 per annum for each councillor. This may include mobile phone and tablet services and data, and home internet costs.

6.35. will be made only for communications devices and services used for councillors to undertake their civic duties, such as:

- a. receiving and reading council business papers
- b. relevant phone calls and correspondence
- c. diary and appointment management.

6.36. Councillors may seek reimbursement for applications on their mobile electronic communication device that are directly related to their duties as a councillor, within the maximum limit.

Special requirement and carer expenses

6.37. Council encourages wide participation and interest in civic office. It will seek to ensure Council premises and associated facilities are accessible, including provision for sight or hearing impaired councillors and those with other disabilities.

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- 6.38. Transportation provisions outlined in this policy will also assist councillors who may be unable to drive a vehicle.
- 6.39. In addition to the provisions above, the General Manager may authorise the provision of reasonable additional facilities and expenses in order to allow a councillor with a disability to perform their civic duties.
- 6.40. Councillors who are the principal carer of a child or other elderly, disabled and/or sick immediate family member will be entitled to reimbursement of reasonable carer's expenses for attendance at official business, plus reasonable travel from the principal place of residence.
- 6.41. Child care expenses may be claimed for children up to and including the age of 16 years where the carer is not a relative.
- 6.42. In the event of caring for an adult person, councillors will need to provide suitable evidence to the General Manager that reimbursement is applicable. This may take the form of advice from a medical practitioner.

Home office expenses

- 6.43. Each councillor may be provided with goods or reimbursed for reasonable costs associated with the maintenance of a home office, such as minor items of consumable stationery and printer ink cartridges.

7. Insurances

- 7.1. In accordance with Section 382 of the Act, Council is insured against public liability and professional indemnity claims. Councillors are included as a named insured on this Policy.
- 7.2. Insurance protection is only provided if a claim arises out of or in connection with the councillor's performance of their civic duties, or exercise of their functions as a councillor. All insurances are subject to any limitations or conditions set out in the policies of insurance.
- 7.3. Council shall pay the insurance policy excess in respect of any claim accepted by Council's insurers, whether defended or not.
- 7.4. Appropriate travel insurances will be provided for any councillors travelling on approved interstate and overseas travel on Council business.

8. Legal assistance

- 8.1. Council may, if requested, indemnify or reimburse the reasonable legal expenses of:
- a. a councillor defending an action arising from the performance in good faith of a function under the Act provided that the outcome of the legal proceedings is favourable to the councillor
 - b. a councillor defending an action in defamation, provided the statements complained of were made in good faith in the course of exercising a function under the Act and the outcome of the legal proceedings is favourable to the councillor

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- c. a councillor for proceedings before an appropriate investigative or review body, provided the subject of the proceedings arises from the performance in good faith of a function under the Act and the matter has proceeded past any initial assessment phase to a formal investigation or review and the investigative or review body makes a finding substantially favourable to the councillor
- 8.2. In the case of a code of conduct complaint made against a councillor, legal costs will only be made available where the matter has been referred by the General Manager to a conduct reviewer and the conduct reviewer has commenced a formal investigation of the matter and makes a finding substantially favourable to the councillor.
- 8.3. Legal expenses incurred in relation to proceedings arising out of the performance by a councillor of their functions under the Act are distinguished from expenses incurred in relation to proceedings arising merely from something that a councillor has done during their term in office. For example, expenses arising from an investigation as to whether a councillor acted corruptly would not be covered by this section.
- 8.4. Council will not meet the legal costs:
 - a. of legal proceedings initiated by a councillor under any circumstances
 - b. of a councillor seeking advice in respect of possible defamation, or in seeking a non-litigious remedy for possible defamation
 - c. for legal proceedings that do not involve a councillor performing their role as a councillor
- 8.5. Reimbursement of expenses for reasonable legal expenses must have Council approval by way of a resolution at a Council meeting prior to costs being incurred.

Facilities

9. General facilities for all councillors

- 9.1. Council will provide the following facilities to councillors to assist them to effectively discharge their civic duties:
 - a. a councillor common room appropriately furnished to include access to pigeon holes, appropriate refreshments and a network printer
 - b. an electronic device
 - c. access to shared car parking spaces while attending council offices on official business
 - d. personal protective equipment for use during site visits
 - e. a name badge which may be worn at official functions, indicating that the wearer holds the office of a councillor and/or mayor or deputy mayor
- 9.2. Councillors may book meeting rooms for official business in a specified council building at no cost. Rooms may be booked through a specified officer in the Mayor's office or other specified staff member.

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9.3. The provision of facilities will be of a standard deemed by the General Manager as appropriate for the purpose.

Stationery

9.4. Council will provide the following stationery to councillors each year:

- a. Letterhead to the Mayor to be used only for correspondence associated with civic duties
- b. business cards

Administrative support

9.5. Council will provide administrative support to councillors to assist with their civic duties only. Administrative support may be provided by officers in the Mayor's office or by a member of Council's administrative workforce as arranged by the General Manager.

9.6. As per Section 4, Council officers are expected to assist councillors with civic duties only, and not assist with matters of personal or political interest, including campaigning.

Apparel and safety equipment

9.7. Council will provide shirts, jackets and hats to a standard suitable when representing Council.

9.8. Personal Protective Equipment (PPE) will be provided for inspections, as required.

10. Additional facilities for the Mayor

10.1. Council will provide to the Mayor a maintained vehicle to a similar standard of other Council vehicles, with a fuel card. The vehicle will be supplied for business use.

10.2. The Mayor must keep a log book setting out the date, distance and purpose of all private travel. The log book must be submitted to Council on a monthly basis.

10.3. The Mayoral allowance will be reduced to cover the cost of any private travel recorded in the log book, calculated on a per kilometre basis by the rate set by the Local Government (State) Award.

10.4. A parking space at Council's offices will be reserved for the Mayor's council-issued vehicle for use on official business.

10.5. Council will provide the Mayor with a furnished office incorporating a computer configured to Council's standard operating environment, telephone and meeting space.

10.6. Council may provide the Mayor with a mobile phone and pay for all mobile phone services and data costs.

10.7. In performing their civic duties, the Mayor will be assisted by officers providing administrative and secretarial support, as determined by the General Manager.

10.8. As per Section 4, officers in the Mayor's office are expected to work on official business only, and not for matters of personal or political interest, including campaigning.

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Processes

11. Approval, payment and reimbursement arrangements

- 11.1. Expenses should only be incurred by councillors in accordance with the provisions of this policy.
- 11.2. Approval for incurring expenses, or for the reimbursement of such expenses, should be obtained before the expense is incurred.
- 11.3. Up to the maximum limits specified in this policy, approval for the following may be sought after the expense is incurred:
 - a. local travel relating to the conduct of official business
 - b. carer costs
 - c. ICT expenditure \$900
- 11.4. Final approval for payments made under this policy will be granted by the General Manager

Direct payment

- 11.5. Council may approve and directly pay expenses. Requests for direct payment must be submitted to the General Manager for assessment against this policy using the prescribed form, with sufficient information and time to allow for the claim to be assessed and processed.

Reimbursement

- 11.6. All claims for reimbursement of expenses incurred must be made on the prescribed form, supported by appropriate receipts and/or tax invoices and be submitted to the General Manager

Advance payment

- 11.7. Council may pay a cash advance for councillors attending approved conferences, seminars or professional development.
- 11.8. Requests for advance payment must be submitted to the General Manager for assessment against this policy using the prescribed form with sufficient information and time to allow for the claim to be assessed and processed.
- 11.9. Councillors must fully reconcile all expenses against the cost of the advance within one month of incurring the cost and/or returning home. This includes providing to council:
 - a. a full reconciliation of all expenses including appropriate receipts and/or tax invoices
 - b. reimbursement of any amount of the advance payment not spent in attending to official business or professional development

COUNCILLORS EXPENSES & FACILITIES POLICY



Notification

- 11.10. If a claim is approved, Council will make payment directly or reimburse the councillor through accounts payable.
- 11.11. If a claim is refused, Council will inform the councillor in writing that the claim has been refused and the reason for the refusal.

Reimbursement to council

- 11.12. If Council has incurred an expense on behalf of a councillor that exceeds a maximum limit, exceeds reasonable incidental private use or is not provided for in this policy:
 - a. Council will invoice the councillor for the expense
 - b. the councillor will reimburse Council for that expense within 14 days of the invoice date
- 11.13. If the councillor cannot reimburse Council within 14 days of the invoice date, they are to submit a written explanation to the General Manager. The General Manager may elect to deduct the amount from the councillor's allowance.

Timeframe for reimbursement

- 11.14. Unless otherwise specified in this policy, councillors must provide all claims for reimbursement within three months of an expense being incurred and by 31 July each year for the preceding financial year. Claims made after this time cannot be approved.

12. Disputes

- 12.1. If a councillor disputes a determination under this policy, the councillor should discuss the matter with the General Manager.
- 12.2. If the councillor and the General Manager cannot resolve the dispute, the councillor may submit a notice of motion or the General Manager report to a Council meeting seeking to have the dispute resolved.

13. Return or retention of facilities

- 13.1. All unexpended facilities or equipment supplied under this policy are to be relinquished immediately upon a councillor or Mayor ceasing to hold office or at the cessation of their civic duties.
- 13.2. Should a councillor desire to keep any equipment allocated by Council, then this policy enables the councillor to make application to the General Manager to purchase any such equipment. The General Manager will determine an agreed fair market price or written down value for the item of equipment.
- 13.3. The prices for all equipment purchased by councillors under Clause 13.2 will be recorded in Council's annual report.

COUNCILLORS EXPENSES & FACILITIES POLICY



14. Publication

14.1. This policy will be published on Council's website.

15. Reporting

15.1. Council will report on the provision of expenses and facilities to councillors as required in the Act and Regulations.

15.2. Detailed reports on the provision of expenses and facilities to councillors will be publicly tabled at a Council meeting every six months and published in full on Council's website. These reports will include expenditure summarised for each councillor.

16. Auditing

16.1. The operation of this policy, including claims made under the policy, will be included in Council's audit program and an audit undertaken at least every two years.

17. Breaches

17.1. Suspected breaches of this policy are to be reported to the General Manager.

17.2. Alleged breaches of this policy shall be dealt with by following the processes outlined for breaches of the Code of Conduct, as detailed in the Code and in the Procedures for the Administration of the Code.

18. Review

18.1. In accordance with section 252, *Local Government Act 1993*, the policy must be adopted by the Council within twelve months of the commencement of a new council term.

Appendices

19. Appendix I: Related legislation, guidance and policies

19.1. Relevant legislation and guidance:

- a. *Local Government Act 1993*, Sections 252 and 253
- b. *Local Government (General) Regulation 2021*, Clauses 217 and 403
- c. Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors in NSW, 2009

19.2. Related Council policies:

- a. Code of Conduct

COUNCILLORS EXPENSES & FACILITIES POLICY



20. Appendix II: Definitions

20.1. The following definitions apply throughout this policy.

Term	Definition
accompanying person	Means a spouse, partner or de facto or other person who has a close personal relationship with or provides carer support to a councillor
appropriate refreshments	Means food and beverages, provided by Council to support councillors undertaking official business
Act	Means the <i>Local Government Act 1993</i> (NSW)
clause	Unless stated otherwise, a reference to a clause is a reference to a clause of this policy
Code of Conduct	Means the Code of Conduct adopted by Council or the Model Code if none is adopted
Councillor	Means a person elected or appointed to civic office as a member of the governing body of Council who is not suspended, including the Mayor
General Manager	Means the General Manager of Council and includes their delegate or authorised representative
incidental personal use	Means use that is infrequent and brief and use that does not breach this policy or the Code of Conduct
maximum limit	Means the maximum limit for an expense or facility provided in the text and summarised in Appendix 1
NSW	New South Wales
official business	Means functions that the Mayor or councillors are required or invited to attend to fulfil their legislated role and responsibilities for Council or result in a direct benefit for Council and/or for the local government area, and includes: <ul style="list-style-type: none"> meetings of Council and committees of the whole meetings of committees facilitated by Council civic receptions hosted or sponsored by Council meetings, functions, workshops and other events to which attendance by a councillor has been requested or approved by Council
professional development	Means a seminar, conference, training course or other development opportunity relevant to the role of a councillor or the Mayor
Regulation	Means the <i>Local Government (General) Regulation 2021</i> (NSW)
Year	Means the financial year, that is the 12 month period commencing on 1 July each year

COUNCILLORS EXPENSES & FACILITIES POLICY



Document History and Version Control

Trim Ref	Version	Summary of Changes / Consultation	Date
	1.0	Policy created	November 2006
	1.1	Council reviewed	November 2008
	1.2	Council reviewed	July 2012
	1.3	Council reviewed	June 2016
	1.4	Council reviewed	September 2017
	1.5	Council reviewed	August 2018
	1.6	Council reviewed	May 2022
ED23/25266	1.7	Council reviewed	June 2023
ED23/24248	1.8	Council reviewed	December 2024

Councillors Expenses & Facilities Policy Submissions

SURVEY RESPONSE REPORT

13 January 2025 - 12 February 2025

PROJECT NAME:

PUBLIC NOTICE: Councillor Expenses and Facilities Policy



Councillors Expenses & Facilities Policy Submissions : Survey Report for 13 January 2025 to 12 February 2025



SURVEY QUESTIONS

Councillors Expenses & Facilities Policy Submissions : Survey Report for 13 January 2025 to 12 February 2025

Q1 | Name

col baker
1/23/2025 08:33 AM

col Baker

Mandatory Question (1 response(s))
Question type: Single Line Question

Q2 | Email

col baker
1/23/2025 08:33 AM

[REDACTED]

Mandatory Question (1 response(s))
Question type: Email Question

Q3 | Address

col baker
1/23/2025 08:33 AM

[REDACTED]

Mandatory Question (1 response(s))
Question type: Single Line Question

Q4 | Submission

col baker
1/23/2025 08:33 AM

Councillor and Council expenses need to be monitored closely. There should be absolutely no doubt that any expense is 100% for Council business. No blurred lines!! Where is alcohol coming from in Council fridge? Why are we paying for food drink for catered events and if we do why isn't it very basic stuff and there should be none left over for staff to consume later. These are ratepayers funds and should be treated as such

Mandatory Question (1 response(s))
Question type: Essay Question

GENERAL

Approved Plans and Documents

1. The development must be implemented in accordance with the plans and supporting documents set out in the following table, except where modified by any conditions of this consent.

Description	Author	Reference	Date
Approved Plans			
Overall Site Plan	Terania Consulting Pty Ltd	23046-00-DA-AA-11 Rev D	24.02.2025
Subdivision Plan	High Definition Design Pty Ltd - KU	ADJ-2 Rev 35	17.04.2024
Staging Plan	High Definition Design Pty Ltd - KU	ADJ-2 Rev 35	17.04.2024
Civil Engineering Plans:	Terania Consulting Pty Ltd	various per below	28.05.2024
- Locality Plan and Drawing List	Terania Consulting Pty Ltd	23046-00-DA-AA-01 Rev D	26.02.2025
- Constraints Plan	Terania Consulting Pty Ltd	23045-00-DA-AA-05 Rev D	26.02.2025
- Overall site Plan	Terania Consulting Pty Ltd	23046-00-DA-AA-11 Rev D	26.02.2025
- Bulk Earthworks Layout Plan	Terania Consulting Pty Ltd	23046-00-DA-BE-01 Rev D	26.02.2025
- Bulk Earthworks Depth Range Analysis	Terania Consulting Pty Ltd	23046-00-DA-BE-02 Rev D	26.02.2025
- Bulk Earthworks Sections Sheet 1 and 2	Terania Consulting Pty Ltd	23046-00-DA-BE-11 Rev D 23046-00-DA-BE-12 Rev D	26.02.2025
- Civil Works Layout Plan	Terania Consulting Pty Ltd	23046-00-DA-CI-01 Rev D	26.02.2025
- Civil Works Typical & Longitudinal Sections Road 1 – MC01 – Sheet 1 and Sheet 2	Terania Consulting Pty Ltd	23046-00-DA-CI-11 Rev D 23046-00-DA-CI-12 Rev D	26.02.2025
- Civil Works Typical & Longitudinal Sections Road 6 – MC06 – Sheet 1, 2 and 3	Terania Consulting Pty Ltd	23046-00-DA-CI-13 Rev D 23046-00-DA-CI-14 Rev D 23046-00-DA-CI-15 Rev C	07.11.2024 07.11.2024 28.05.2024
- Civil Works Typical & Longitudinal Sections Road 9 – MC09 – Sheet 1	Terania Consulting Pty Ltd	23046-00-DA-CI-16 Rev C	28.05.2024
- Civil Works Typical & Longitudinal Sections Road 10 – MC10	Terania Consulting Pty Ltd	23046-00-DA-CI-17 Rev C	28.05.2024
- Civil Works Typical & Longitudinal Sections Road 11 – MC11	Terania Consulting Pty Ltd	23046-00-DA-CI-18 Rev C	28.05.2024
- Civil Works Typical & Longitudinal Sections Road 12 – MC12	Terania Consulting Pty Ltd	23046-00-DA-CI-19 Rev C	28.05.2024
- Civil Works Typical & Longitudinal Sections Road 13 – MC13	Terania Consulting Pty Ltd	23046-00-DA-CI-20 Rev C	28.05.2024
- Civil Works Typical & Longitudinal Sections Road 14 – MC14	Terania Consulting Pty Ltd	23046-00-DA-CI-21 Rev C	28.05.2024

- Civil Works Typical & Longitudinal Sections Road 15 – MC15	Terania Consulting Pty Ltd	23046-00-DA-CI-22 Rev C	28.05.2024
- Civil Works Typical & Longitudinal Sections Road 16 – MC16	Terania Consulting Pty Ltd	23046-00-DACI-23 Rev D	26.02.2025
- Drainage Works Layout Plan	Terania Consulting Pty Ltd	23046-00-DA-DR-01 Rev D	26.02.2025
- Drainage Works Site Catchment Plan	Terania Consulting Pty Ltd	23046-00-DA-DR-02 Rev C (revised)	28.05.2024
- Drainage Works Basin Layout Plan Basin 1	Terania Consulting Pty Ltd	23046-00-DA-DR-11 Rev C	28.05.2024
- Drainage Works Basin Layout Plan Basin 2	Terania Consulting Pty Ltd	23046-00-DA-DR-12 Rev C	28.05.2024
- Drainage Works Basin Layout Plan Basin 3	Terania Consulting Pty Ltd	23046-00-DA-DR-13 Rev C	28.05.2024
- Erosion and Sediment Control - Layout Plan	Terania Consulting Pty Ltd	23046-00-DA-ES-01 Rev D	26.02.2025
- Sewer Works Layout Plan	Terania Consulting Pty Ltd	23046-00-DA-SE-01 Rev C	26.02.2025
- Water Works Layout Plan	Terania Consulting Pty Ltd	23046-00-DA-WA-01 Rev D	26.02.2025
- Engineering Assessment Report	Terania Consulting Pty Ltd	23046-REP-01 Revision B	05.06.2024
Landscape Master Plan	LARC	Revision K1	23.05.2024
Landscape Entry Concept	Larc Collective	Revision C	13.04.2021
Landscape Local Park Plan	LARC	Revision B	28.00.2023
Approved Documents			
Archaeological Review	Baker Archaeology	Ref:2301601	29.10.2023
Arboricultural Impact Assessment	Independent Arboricultural Services	IAS13255 Rev 2	21.05.2024
Biodiversity BDAR (FINAL)	GeoLINK Consulting Pty Ltd	3822-1223 Version 2 Final	19.06.2024
Bushfire Threat Assessment	Firebird ecoSultants Pty Ltd	Goonellabah – McCloy Group	17.04.2024
General Terms of Approval issued by NSW Rural Fire Service	NSW Rural Fire Service	DA20240823003447-S38-1	Friday, 21 February 2025
Geotechnical Report re Springs	Jamstone	232408_R01_v2	07.05.2024
Koala Management Plan	GeoLINK Consulting Pty Ltd	3822-1219 Version 5 Final	19.06.2024
Concept Vegetation Management Plan	GeoLINK Consulting Pty Ltd	3822-1221 Version 8	19.06.2024
Traffic Report	Colston Budd Rogers & Kafes Pty Ltd	Ref: 12333/2	June 2024

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents must be kept on site while any work is being undertaken.

Reason: To ensure that the approved development is undertaken in accordance with this determination.

Integrated Approvals

2. The following General Terms of Approval form part of this consent:
 - a) The General Terms of Approval issued by NSW Rural Fire Service under the *Rural Fires Act 1997*, dated Friday, 21 February 2025.

Building Code of Australia

3. All building work must be carried out in accordance with the requirements of the *Building Code of Australia*, as in force on the date the application for the relevant construction certificate was made.

Any temporary structure used as an entertainment venue must comply with the *Building Code of Australia*, Volume 1, Part B1 and NSW Part I5.

This condition does not apply to the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Reason: Prescribed condition pursuant to Section 4.17(11) of the *Environmental Planning and Assessment Act 1979*, and Section 69 of the *Environmental Planning and Assessment Regulation 2021*.

BEFORE ISSUE OF ANY SUBDIVISION WORKS CERTIFICATE

Geotechnical Certification

4. Prior to the issue of any Subdivision Works Certificate that includes civil works, certification from a practising qualified engineer experienced in soil mechanics is required verifying the following:
- a) proposed civil engineering works, including retaining walls, have been assessed as structurally adequate;
 - b) proposed civil engineering works will not be affected by landslip either above or below the works;
 - c) proposed civil engineering works will not be affected by subsidence either above or below the works; and
 - d) adequate drainage has been proposed to ensure the stability of the proposed civil engineering works.

A certificate prepared by an appropriately qualified person for the construction of these areas in accordance with this requirement shall be submitted to Council prior to the issue of any Subdivision Works Certificate.

Reason: To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Retaining Walls

5. Prior to the issue of any Subdivision Works Certificate a qualified practicing structural engineer shall provide the Certifying Authority with a design certification for any proposed retaining walls in the development. Any proposed retaining wall used for lot benching shall be constructed wholly within the lots. No retaining wall used for lot benching shall be constructed upon the road reserve.

Reason: To ensure the development is constructed in accordance with the conditions and approved engineering construction design plans (EPA Act Sec 4.15(b)). To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

6. Prior to the issue of any Subdivision Works Certificate a qualified practicing structural engineer shall provide the Certifying Authority with a design certification for any proposed retaining walls within the road reserve or future Council land in the development.

Any proposed retaining wall must:

- be constructed from an engineered material. In this regard dry stacked rock walls are not considered an engineering material
- be appropriately fenced when the height exceeds 1.0m.
- be landscaped where appropriate to minimise maintenance requirements

Reason: To ensure the development is constructed in accordance with the conditions and approved engineering construction design plans (EPA Act Sec 4.15(b)). To ensure the development is

compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Design and Survey for Public Infrastructure

7. Prior to the issue of any Subdivision Works Certificate the applicant shall engage an appropriately qualified person to undertake the survey, design and preparation of plans for all works located within Council's property or all works that revert to Council's care and control upon completion of the development. The design plans are to be certified by an appropriately qualified and practising Civil Engineer to confirm compliance with appropriate Australian Standards and submitted to the Certifying Authority.

Reason: *To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Roads

8. Prior to the issue of any Subdivision Works Certificate, engineering construction plans and specifications for road works to provide access to all lots the subject of the Subdivision Works Certificate must be submitted to the Council for approval. These engineering construction documents must be prepared by a suitably qualified Civil Engineer. These engineering construction documents must detail road works at full width construction, including all associated works (e.g., kerb & gutter, concrete footpaths, street lighting, etc.), in accordance with Council's adopted engineering standards; *Design and Construction Manuals* (as amended); Austroads; the *Safer by Design Guideline* and other CPTED principals; and any other relevant standards/guidelines.

Reason: *To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

9. The person acting upon this consent shall provide the following road works with associated stormwater drainage structures that have been designed and constructed in accordance with Council's Development, Design and Construction Manual (as amended). The proponent shall be responsible for any costs, including maintenance, for a period of six months from the date of approval of completion of the work.

Required Internal Roadworks:

Road Number	Classification	Pavement Width (m)	Reserve Width (m)	Concrete Pathway (m)
Road 1	Local Collector (Bus Route)	9.0	17.0	2.0
Road 6 (Ch 0 to Ch 160)	Local Access	7.0	15.0	1.5
Road 6 (Ch 160 to Ch 780)	Local Access	8.0	24.0	1.5
Road 6 (Ch 780 to Ch End)	Local Access	7.0	15.0	1.5
Road 9	Local Access	7.0	15.0	1.5
Road 10	Local Access	7.0	18.0	1.5
Road 11	Local Access	7.0	15.0	1.5
Road 12	Local Access	7.0	21.5	2.0
Road 13	Local Access	7.0	15.0	1.5
Road 14	Local Access	7.0	15.0	1.5
Road 15	Local Access	8.0	15.0	1.5
Road 16	Local Access	7.0	20.0	1.5
Road 16	"Hammerhead" turning area in accordance with Northern Rivers Development and Design Manual			

Required External Roadworks:

Stage	Description of Works
8	Construction of a “Deflected T” traffic calming device at the intersection of Invercauld Road and Julie Crescent.

Details shall be provided to Council to certify compliance with these requirements for the relevant stage prior to the issue of any Subdivision Works Certificate.

Reason: *To facilitate suitable road access for vehicular traffic and to ensure appropriate access and infrastructure protection that is integral with infrastructure on surrounding sites. To ensure the development is in accordance with Council’s adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

10. Prior to the issue of any Subdivision Works Certificate for the relevant stage (as listed below), engineering construction plans and specifications for the following driveways as required to provide access to all lots the subject of the Subdivision Works Certificate, must be submitted to the Council for approval:

- a) Access Driveway – Stage 1:
A 3.0m wide asphaltic concrete (25mm depth) sealed or equivalent access and driveway shall be constructed for lot 110 from the edge of Road 1 for the length of the access handles. All works shall be constructed in accordance with Council's Development, Design and Construction Manuals (as amended). Provision shall be made for the future supply of the water, sewer, stormwater, communication, and electrical services for the full length of the access handle. Details demonstrating compliance with this requirement shall be submitted to the Council prior to the issue of any Subdivision Works Certificate for Stage 1.
- b) Access Driveway – Stage 7: A 3.0m wide asphaltic concrete (25mm depth) sealed or equivalent access and driveway shall be constructed for lot 701 from the edge of Road 1 for the length of the access handles. All works shall be constructed in accordance with Council's Development, Design and Construction Manuals (as amended). Provision shall be made for the future supply of the water, sewer, stormwater, communication, and electrical services for the full length of the access handle. Details demonstrating compliance with this requirement shall be submitted to the Council prior to the issue of any Subdivision Works Certificate for Stage 7.
- c) Shared Driveway – Stage 7: A 5.5m wide asphaltic concrete (25mm depth) sealed or equivalent shared access across the verge and 4.0m wide asphaltic concrete (25mm depth) sealed or equivalent shared driveway shall be constructed for the full length of the access handle of Lots 706 and 707. All works shall be constructed in accordance with Council's Development, Design and Construction Manuals (as amended). Provision shall be made for the future supply of the water, sewer, stormwater, communication, and electrical services for the full length of the access handle. Details demonstrating compliance with this requirement shall be submitted to the Council prior to the issue of any Subdivision Works Certificate for Stage 7.
- d) Access Driveway – Stage 8: A 3.0m wide asphaltic concrete (25mm depth) sealed or equivalent access and driveway shall be constructed for lot 815 from the edge of Road 16 for the length of the access handles. All works shall be constructed in accordance with Council's Development, Design and Construction Manuals (as amended). Provision shall be made for the future supply of the water, sewer, stormwater, communication, and electrical services for the full length of the access handle. Details demonstrating compliance with this requirement shall be submitted to the Council prior to the issue of any Subdivision Works Certificate for Stage 8.

Reason: *To ensure adequate access to and from the development (EPA Act Sec 4.15(c)). To ensure the development is in accordance with Council’s adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

11. Additional traffic calming devices for fauna protection purposes, in accordance with the approved BDAR and approved Koala Management Plan, shall be submitted to Council prior to the issue of any Subdivision Works Certificate.

Reason: *To ensure the appropriate signage is used throughout the development. To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

12. A plan detailing all road signage to be used within the development including proposed street names shall be submitted to Council prior to the issue of any Subdivision Works Certificate.

Note: *The approved BDAR and Koala mitigation measures recommends all internal roads be limited to 50kmph, and various management measures including warning signage and 'no dog' signage.*

Reason: *To ensure the appropriate signage is used throughout the development. To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Public Transport

13. The proponent shall provide bus bays including the shelter structure and any associated roadworks in accordance with Council's standards. Such shelters shall be located so as 90% of the residential lots are within 400m of a bus bay. The works shall be completed at no cost to Council. A certificate prepared by an appropriately qualified and practising Civil Engineer, shall be provided with the design plans to Council prior to the issue of any Subdivision Works Certificate.

Reason: *To provide for adequate public transport infrastructure (EPA Sec 4.15(e)). To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Water and Sewer

14. Prior to the issue of any Subdivision Works Certificate, engineers plans and details for extension of all water and sewer infrastructure, as required to service all lots the subject of the Subdivision Works Certificate, must be submitted to the Council for approval. These engineering plans must be prepared by a suitably qualified Civil Engineer, demonstrate compliance with Council's adopted engineering standard; Design and Construction Manuals (as amended), the *Water Supply Code of Australia*, the *Sewerage Code of Australia*, and relevant Australian Standards.

Reason: *To ensure the development is in accordance with Council's standards regarding engineering, the environment, safety, etc. To ensure compliance with Section 68 of the Local Government Act 1993. To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Stormwater

15. Prior to the issue of any Subdivision Works Certificate, stormwater engineering details (including DRAINS modelling) must be provided to the Certifier for approval. These stormwater engineering details must be prepared by an appropriately qualified civil engineer. These stormwater engineering details must be in accordance with Council's adopted Engineering Standard; Council's *Development Control Plan*, and *Australian Rainfall and Runoff, Design and Construction Manuals* (as amended); and *AS/NZS 3500.3:2003 - Plumbing and Drainage, Part 3: Stormwater Drainage*. These stormwater engineering details must be approved by the Certifier as part of the relevant Subdivision Works Certificate.

Reason: *To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; is in the public interest; and is in accordance with Council's adopted engineering standards.*

16. The proponent shall make satisfactory provision for stormwater to be directed through piped drains that are constructed in accordance with Council's Development, Design and Construction Manuals (as

amended). All piped drainage lines over adjoining land are to be located within drainage easements. All costs shall be the responsibility of the proponent. Design plans are to be submitted to and approved by the Council prior to the issue of any Subdivision Works Certificate.

Reason: *To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 4.15(b)). To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

17. The proponent shall make satisfactory provision for existing lots adjoining the property and the proposed lots to dispose of stormwater without causing a nuisance to other lots. An adequate drainage system shall be constructed to ensure that all roof water and/or surface water from paved areas from any existing or proposed lots can be directed to a discharge point to prevent intensification of discharge runoff onto adjoining land. All works are to be constructed according to Council's Development, Design and Construction Manual (as amended). All drainage lines are to be located within drainage easements. All costs shall be the responsibility of the proponent. Design plans are to be submitted to and approved by the Council prior to the issue of any Subdivision Works Certificate.

Reason: *To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 4.15(b)). To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

18. The design of the stormwater detention basins shall comply with the Northern Rivers Local Government Handbook of Stormwater Drainage design with particular attention to the Public Safety issues.

Engineering calculations, design and certification shall be provided by an appropriately qualified and practising Civil Engineer and submitted to Council prior to the issue of any Subdivision Works Certificate.

Reason: *To ensure appropriate provision is made for the disposal and management of stormwater generated by the development. To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Electrical Design

19. Prior to the issue of any Subdivision Works Certificate, an electrical design prepared by a suitably qualified electrical consultant shall be submitted to Council to demonstrate that no conflicts arise with other services.

Reason: *To ensure the development is adequately serviced. To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Public Lighting

20. Street lighting for the development is to be designed:

- a) In accordance with Australian Standard AS1158.1; and
- b) Incorporate light shields to direct light away from C3 Zone (relevant for Road 6); and
- c) To ensure that lighting utilised does not produce glare or dark shadows and be orientated to illuminate potential threats (for CPTED purposes).

Design plans are to be submitted to Council prior to the issue of any Subdivision Works Certificate.

Reason: To ensure the development is adequately serviced. To ensure the development is compatible with the environmental and social values of the locality; is compliant with the relevant legislation; and is in the public interest.

Landscaping Plan

21. Prior to the issue of any Subdivision Works Certificate, a detailed Landscaping Plan must be provided to Council for approval. This detailed Landscaping Plan must be prepared by an appropriately qualified professional. This detailed Landscaping Plan must:
- a) Be generally consistent with the landscaping within the approved documents (e.g., Masterplan), and must include pot sizes; planting schedule; maintenance schedules; and re-planting regime for any plants that are damaged, dead, or removed for any reason, etc; and
 - b) Ensure that proposed landscaping does not inhibit natural surveillance opportunities for CPTED purposes, including significantly impacting on the sight lines of residents/pedestrians/motorists, and species selection that does ensures open sightlines and reduces concealment areas.

Reason: To ensure the development is compatible with the environmental and social values of the locality; is compliant with the relevant legislation; and is in the public interest.

Playground and Local Park Plan

22. Prior to the issue of any Subdivision Works Certificate for Stage 4, a detailed plans of the Local Park and children’s playground must be provided to Council for approval. These plans must be generally consistent with the approved Park Concept Plan.

Reason: To ensure the development is compatible with the environmental and social values of the locality; is compliant with the relevant legislation; and is in the public interest.

Ancillary Approvals

23. Prior to the issue of any Subdivision Works Certificate, the following additional approvals must be obtained from Council, as relevant to that Construction Certificate:

Approvals under the Local Government Act 1993

Water supply, Sewerage, and/or Stormwater Drainage Work	
s68, B1	Carry out water supply work
s68, B4	Carry out sewerage work
s68, B5	Carry out stormwater drainage work

Approvals under the Roads Act 1993

Roads Act approvals	
s138	Works and structures within road reserve

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

Reason: Compliance with the Local Government Act 1993 and the Roads Act 1993. To ensure the development is in accordance with Council’s adopted engineering standards. To ensure the development is compatible with the environmental and economic values of the locality; is compliant with the relevant legislation; and is in the public interest.

Advisory Note: There may be approvals that are required that have not been identified above. For example, s68 approval is required to hoist or swing goods over public roads, however that level of construction management is unlikely to be known at the Development Application stage. The onus is upon the proponent to correctly identify and obtain all necessary approvals.

Vegetation Management Plan

24. Prior to the issue of any Subdivision Works Certificate, an updated Vegetation Management Plan must be provided to Council for approval. This Vegetation Management Plan must be prepared by an appropriately qualified ecologist, environmental consultant, or bush regenerator. This Vegetation Management Plan must be prepared in accordance with Council’s *Guidelines for the Preparation of Vegetation Management Plans*; the *Landscape Guidelines for Lismore City Council*; and the *Comprehensive Koala Plan of Management for south-east Lismore*.

This updated Vegetation Management Plan must maintain the measures already incorporated in the approved Vegetation Management Plan, and additionally:

- a) Include the restoration and management of the “Square-Stemmed Spike Rush” local reserve area; and
- b) Exploratory groundwater investigation, and any subsequent management measures, to ensure the retention of trees #R14 Swamp Box; #97 Forest Red Gum; and #101 Forest Red Gum; and
- c) All mitigation and mitigation and compensation measures outlined in the approved BDAR (table 11.1) and the approved Koala Management Plan (Tables 2.1, and 2.2).

This Vegetation Management Plan must include a detailed estimate of the costs of implementing the works, including maintenance period. Based on this estimate of cost, this Vegetation Management Plan must then identify a Bond amount, and a schedule of progressive bond return payments linked to successful completion of the performance criteria.

Reason: *To protect and enhance the biodiversity values on the site. To compensate for the loss of native vegetation and fauna habitat. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Nest Box Plan

25. Prior to the issue of any Subdivision Works Certificate, a Nest Box Plan must be provided to Council for approval. This Nest Box Plan must be prepared by an appropriately qualified ecologist, who holds a fauna survey licence, and must identify nest box types and locations for the following:

- 2 x Four Chamber microbat, tree or bridge mount.
- 2 x Brushtail/ ringtail possum, front entry.
- 2 x Small Parrot, front entry.
- 2 x Barn Owl.
- 1 x Kookaburra.

This Nest Box Plan must include:

- a) Nest box type/design specific to the targeted species, and
- b) Proposed nest box location and specifics (i.e. tree species to be attached, orientation, height - specific to targeted species); and
- c) Nest-boxes installment methodology, at a minimum being installed in accordance advice of a suitably experienced and qualified ecologist a minimum of two weeks prior to commencement of clearing; and
- d) Monitoring / maintenance requirements; and
- e) Ensure consistency with the Vegetation Management Plan.

Reason: *To protect and enhance the biodiversity values on the site. To compensate for the loss of native vegetation and fauna habitat. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Biodiversity Credit Retirement

26. Prior to the issue of any Subdivision Works Certificate, the class and number of *ecosystem credits* in Table A1 must be retired to offset the residual biodiversity impacts of the development. retire the biodiversity credits.
- The requirement to retire credits in this condition may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the BAM Credit Calculator (BAM-C).

- Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of this condition must be provided to the consent authority prior to the issue of Subdivision Works Certificate.

Table A1. Ecosystem credits to be retired – like for like

Impacted plant community type	Number of ecosystem credits	IBRA Subregion	Plant community types(s) that can be used to offset the impacts from the development
3965-Far North Floodplain Forb-Sedge wetland	38	Scenic Rim, Burringbar Conondale Ranges, Clarence Lowlands and Woodenbong. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	Coastal Freshwater Lagoons This includes PCT's: 3962, 3963, 3964, 3965, 3966, 3967, 3971, 3972, 3975, 3976
3322-Far North Ranges Red Gum Grassy Forest	29	Scenic Rim, Burringbar Conondale Ranges, Clarence Lowlands and Woodenbong. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	Coastal Valley Grassy Woodlands This includes PCT's: 618, 622, 623, 1603, 1604, 1691, 1692, 1696, 3269, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3334, 3336, 4052

Reason: To ensure compliance with the Biodiversity Conservation Act 2016. To protect and enhance the biodiversity values on the site. To compensate for the loss of native vegetation and fauna habitat. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

27. Prior to the issue of any Subdivision Works Certificate, the class and number of *species credits* in Table A2 must be retired to offset the residual biodiversity impacts of the development. retire the biodiversity credits.
- The requirement to retire credits in this condition may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the BAM Credit Calculator (BAM-C).
 - Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of this condition must be provided to the consent authority prior to the issue of Subdivision Works Certificate.

Table A2. Species Credits to be retired like for like

Impacted species credit species	Number of species credits	IBRA Subregion
<i>Arthraxon hispidus</i> (Hairy Jointgrass)	73	Any in NSW
<i>Eleocharis tetraquetra</i> (Square-stemmed Spike Rush)	37	Any in NSW
<i>Myotis macropus</i> (Southern Myotis)	18	Any in NSW
<i>Phascolarctos cinereus</i> (Koala)	29	Any in NSW
<i>Thesium austral</i> (Austral Toadflax)	14	Any in NSW

Reason: To protect and enhance the biodiversity values on the site. To compensate for the loss of native vegetation and fauna habitat. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Soil and Water Management Plan

28. Prior to the issue of any Subdivision Works Certificate, a Soil and Water Management Plan must be provided to the Certifier for approval. This Soil and Water Management Plan must be prepared by an

appropriately qualified and experienced professional, in accordance with the Landcom's *Managing Urban Stormwater: Soils and Construction - Volume 1* (the 'Blue Book'). This Soil and Water Management Plan must include dust control measures. This SWMP must be approved by the Certifier as part of the relevant Subdivision Works Certificate.

Reason: *To prevent erosion and sediment runoff polluting local waterways. To prevent dust polluting the air, and the resulting impacts on nearby residents. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Construction Management Program

29. Prior to the issue of any Subdivision Works Certificate, a Construction Management Plan (CMP) must be prepared and submitted to Council for the development by a suitably qualified professional/s. The plan shall detail:

- (a) The proposed method of access to and egress from the site for construction vehicles, including access routes through any Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed;
- (b) The proposed phases of construction works on the site, and the expected duration of each construction phase;
- (c) The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process.
- (d) The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period;
- (e) The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site;
- (f) Traffic management plan prepared in accordance with the Austroads guidelines;
- (g) A Construction Noise Management Plan (CNMP). The CNMP must consider and be in accordance with the publication 'Interim Construction Noise Guideline', Department of Environment & Climate Change July, 2009.
- (h) A Soil Erosion and Sedimentation Control Plan (SECP). The SECP must consider and be in accordance with the publication 'Managing Urban Stormwater-Soils and Construction - 4th Edition (blue book)' Landcom, March 2004.
- (i) A Dust Management Plan (DMP). The DMP must identify control practices that will be implemented during the construction sequence to ensure dust emissions are managed in accordance with good environmental practice.

All works (excavation, demolition or construction activities) shall be undertaken in accordance with the approved CMP. A copy of the approved CMP, and any conditions imposed on that plan, shall be kept on the site at all times and made available to any officer of Council upon request. The CMP must remain in place until all development activities have been completed and the site has been adequately stabilised, revegetated or landscaped.

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

The CMP must be developed and include maintenance and auditing/accountability systems.

Reason: *To ensure appropriate measures have been considered during all phases of the construction process in a manner that respects adjoining owner's property rights and residential amenity in the locality, without unreasonable inconvenience to the community. To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible*

with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

BEFORE SUBDIVISION WORK COMMENCES

Site Waste Minimisation and Management Plan

30. Prior to the commencement of any works, a Site Waste Minimisation and Management Plan (SWMMP) must be provided to the Certifier for approval. This SWMMP must be prepared in accordance with Council's *Development Control Plan*. This SWMMP must be approved by the Certifier as part of any Construction Certificate.

Reason: To ensure the development is compatible with the environmental, social, and economic values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Dilapidation Report

31. Prior to the commencement of any works, a dilapidation survey of Council's assets must be prepared by a suitably qualified person and submitted to Council. This dilapidation survey must include photographs and written record of all infrastructure in the vicinity of the proposal, to the satisfaction of Council.

Reason: To ensure the protection of existing built public infrastructure. To ensure the development is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

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

Construction Information Sign

32. Prior to the commencement of any building work, a sign must be erected in a prominent position at the frontage to the site:
- (a) showing the name, address and telephone number of the principal certifier for the work, and
 - (b) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign must be maintained while the building work is being carried out. The sign must be removed when the work has been completed.

Reason: Prescribed condition pursuant to Section 4.17(11) of the Environmental Planning and Assessment Act 1979, and Section 70 of the Environmental Planning and Assessment Regulation 2021.

Protection of Retained Vegetation

33. Prior to the commencement of any subdivision work for any given stage, all existing native trees within the development footprint of that stage that are not approved for removal, must be protected in accordance with *AS 4970-2009 Protection of Trees on Development Sites* (incl. establishing tree protection zones, fencings, signage, etc.).

Reason: To ensure that native trees and vegetation are protected during works and that the structural integrity of native trees and vegetation is retained. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

DURING SUBDIVISION WORK

Operational Requirements

34. Work must be carried out in a safe and professional manner. Work must not interfere with public amenity, cause damage to nearby property, or unreasonably impact upon the environment. In particular:
- a) Construction works must not unreasonably interfere with the amenity of the neighbourhood. In particular construction noise, when audible on adjoining residential premises, can only occur:
 - i) Monday to Friday, from 7:00am to 6:00pm.
 - ii) Saturday, from 8:00am to 1:00pm.

No noise generating construction work is to take place on Sundays or Public Holidays.
 - b) Construction noise must be in accordance with the *Protection of the Environment Operations Act 1997*, and the *Construction Noise Guideline (NSW Environment Protection Authority, 2020)*.
 - c) Construction vibration must be in accordance with *Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006)*.
 - d) Erosion and sediment controls must be maintained throughout the construction, in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction - Volume 1* (the 'Blue Book'), until the site has been stabilised by permanent vegetation or hard surface.
 - e) Dust from the site must be controlled so as not to result in a nuisance at neighbouring properties.
 - f) All waste must be disposed of by transfer to an authorised waste transfer facility. Until transferred to an authorised waste transfer facility, all waste must be contained on the site in a bulk waste storage area/enclosure. Burning of waste, cleared vegetation, or any other item on site is prohibited.
 - g) Building materials must be delivered directly onto the property. Road reserves and public reserves must be maintained clear of building materials, rubbish, etc.
 - h) Construction traffic must not track earthen materials into the road reserve. Shakers (or the like) must be used where this is likely to occur.
 - i) Adequate toilet facilities must be provided on (or near) the site.

Reason: *To ensure the development is compatible with the environmental, social, and economic values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Shoring of Adjoining Properties

35. If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- a) Protect and support the building, structure or work from possible damage from the excavation; and
 - b) Where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Reason: *Prescribed condition pursuant to Section 4.17(11) of the Environmental Planning and Assessment Act 1979, and Section 74 of the Environmental Planning and Assessment Regulation 2021.*

Protection of Trees

36. Trees must be protected and retained in accordance with approved Arborist Report. All requirements of the approved Arborist Report must be implemented for the duration of the works. Any ongoing measures implemented in accordance with the requirements of the approved Arborist Report.

Reason: To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Fill Batters

37. The slope of the fill batters shall not exceed 1:4 unless certification from a practicing suitably qualified engineer experienced in soil mechanics is provided verifying the stability of the embankment. All batters shall be stabilised with planting and maintained in a neat state.

Reason: To ensure protection from the effects of subsidence and/or slip. (EPA Act Sec. 4.15(c)). To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Sediment and Erosion

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

Reason: To minimise soil erosion and sedimentation. To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Landslip

39. Any area of seepage identified on site including at the base of filling or behind filling shall be brought to the attention of the supervising geotechnical engineer and treated by the provision of a suitable drainage mechanism. Seepage issues must be treated as a hold point. Details of proposed rectification works shall be provided to Council for approval prior to work commencing. All road works constructed in cut or natural subgrade shall have sub soil drainage located immediately behind the kerb and gutter.

Reason: To ensure protection from the effects of subsidence and/or slip. (EPA Act Sec. 4.15(c)). To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Water and Sewer

40. At no cost to Council, the proponent is required to construct the following water management works:

Water Supply

- Connection to the existing public water supply main/s and construction of a reticulated town water supply to provide a property water service connection to each proposed newly created Lot.
- Connection of a metered water supply service, minimum 20mm, to the Local Park within the development.

Sewerage

- Connection to the existing public sewerage system and construction of a reticulated sewerage system and a property sewerage service connection designed to maximise the building envelope to each proposed newly created Lot.

These works shall be designed and installed in accordance with Northern Rivers Local Government Design and Construction Manual for Water Supply and Sewerage Systems.

Reason: To comply with Section 307 of the Water Management Act 2000. To ensure the development is in accordance with Council's adopted engineering standards. To ensure the development is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Vegetation Removal by Arborist

41. All tree removal must be completed by an Arborist (AQF level 3 qualifications), and must ensure that no damage is caused to any other surrounding vegetation that is not approved for removal, nor to any neighbouring structures (including any boundary fences).

Reason: To ensure that native trees and vegetation are protected during works and that the structural integrity of native trees and vegetation is retained. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

BEFORE ISSUE OF ANY SUBDIVISION CERTIFICATE

Title Restrictions

42. Prior to the issue of any Subdivision Certificate, the following restrictions must be provided to Council for approval, with the final Plan of Subdivision (Linen Plan):

- a) For all lots, for koala protection purposes, creation of title-instruments requiring:
 - i) prohibited from the keeping of any dogs; and
 - ii) required to have all boundary and associated internal fencing constructed and maintained to effectively allow for safe koala movement (per Council's DCP).
- b) For all lots and trees in the table below, creation of title-instruments requiring:
 - i) Retention and protection of each such tree, in perpetuity; and
 - ii) Creation of a 'no build zone' around each tree, which must extend from the trunk to the outer edge of the canopy of each tree, in accordance with AS4970-2009 *Protection of Trees on Development Sites*. For koala food trees, this 'no build zone' must be 15m from the base of each tree, in accordance with the approved BDAR mitigation measures. No building works are permitted within any 'no build zone', in perpetuity.

Stage	Lot/s	Tree Ref.	Botanical Name	Common Name
1	110	R17	<i>Grevillia robusta</i>	Silky oak
		18	<i>Grevillia robusta</i>	Silky oak
		19	<i>Cryptocarya microneura</i>	Murrogun
		20	<i>Flindersia australis</i>	Crows ash
1	124	101	<i>Eucalyptus tereticornis</i>	Forest red gum
1	124	102	<i>Eucalyptus tereticornis</i>	Forest red gum
1	125	103	<i>Eucalyptus tereticornis</i>	Forest red gum
1	127	R 1	<i>Lophostemon suaveolens</i>	Swamp Box
		R 2	<i>Acacia melanoxylon</i>	Blackwood
		R 3	<i>Acacia melanoxylon</i>	Blackwood
		R 4	<i>Corymbia intermedia</i>	Pink Bloodwood
		R 5	<i>Corymbia intermedia</i>	Pink blood wood
		R 6	<i>Acacia melanoxylon</i>	Blackwood
1	128	R 7	<i>Acacia melanoxylon</i>	Blackwood
		R 8	<i>Corymbia intermedia</i>	Pink bloodwood
		R 9	<i>Acacia melanoxylon</i>	Blackwood
		R 10	<i>Acacia melanoxylon</i>	Blackwood
		R 11	<i>Acacia melanoxylon</i>	Blackwood
4	412	139	<i>Eucalyptus tereticornis</i>	Forest Red Gum
5	529	10	<i>Eucalyptus tereticornis</i>	Forest red gum
6	611	R40	<i>Lophostemon suaveolens</i>	Swamp Box

6	609	7	<i>Eucalyptus tereticornis</i>	Forest red gum
6	614	3	<i>Eucalyptus tereticornis</i>	Forest Red Gum
7	707	R 32	<i>Aphananthe philippinensis</i>	Rough Leaved Elm
7	703	1	<i>Eucalyptus tereticornis</i>	Forest Red Gum
7	710	2	<i>Eucalyptus tereticornis</i>	Forest Red Gum
8	801	R 21 R 29	<i>Lophostemon confertus</i> <i>Flindersia australis</i>	Brush Box Crows Ash
8	802	R 23	<i>Lophostemon confertus</i>	Brush box
8	803	R 30 140	<i>Lophostemon confertus</i> <i>Eucalyptus tereticornis</i>	Brush box Forest Red Gum
8	810	4	<i>Eucalyptus tereticornis</i>	Forest Red Gum
8	812 & 811	5	<i>Eucalyptus tereticornis</i>	Forest Red Gum
8	815	R38 R39 11	<i>Corymbia intermedia</i> <i>Ficus watkinsiana</i> <i>Eucalyptus tereticornis</i>	Pink bloodwood Strangler fig Forest red gum (dead)

The following approved documents are to be referenced when using the above table:

- Staging Plan - Amended Staging and Layout, HD206, ADJ-2 Rev. 35
- Aborigicultural Impact Assessment- McCloy Project Management Pty Ltd, Rev. 2
- Biodiversity Development Assessment Report (BDAR), GeoLink 19.06.24
- BDAR Appendix M - Koala Food Tree Retention Plan
- BDAR Appendix N - Non Ksoala Food Tree Removal and Retention Plan

- c) For the Aboriginal scar tree located on Lot 127, creation of title-restriction requiring:
- Retention and protection of this Aboriginal scar tree, in perpetuity; and
 - Creation of a 'no build zone' around this Aboriginal scar tree, which must extend from the trunk to the outer edge of the canopy of each tree, in accordance with *AS4970-2009 Protection of Trees on Development Sites*; and
 - Erection of signage, within the dripline of this Aboriginal scar tree, that correctly identified this tree as an Aboriginal scar tree, and note the particulars of the above title-restriction.
- d) For the bushfire protection, creation of title-restrictions in accordance with the General Terms of Approval issued by NSW Rural Fire Service, requiring:
- Creation of building envelopes over lots 124-128, 224-227, 301-302, 323-326, 401-403, 501-502, & 516-523; and
 - Asset Protection Zones (APZ) shall be managed in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*, over lots 124-128, 224-227, 301-302, 323-326, 401-403, 501-502, & 516-523.
 - Asset Protection Zones (APZ) shall be managed in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*, over the entire development area of Lot 103 DP 709070, to allow for the progression of staging.
- e) Easement must be created for all existing electrical infrastructure. Such easements must be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision.

Reason: To ensure compliance with Section 6.15 of the *Environmental Planning and Assessment Act 1979*; Section 54 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*; and Part 23 of the *Conveyancing Act 1919*. To ensure the development is compatible with the environmental, social, and economic values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.

Plan of Management

43. Prior to the issue of any Subdivision Certificate, a Council Plan of Management must be prepared by

the applicant and approved by Council, and put in place over the nominated asset protection zone (figure 4.1 Asset Protection Zones - Bushfire Threat Assessment, prepared by Firebird ecoSultants Pty Ltd, dated 17 April 202) within proposed public lands, to ensure its ongoing management in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

Reason: *To ensure the development is in accordance with the NSW Rural Fire Service General Terms of Approval. To ensure the development is compatible with the environmental values of the locality; is suitable with consideration to the constraints of the site; is compliant with the relevant legislation; and is in the public interest.*

Electrical & Telecommunication Utilities

44. Prior to the issue of any Subdivision Certificate, written evidence that satisfactory arrangements have been made for the connection of electricity and telecommunications services must be provided to Council, including:

- a) Certificate of Compliance from the electricity supply authority (Notice of Arrangements) from the accredited electricity infrastructure provider (Essential Energy), confirming that it has provided underground electrical power to each lot, adequate street lighting for the development as required by the Australian Standard and that charges for the extension of electricity supply have been paid.
- b) telecommunication infrastructure shall be installed to service each lot in the development to comply with the following:
 - i) The requirements of the Telecommunications Act 1997 (Cth);
 - ii) For a fibre ready facility, the nbn co.'s TM standard specifications current at the time of the installation; and
 - iii) For a line that is to connect a lot to telecommunications infrastructure external to the premises, is located underground.

The person with the benefit of this consent shall submit to the Principal Certifying Authority a letter from a qualified telecommunications installer confirming that the above requirements have been met.

Reason: *To ensure the development adequately services and constructed, in accordance with the requirements for the relevant service providers. To ensure the development is compliant with the relevant legislation; and is in the public interest.*

Street Signage

45. Prior to the issue of any Subdivision Certificate, street signage in accordance with Council's adopted standard shall be erected at all new street intersections with street names approved with the Development Application.

The proposed signage must include directional signage for CPTED purposes. Such signage must be provided in a legible and useful manner, to aid way finding throughout the development (e.g., to the park; out of the estate; etc).

Reason: *To ensure an adequate road network in accordance with adopted standards. (EPA Act Sec 4.15(a)). To ensure the development is compliant with the relevant legislation; and is in the public interest.*

Geotechnical Reporting

46. Prior to the issue of any Subdivision Certificate, a qualified practising Engineer, experienced in soil mechanics or NATA registered geotechnical testing authority shall;

- submit documentary evidence in the form of level 1 certification, certifying that any lot fill material has been placed in accordance with Australian Standard 3798 "Guidelines on earthworks for commercial and residential developments". In this regard all allotments must have a minimum fall of 1 in 150 to prevent ponding.
- submit documentary evidence in the form of a Geotechnical Investigation Report to Council for approval, certifying that each allotment is suitable for building purposes and classifying each allotment in accordance with Australian Standard 2870 "Residential Slabs and Footings".

Reason: *To ensure the development is completed in accordance with the conditions and approved construction design plans. (EPA Act Sec 4.15(b)). To ensure the development is compliant with the relevant legislation; and is in the public interest.*

Subdivision Works

47. Prior to the issue of any Subdivision Certificate, a suitably qualified person is required to furnish a statutory certificate confirming:
- all drainage lines have been located within the respective easements;
 - roadworks are in accordance with the approved design plan;
 - any other structures like retaining walls are located in accordance with the Subdivision Works Certificate;
 - all stormwater has been directed to a Council approved drainage system; and
 - all conditions of consent/approval have been complied with.

Reason: *To ensure the development is completed in accordance with the conditions and approved engineering construction design plans. (EPA Act Sec 4.15(a)). To ensure the development is compliant with the relevant legislation; and is in the public interest.*

Retaining Walls

48. Prior to the issue of the Subdivision Certificate the proponent shall create an easement for repair in accordance with the *Conveyancing Act 1919* for any allotments that have a retaining wall along the common boundary. The width of the easement shall be half the height of the retaining wall or a minimum of 1.0m.

Reason: *To ensure residents have access to maintain the retaining walls. To ensure the development is compliant with the relevant legislation; and is in the public interest.*

Repairing Damages

49. Prior to the issue of any Subdivision Certificate, a Final Dilapidation Report must be prepared by the proponent and approved by Council, and any identified damage repaired to the satisfaction of Council. This Final Dilapidation Report must reference the pre-works dilapidation reporting, and must clearly identify any damage to any public assets in the vicinity of the site and along all haulage routes. All damage associated with the approved development must be repaired by the proponent, at full cost to the proponent.

Completion of Works

50. Prior to the issue of any Subdivision Certificate:
- a) All requirements of this consent (including compliance with the approved documents and subsequent approvals) must be completed to the satisfaction of Council; and
 - b) The applicant shall obtain a certificate of completion for the civil works required by conditions specified within this consent. Prior to obtaining this certificate a practising qualified surveyor or engineer shall submit to Council for approval, a "works-as-executed" set of plans, completed asset record forms and a construction certification. The certification shall certify that all roads, drainage and civil works required by this development consent and the approved design plans have been completed in accordance with Council's Development and Construction Manual (as amended).
 - c) Prior to the issue of any Subdivision Certificate, a Certificate of Compliance issued by Lismore City Council (and on behalf of Rous Water) under s.305-307 of the *Water Management Act 2000*, must be obtained in relation to contributions payable.
 - d) Evidence must be provided to the satisfaction of Council demonstrating that all General Terms of Approval ('GTAs') issued in relation to this consent have been completed. This evidence must include certification of completion from a qualified professional in the subject area (e.g., a B-PAD certified bushfire consultant's certification for GTAs issued under the *Rural Fires Act 1997*).

Reason: *To ensure the development is adequately services and constructed, in accordance with this consent and Council's adopted engineering standards. To ensure compliance with Sections 305-307 (inclusive) of the Water Management Act 2000. To ensure compliance with the requirements of the integrated approvals process, and the respective Acts therein.*

Advice: *A Certificate of Compliance cannot be issued until all water and sewer works have been*

completed, and all Section 64 Contributions have been paid (see 'Advice' for further information).

Section 7.11 Contributions

51. Prior to the issue of any Subdivision Works Certificate, a monetary contribution in accordance with the Schedule of Contributions below must be paid to Council, In accordance with Section 4.17(1) of the Environmental Planning and Assessment Act 1979 and the *Lismore City Council Section 7.11 Infrastructure Contributions Plan 2024-2041*.

Alternatively, Council may confirm in writing that satisfactory arrangements have been made for the payment of part or all of the contributions (such as Works in Kind, Planning Agreements, etc.).

The contribution levied below has been assessed pursuant to Section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Development Contributions Plan listed in the table below, and have been levied pursuant to section 4.17(1) of the *Environmental Planning and Assessment Act 1979* to cater for the increased demand for public infrastructure resulting from the development.

If the works are staged then the contribution must be paid at an amount proportionate to the works within the scope of the relevant Subdivision Works Certificate. Council will provide written advice upon request to confirm the amount payable for an identified stage.

If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment.

Schedule of Contributions

Community Infrastructure Type	Receipt Code	Contribution
Community Facilities	1100	\$18,705.11
Public Domain	1101	\$31,619.50
Open Space and Recreation (Capital)	1103	\$156,889.93
Open Space and Recreation (Land)	1106	\$7,249.91
Walking and Cycling	1109	\$110,135.82
Traffic Management (Capital)	1111	\$598,541.02
Traffic Management (Land)	1117	\$177,944.84
Stormwater Management	1126	\$128,939.10
Plan Preparation and Administration	1128	\$55,351.13
APPLICABLE TOTAL CONTRIBUTION		\$1,285,376.36

Reason: Compliance with Section 7.11 and Section 4.17(1)(h) of the *Environmental Planning and Assessment Act 1979*. To retain a level of service for the existing population and to provide the same level of service to the population resulting from new development.

Advisory Note: The amount to be paid will be adjusted at the time of actual payment, in accordance with the provisions of the relevant Development Contributions Plans and any relevant Council Procedures. The amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment. The applicable contribution rates for specific dates can be obtained by contacting Council during office hours.

ONGOING CONDITIONS

Stormwater Detention Basins

52. The stormwater detention basins shall remain in the ownership (residual parcel) of the landowner until completion of the relevant stage, in accordance with the approved Staging Plan. The developer must

maintain and repair the detention basin and its associated works for a period of one (1) year from acceptance of "on maintenance" for each relevant stage, to ensure ongoing effectiveness. During the one (1) year time period the basin shall not be modified in any way without prior written approval from Council.

Reason: To identify the timing as to when public infrastructure becomes under Council's care and control. To ensure the development is compliant with Council adopted engineering standards; complies with the relevant legislation; and is in the public interest.

ADVISORY NOTES

Construction Waste Management

All waste materials generated from construction and/or demolition works shall only be disposed at licensed waste management facilities capable of receiving the waste as classified under the NSW Environmental Protection Authority (EPA) guideline document *Waste Classification Guidelines: Part 1 Classifying Waste 2014* or managed in accordance with the NSW Environment Protection Authority *Resource Recovery Orders and Resource Recovery Exemptions* made under the *Protection of the Environment Operations (Waste) Regulation 2014*.

Soil Management

During demolition and building work soil removed from or imported to the site must be managed in accordance with the following principles:

- a) All excavated material removed from the site must be classified in accordance with the Department of NSW Environmental Protection Agency's Waste Classification Guidelines prior to disposal to an approved waste management facility and reported to the Principal Certifier.
- b) The only fill material that may be received at the development site is:
 - i) Virgin excavated natural material (within the meaning of the *Protection of the Environment Operations Act 1997*); and/or
 - ii) Any other waste-derived material the subject of a resource recovery Exemption under Clause 91 of the *Protection of the Environment Operations (Waste) Regulation 2014* that is permitted to be used as fill material, excluding waste tyre.

Any waste-derived material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions, which must be provided to Council or any other public authority on request. Any waste-derived material that does not qualify for resource recovery exemption must not be received at the development site for any reason.

Aboriginal Cultural Heritage

All earthmoving contractors and operators should be instructed that, in the event of any bone, or stone artefacts, or discrete distributions of shell, being unearthed during earthmoving, work must cease immediately in the affected area, and the Local Aboriginal Land Council and officers of the National Parks and Wildlife Service, informed of the discovery. If the discovery is bone, or appears to be human remains, then NSW Police are also to be informed of the discovery. Work must not recommence until the material has been inspected by those officials and permission has been given to proceed. Those failing to report a discovery and those responsible for the damage or destruction occasioned by unauthorised removal or alteration to a site or to archaeological material may be prosecuted under the *National Parks and Wildlife Act 1974*.

Essential Energy

Essential Energy has made the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots

which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions;

- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW);
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Before you Dig Australia

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please access Before You Dig Australia before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon accessing the Before You Dig Australia service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Water and Sewer Contributions

This consent requires a Certificate of Compliance under the *Water Management Act 2000* to be obtained.

A pre-requisite of obtaining a Certificate of Compliance for this development, is payment of Water and Sewerage levies in accordance with Section 64 of the *Local Government Act 1993*. The rates and amounts applying to this development, at the date of this notice, are set out in the Schedule of Contributions below.

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

Schedule of Contributions

Development Application Number	5.2024.131.1			
CPI Quarter in Use	Dec-24			
Contributions Values Valid To	01/05/2025			
Levy Area	No. of ET's	Cost Per ET	Receipt Code	Amount Payable
Water Supply				
Lismore Water	175.00	\$1,775.42	503	\$310,698.08
Rous County Council	175.00	\$10,350.00	509	\$1,811,250.00
Sewerage Services				
Lismore Sewer	175.00	\$14,079.57	507	\$2,463,924.51
Total				\$4,585,872.59

The cost per ET is in accordance with the relevant Development Servicing Plans as at the date of this Notice. The amount to be paid will be adjusted at the time of actual payment, and if applicable any relevant Council Procedures. The amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment. The applicable contribution rates for specific dates can be obtained by contacting

Council during office hours.

If the works are staged, contributions must be levied at the amount proportionate to the works within the scope of the relevant Construction Certificate.

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

Long Service Levy

Prior to the issue of any Construction Certificate, a Long Service Levy must be paid to the Long Service Payments Corporation, pursuant to Section 34 of the *Long Service Payments Act 1986*.

If you find it more convenient, this payment may be made to Council, and we will forward it to the Long Service Payments Corporation on your behalf.



Lismore City Council
PO Box 23A
LISMORE NSW 2480

Your reference: (CNR-71425) 5.2024.131.1
Our reference: DA20240823003447-S38-1

ATTENTION: Leanne Burns

Date: Friday 21 February 2025

Dear Sir/Madam,

Integrated Development Application
s100B – Subdivision – Torrens Title Subdivision
226 INVERCAULD ROAD GOONELLABAH NSW 2480, 103//DP709070

I refer to your correspondence dated 20/02/2025 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the dwellings are below critical limits and prevent direct flame contact

1. At the issue of a subdivision certificate and subsequent stage release subdivision certificate(s) and in perpetuity, to ensure ongoing protection from the impact of bush fires, the entire development area of Lot 103 DP 709070 shall be managed as an asset protection zone in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.
2. At the issue of a subdivision certificate (stage 1 release), a suitable mechanism, such as a Council Plan of Management, shall be in place over the nominated asset protection zone (figure 4.1 Asset Protection Zones - Bushfire Threat Assessment, prepared by Firebird ecoSultants Pty Ltd, dated 17 April 202) within proposed public lands, to ensure its ongoing management in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

The name of authority empowered to release, vary or modify any instrument shall be Lismore City Council.

3. At the issue of a subdivision certificate, a suitable mechanism such as an instrument pursuant to section 88 of the 'Conveyancing Act 1919' shall be placed over lots 124-128, 224-227, 301-302, 323-326, 401-403, 501-502, & 516-523, restricting the location to the building envelope, to that part of the lot not identified as a asset

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



protection zone, as per figure 4.1 Asset Protection Zones - Bushfire Threat Assessment, prepared by Firebird ecoSultants Pty Ltd, dated 17 April 2024.

The name of authority empowered to release, vary or modify any instrument shall be Lismore City Council.

4. At the issue of a subdivision certificate, a suitable mechanism such as an instrument pursuant to section 88 of the 'Conveyancing Act 1919' shall be placed over lots 124-128, 224-227, 301-302, 323-326, 401-403, 501-502, & 516-523, requiring the Asset Protection Zones (APZ) as shown on figure 4.1 Asset Protection Zones - Bushfire Threat Assessment, prepared by Firebird ecoSultants Pty Ltd, dated 17 April 2024. The restriction shall ensure Asset Protection Zones (APZ) shall be managed in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

The name of authority empowered to release, vary or modify any instrument shall be Lismore City Council.

Access Requirements

The intent of measures is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area

5. Public access roads shall comply with the Civil Engineering Plans, prepared by Terania Consulting Pty Ltd, revision C, dated 26 May 2024.

6. Temporary turning heads must be provided to temporary dead end roads (for each stage) incorporating either a minimum 12 metre radius turning circle or turning heads compliant with A3.3. *Vehicle turning head requirements of Planning for Bush Fire Protection 2019*.

Temporary turning heads are to be clearly sign posted as a 'No Through' road. The turning areas may be removed upon opening of future proposed through roads.

Water and Utility Services

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities

7. The provision of water, electricity and gas shall comply with Table 5.3c of *Planning for Bush Fire Protection 2019*.

Landscaping Assessment

The intent of measures is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the dwellings are below critical limits and prevent direct flame contact

8. Landscaping of future public land (road and open reserves, basins, etc) shall comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. Fences and gates must comply with Section 7.6. of *Planning for Bush Fire Protection 2019*.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 04/10/2024.

For any queries regarding this correspondence, please contact Alan Bawden on 1300 NSW RFS.





Yours sincerely,

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment





BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision
226 INVERCAULD ROAD GOONELLABAH NSW 2480, 103//DP709070
RFS Reference: DA20240823003447-S38-1
Your Reference: (CNR-71425) 5.2024.131.1

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20240823003447-Original-1 issued on 04/10/2024 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Allyn Purkiss

Manager Planning & Environment Services
Built & Natural Environment

Friday 21 February 2025

Don Hugo

From: TE_Technical Enquiries
To: leanne.burns@lismore.nsw.gov.au
Subject: CNR-71425 - A-88294 - 226 INVERCAULD ROAD GOONELLABAH 2480

Dear Sir/Madam,

We refer to Council's correspondence via the NSW ePlanning portal seeking comment from Essential Energy in relation to the proposed development at the above property.

Thank you for seeking comment from Essential Energy in relation to the proposed development at the above property .

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

- As part of the subdivision, an easement is created for any existing electrical infrastructure. The easement is to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision;
- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions;

- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW);
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Should you require any clarification, please do not hesitate to contact us.

Regards,

Essential Energy



T: 13 23 91 |

PO Box 5730 Port Macquarie NSW 2444 | www.essentialenergy.com.au | www.intelligentnetwork.com.au

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**NSW Police Force**

Development Application Review

Webcops Reference: E97582306

DA Reference No: DA5.2024.131.1

TRIM Reference: D/2021/805817

Council: Lismore City Council

Developer/Applicant: McCloy Project Management

Private Certifier: N/A

Date of Risk Assessment: 04/09/2024

Time Risk Assessment undertaken: 11.30am

Site Name: Lot 103 DP709070

Address: 226 Invercauld Road, Goonellabah NSW 2480

Contact Name: Mr S R REINHOLD, Lismore City Council

Proposed development/use of space:

Subdivision comprising 176 residential lots (Torrens Title); residual lots; public reserves; associated infrastructure; earthworks; and vegetation removal.

1. Introduction

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Development Application DA5.2024.131.1.

RICHMOND POLICE DISTRICT

5 Zadoc Street, Lismore NSW 2480

T 02 6626 0599 **F** 02 6626 0511 **W** www.police.nsw.gov.au

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

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POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously

Lismore City Council

Meeting held 25 March 2025 - 9.1 - DA24/131: Residential Subdivision - 176 Lots plus 3 Public Reserves

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NSW Police Force

Page 2.

2.1 Current environment

Currently the site subject of this development application is land that has historically been utilised for cattle grazing. There is an existing dwelling and associated infrastructure located on the northwest corner of the site.

The property is adjoined to the north by the currently developing Eastwood residential development. To the east (across Gundurimba Creek), south and west by low input cattle grazing land and rural residential dwellings.

Currently access to the proposed development site is achieved via an existing access point located off Invercauld Road as well as access points that have been created by the development of the Eastwood residential development.



Source: Lismore City Council IntraMaps.

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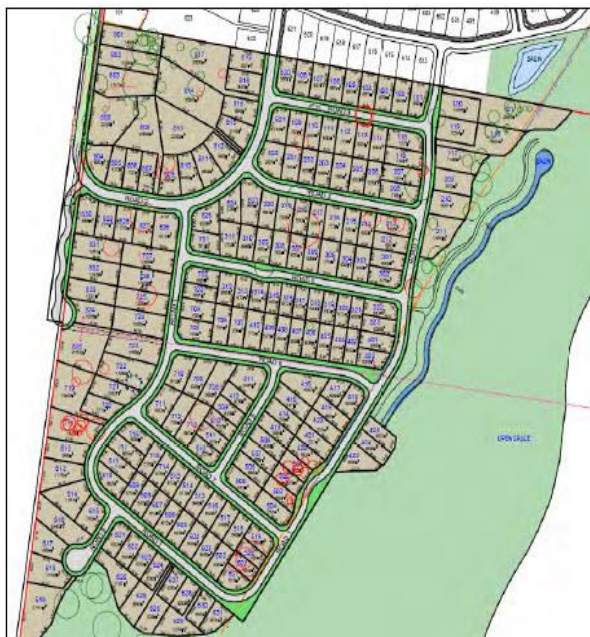


NSW Police Force

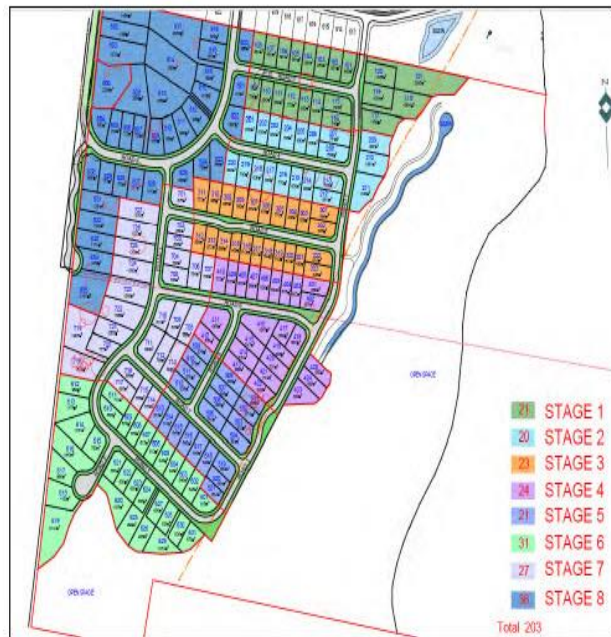
Page 3.

2.2 Proposed development

Staged development of a subdivision comprising 176 residential lots (Torrens Title); residual lots; public reserves; associated infrastructure; earthworks; and vegetation removal.



Source: DA5.2024.131.1.



Source: DA5.2024.131.1

3. Crime risks and identified issues

The crime risks identified in the local area include break and enter, property theft, motor vehicle theft, malicious damage (including graffiti) and anti-social behaviour.

3.1. Current/trending crimes that impact the local area that should be considered within the design and building process: At the time of preparation of this report there was no significant current or trending crimes identified within the area of this DA. The types of crime categories that have been identified as a risk were identified through searches of Police crime data records for the area dating back to January 2022. These types of crimes are consistent with any major regional population centre across the state.

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Meeting held 25 March 2025 - 9.1 - DA24/131: Residential Subdivision - 176 Lots plus 3 Public Reserves

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Page 4.

3.2. Crimes that the current proposed development application will introduce or facilitate within this space: This development application is basically an extension of the adjoining and existing Eastwood Estate. As it is an extension of a development it will introduce new people to the space. In this instance there is the risk for potential for property crime and crimes of violence. However, the risk of crime can be mitigated by the implementation of CPTED principles within the design and development of each of the precincts and individual properties as they are developed.

3.3. Developments can introduce or facilitate certain issues that are not necessarily a crime, but impact on the ability to police a space: Nil identified.

4. Recommendations

In consideration of the nature of this development and the crime risk assessment undertaken, Police make the following recommendations:

- Surveillance – Ensure that any proposed landscaping does not inhibit natural surveillance opportunities or impact on the sight lines of residents, pedestrians, and motorists by keeping sightlines clear of obstructions, such as large or overgrown vegetation, trees, and shrubs.
- Surveillance – Ensure landscaping plants in areas along pathways and other areas used by pedestrians consist of low-lying plants to ensure open sightlines and reduce concealment areas.
- Surveillance – Ensure that there is adequate lighting along roadways, pathways and throughout recreation/public reserve areas.
- Lighting - Ensure that lighting utilised does not produce glare or dark shadows and be orientated to illuminate potential threats.
- Lighting - Ensure that damaged lighting is repaired or replaced in a timely manner.
- Wayfinding - Directional signage to be provided. The signage is to be clear, legible and useful, to aid way finding throughout the development.

Disclaimer

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

1. It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.

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Lismore City Council**Meeting held 25 March 2025 - 9.1 - DA24/131: Residential Subdivision - 176 Lots plus 3 Public Reserves****53**

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Page 5.

2. It is based upon the information provided to the NSWPF at the time the assessment was made.
3. This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
4. The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact Senior Constable [REDACTED], Crime Prevention Officer, Richmond Police District [REDACTED].

Yours sincerely,



Scott TANNER APM
Superintendent
Police District Commander
Richmond Police District

Date: 5 September 2024

RICHMOND POLICE DISTRICT

5 Zadoc Street, Lismore NSW 2480

T 02 6626 0599 F 02 6626 0511 W www.police.nsw.gov.au

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CRIME STOPPERS (1800 333 000)

Report crime anonymously

Lismore City Council**Meeting held 25 March 2025 - 9.1 - DA24/131: Residential Subdivision - 176 Lots plus 3 Public Reserves**

From: CEO <[REDACTED]>
Sent: Monday, 23 September 2024 3:09 PM
To: Leanne Burns; Records
Subject: RE: Referral to Ngulingah LALC (Eastwood) - 226 Invercauld Road
GOONELLABAH 2480

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 There,

Re: DA5.2024.131.1

Ngulingah Local Aboriginal Land Council opposes the above development as it currently stands on cultural grounds. We feel these matters were not appropriately dealt with when submitted to council previously and now that it is back in Council we would expect the outstanding matters now be properly dealt with.

The whole area of the Eastwood Development is an area of Culture and Heritage significance, with connections to other significant sites nearby. We feel this significance has been somewhat ignored.

The original Cultural Heritage Report was only focussed on 4 particular small areas and not the whole property. Ngulingah LALC did not agree with the report submitted by the archaeologist at the time of the original DA, and we have been proven right with noticeable errors coming to light in other reports by this particular archaeologist since. Even through the process of meetings held at the Invercauld Road site proved there was noticeable errors and a complete lack knowledge of Culture and Heritage by the Archaeologist.

Accordingly, we submit that this development should go no further until a complete and thorough Culture and Heritage report is completed in proper consultation with the Aboriginal community, and with the property slashed and prepared properly for a thorough walkover and test pitting. should the development proceed observers be onsite during excavation works to ensure the recovery and protection of Aboriginal Culture and Heritage sites and artifacts.

Bill Fisher
CEO

From: Leanne Burns <leanne.burns@lismore.nsw.gov.au>
Sent: Thursday, 22 August 2024 3:24 PM
To: CEO <ceo@ngulingah.org.au>
Subject: Referral to Ngulingah LALC (Eastwood) - 226 Invercauld Road GOONELLABAH 2480

Hello

Please find attached our referral in relation to development at 226 Invercauld Road Goonellabah.

All of the submitted documents can be found on the Lismore City Council website via DA Tracker or by the link here: <https://tracker.lismore.nsw.gov.au/Home/Disclaimer> (select 'Search' in green in the left column and insert the Application Year – 2024 and the Application Number – 131 and select Submit)

Kind Regards

Statutory Planning Business Support | Lismore City Council

T: 02 6625 0500 | F: 02 6625 0400 | PO Box 23A, Lismore NSW 2480 | www.lismore.nsw.gov.au

Lismore City Council acknowledges the people of the Bundjalung nation, traditional custodians of the land on which we work.

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Transport for NSW



12 September 2024

File No: NTH24/00444/003
Your Ref: DA 5.2024.131.1 | CNR-71425

General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Attention: Leanne Burns & Lucas Myer

BRUXNER HIGHWAY (HW16): DA 5.2024.131.1, 176 LOT RESIDENTIAL SUBDIVISION, Lot 103 DP709070, 226 INVERCAULD ROAD, GOONELLABAH NSW 2480

I refer to the abovementioned Development Application referred to Transport for NSW (TfNSW) on 23 August 2024 for comment on identified traffic impacts on the classified road intersection of Invercauld Road and Ballina Road (Bruxner Highway, HW16).

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*.

Ballina Road in this location forms part of the Bruxner Highway (HW16), a classified (State) road and Invercauld Road 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 has reviewed the information provided and is unable to properly assess the potential impacts on the transport network, in particular the intersection of Invercauld Road / Bruxner Highway. TfNSW has identified the following matters for further consideration:

1. The development has not sufficiently considered the direct traffic impacts of the proposed development on the existing classified (State) road intersection of Invercauld Road / Bruxner Highway. The assessment is focused on the traffic impacts on the intersection under upgraded conditions to Traffic Control Signals (TCS).
 - a. TfNSW can confirm some preliminary investigations have been undertaken into options at the intersection of Invercauld Road and Bruxner Highway, including TCS, however there is no funding for the construction of any works at this intersection, and the proposed upgrade cannot be relied on to occur unless proposed to be constructed by the development. It is unclear if the proposed upgrade will eventuate to support the development.
 - b. The traffic assessment acknowledges that there are existing capacity and safety issues at the Invercauld Road and Bruxner Highway, classified (State) road intersection as it currently exists. The DA has not demonstrated the impacts of the development on that existing intersection, or identified when an upgrade to TCS would be triggered as a result of the increases in traffic generated by the development.
 - c. A breakdown of the individual and cumulative traffic generated per stage of development has not been provided, no mitigation measures have been proposed and there is no commitment by the applicant to undertake the construction of the intersection upgrade to TCS, to support the (176 lot) subdivision development.

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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 2

- d. No consideration has been given to background traffic growth along the classified (State) road and no consideration has been given to providing a 10-year horizon and forecasting for a completed subdivision scenario.

The development application should be supported by an updated Traffic Report, addressing the above-mentioned matters and detailing the impacts of the traffic generated by the development on the existing classified (State) road intersection, including delivery triggers for the proposed TCS.

2. The DA states the classified (State) road intersection requires an upgrade to TCS to be able to accommodate the traffic generated by the development. Prior to determination of the development, Council should be satisfied that appropriate road infrastructure can be provided within the land available and that TfNSW is able to provide in-principle acceptance of the strategic design for the proposed works in the classified (State) road reserve.

The applicant should ensure a strategic design for the works is prepared in accordance with [TfNSW Strategic Design Fact Sheet](#), the current version of *Austrroads Guide to Road Design* and relevant *Australian Standards* (with Transport for NSW supplements) to the satisfaction of both TfNSW and Council. Once the strategic design has been prepared, the applicant should contact Development Services North to commence a review of the design.

TfNSW will exercise the functions of the roads authority in accordance with *Section 64* of the *Roads Act* and require the developer to enter into a Works Authorisation Deed (WAD) with TfNSW.

3. TfNSW have undertaken a review of the submitted SIDRA model. A copy of the TfNSW analysis (*SIDRA Model Review - spreadsheet*) will be provided as a separate attachment (.zip file) in the Planning Portal.

TfNSW recommends the SIDRA model and Traffic Report are updated to address all matters raised in the TfNSW spreadsheet, and further recommend the applicant directly respond to all matters raised in the spreadsheet, by filling in the "Model Developer's Response" column and resubmitting the document for further review by TfNSW.

Note: The Traffic Report should be updated to include an Appendices containing the following supporting information:

- A copy of the extracted modelling data outputs and intersection diagrams
- A copy of the relevant traffic counts used to inform both the traffic assessment and the SIDRA modelling, this information is to further identify the date of data capture and the relevant peak hours used in the assessment.

TfNSW is available to review any further information submitted in relation to the development application or to meet with Council and the Applicant to further discuss TfNSW comments. Should you require further information please contact [REDACTED], Development Services Case Officer, on 1300 207 783 or by emailing [REDACTED]

Yours faithfully

[REDACTED]
Court Walsh
 Team Leader Development Services
 North Region | Community & Place
 Regional & Outer Metropolitan

Attachment: *TfNSW - NTH24_00444_003 - 20240827 - WR 1195 - SIDRA Model Review.zip*

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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 2 of 2

From: Craig Trusty [REDACTED]
Sent: Wednesday, 28 August 2024 8:28 AM
To: Records
Subject: Dev Proposal DA 24/131
Attachments: IMG_20240828_0002.pdf

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 find my objection to the proposed estate. Regards Craig Trusty

From: Craig Steven Trusty at [REDACTED]

Email: [REDACTED]

Date: 23 August 2024

To: council@lismore.nsw.gov.au

Subject: Development Proposal DA5.2024.131.1 -226 Invercauld Road

Goonellabah (103/709070)

To whom it may concern.

I strongly object to the proposed development DA 24/131 in relation to access into and out of this Housing Estate. I don't believe that Invercauld Road was ever designed to carry the amount of traffic it sees today with the ongoing development of this area with new estates continuing without additional feeder roads in and out of this area. The maintenance of Invercauld Road at present is ongoing with pot holes and subsidence due to the heavy load of large heavy vehicles, buses and cars etc. I don't believe this has been looked at holistically, the entrance to the start of Invercauld road off Ballina road is already a problem and the proposal for traffic lights in the future in my opinion should be replaced with a roundabout not traffic lights on a highway as is the case on many of the other access roads to the Bruxtner Highway/Ballina road in Goonellabah, the other access via Simons road, Clifford road, Harwood road, Pleasant road to Rous road is like a detour not a planned feeder road. The continuation of Cynthia Wilson road east wood should be re visited and completed before anymore development is approved or alternatively other access in and out both east and west of the proposed estate. There are other areas to the south of Cynthia Wilson road intersection on Invercauld road that need addressing where the road narrows and the width of the Invercauld road has been compromised again this I believe needs to be addressed pre any approval being granted.

With the proposed addition of 176 extra housing lots and the estimate of 350 plus vehicles which I believe is grossly underestimated given the current demographic with housing and teenagers staying at home longer than ever before.

I believe their to be another proposal for a Medical Centre on Invercauld road again bringing additional traffic to Invercauld road, it all adds pressure to the current load without upgrades being done.

How their hasn't been more accidents on Invercauld road than there has been with property owners having to reverse out of their driveways and the amount of traffic at present, let alone more.

In summary, I reiterate my position in opposing this subdivision until alternatives as suggested or other are implemented. The expression of horse before the cart comes to mind, I cannot understand how Council could approve this application without making sure there are other exit routes and upgrades done first for the citizens of this great town.

Thank you Regards Craig Trusty.

Tim Robertson

From: Craig Trusty [REDACTED]
Sent: Friday, 23 August 2024 12:34 PM
To: Records
Subject: Development Proposal DA 24/131
Attachments: Invercauld road new estate.docx

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 find my attachment for the DA 24/131 Regards Craig Trusty

From: Craig Steven Trusty at [REDACTED]

Email: [REDACTED]

Date: 23 August 2024

To: council@lismore.nsw.gov.au

Subject: Development Proposal DA5.2024.131.1 -226 Invercauld Road

Goonellabah (103/709070)

To whom it may concern.

I strongly object to the proposed development DA 24/131 in relation to access into and out of this Housing Estate. I don't believe that Invercauld Road was ever designed to carry the amount of traffic it sees today with the ongoing development of this area with new estates continuing without additional feeder roads in and out of this area. The maintenance of Invercauld Road at present is ongoing with pot holes and subsidence due to the heavy load of large heavy vehicles, buses and cars etc. I don't believe this has been looked at holistically, the entrance to the start of Invercauld road off Ballina road is already a problem and the proposal for traffic lights in the future in my opinion should be replaced with a roundabout not traffic lights on a highway as is the case on many of the other access roads to the Bruxner Highway/Ballina road in Goonellabah, the other access via Simons road, Clifford road, Harwood road, Pleasant road to Rous road is like a detour not a planned feeder road. The continuation of Cynthia Wilson road east wood should be re visited and completed before anymore development is approved or alternatively other access in and out both east and west of the proposed estate. There are other areas to the south of Cynthia Wilson road intersection on Invercauld road that need addressing where the road narrows and the width of the Invercauld road has been compromised again this I believe needs to be addressed pre any approval being granted.

With the proposed addition of 176 extra housing lots and the estimate of 350 plus vehicles which I believe is grossly underestimated given the current demographic with housing and teenagers staying at home longer than ever before.

I believe their to be another proposal for a Medical Centre on Invercauld road again bringing additional traffic to Invercauld road, it all adds pressure to the current load without upgrades being done.

How their hasn't been more accidents on Invercauld road than there has been with property owners having to reverse out of their driveways and the amount of traffic at present, let alone more.

In summary, I reiterate my position in opposing this subdivision until alternatives as suggested or other are implemented. The expression of horse before the cart comes to mind, I cannot understand how Council could approve this application without making sure there are other exit routes and upgrades done first for the citizens of this great town.

Thank you Regards Craig Trusty.

From: Dino Bev Pagura [REDACTED]
Sent: Thursday, 22 August 2024 10:16 AM
To: Records
Subject: Development Proposal DA5.2024.131.1 - 226 Invercauld Road, Goonellabah (103/709070)

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To Whom It May Concern

We hereby strongly object to the Development Proposal DA24/131 "As Is" in relation to the ingress and egress from Invercauld Road as the traffic already travelling along this road is getting out of control.

With the "Eastwood Estate" being such a large development, we do not understand how this current proposal could be approved without a second exit being put into place to alleviate the pressure on Invercauld Road. Not only would there be many additional vehicles but the constant heavy vehicles it will bring in the process.

The 176 extra lots mean there is likely to be at least 352 additional vehicles plus more for families with teenage children including work vehicles with all the construction that will eventuate. We already have extra traffic from Invercauld House and the "New Haven Estate". Also the potential traffic from the proposed Medial Centre which is being considered to be developed in Invercauld Road.

Why is there not a proposed exit to join onto Skyline Road to Wyrallah Road or Military Road instead of having the already congested traffic onto Invercauld Road. "It appears Council may have to allocate householders with a "Stop Sign" so that they can at least exit their properties".

We find it hard to believe the Submission to Council by Colston Budd Hunt & Kales Pty Ltd that the vehicle numbers as quoted are without a doubt totally correct. It seems to be somewhat in favour of the Developer and it takes more than a few days to accurately gauge traffic movement, also bearing in mind when the reading may have been taken such as school holidays, etc..

Finally, as previously mentioned and to reiterate, we feel this subdivision should not be approved "As Is" as Invercauld Road cannot cater for all the additional traffic that will occur. We cannot understand how Council could approve this extra burden without first making sure there was an alternate exit route.

Thanking you for your time.

Yours sincerely,

Dino & Bev Pagura.

[REDACTED]
[REDACTED]

Mr. Shane Reinhold,
Lismore City Council,
43 Oliver Avenue,
GOONELLABAH, NSW 2480.

DA5.2024.131.1

With regard to the above DA, as well as registering our objection to this development because our native animal population is being threatened – yet again, we would point out that Invercauld Road traffic is already horrific and the road is suffering because of this. New potholes are appearing weekly.

Besides that, the heavy traffic to other development sites off Invercauld Road starts at 6.30 am and continues all day. There is no relief for residents. This has been happening for a number of years already. Before further development is even considered, it is imperative that another road should be built to relieve the current pressure on Invercauld Road.

This DA should not be approved.

Yours faithfully,

[REDACTED]
.....
D.L. & M.L. Byrne

From: Garry Scotcher [REDACTED]
Sent: Monday, 26 August 2024 1:05 PM
To: Records
Subject: DA-Submission 24/131 No226 INVERCAULD ROAD - PROPOSED
SUBDIVISION
Attachments: Invercauld Road No 226 Development Submission 2024 PDF.pdf;
Scan2024-08-25_092241 600x600dpi.pdf

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The General Manager,

Please find attached documents

- "Invercauld Road No 226...."

Submission letter

- "Scan2024..."

This attachment contains supporting documents as referenced in the Submission.

The Cross Section sketches were created by survey to obtain natural ground levels over the cross section of the road reserves (Road 1 and Road 16) The design section was then superimposed at the relevant road chainage.

Note: Road alignment chainage was adopted by scaled relationship to property boundaries as documented on the Civil Works layout plan. Level datum was adopted from multiple existing surface levels as documented on the longitudinal sections. The accuracy obtained is sufficient for its purpose.

I would be pleased to receive council feedback and am happy to assist with any required clarification or additional information.

Regards.

Garry Scotcher [REDACTED]

G & M Scotcher

[REDACTED]

[REDACTED]

26 August 2024

The General Manager

Lismore City Council

PO box 23A, Lismore NSW 2480

Re: Development Proposal No. 2024/131

Proposed subdivision of 226 Invercauld Road, Goonellabah

The now complete McCloy Group Project of 132 lots at No. 224 Invercauld Road has provided a needed increased supply of quality building allotments in Goonellabah. I have reviewed the revised development proposal of No. 226 Invercauld Road, as displayed on the LCC website. I encourage LCC to approve the proposed extension of the subdivision onto that property, subject to addressing the following issues.

Please find ten (10) documents attached. These documents are titled "Attachment 1" to "Attachment 10" and are referenced accordingly below.

1. INVERCAULD ROAD DRAINAGE (Ref Attachments 1, 2 and 3)

There is an existing open drain that transfers stormwater down the western side of Invercauld road, then into our property below our dwelling. A site inspection has revealed that the stormwater discharged into this drain (see Attachment 1) includes stormwater from the Eastern side of the existing road extending to Julie Cres. It had been problematic until I took control of the open drain maintenance after some issues. (see attachments 1, 2 and 3) There is no connection shown on the Drainage Works plan to collect the discharge from this outlet. It is obvious that the open drain will not remain. The discharge will need to be either connected to the McCloy drainage system or separately piped to replace the open drain.

2. INAPPROPRIATE DESIGN HEIGHTS

The cross sections attached (see attachment 4) have been prepared to illustrate my issues with the excess fill and the impact the profile has upon access to any future allotments on the western side of Invercauld road. All can be resolved if the design level is lowered to generally reflect the existing ground profile along the centreline of the Invercauld road reserve where there is no existing formed road. A fair and reasonable approach would be to design the profile to balance the cut and fill as the cross fall affects access to both sides of the road reserve. The cross sections in Attachments 7, 8, 9 and 10 on Road 1 and Road 16 have been prepared to illustrate how the amenity (access gradient) to the western property frontages has been disregarded.

3. ACCESS TO N [REDACTED]

The lower design profile suggested on attachment 5 would resolve the access issues at chainage 1228 and provide an appropriate approach to reduce excessive fill in the area beyond the presently sealed surface (attachments 7 and 8).

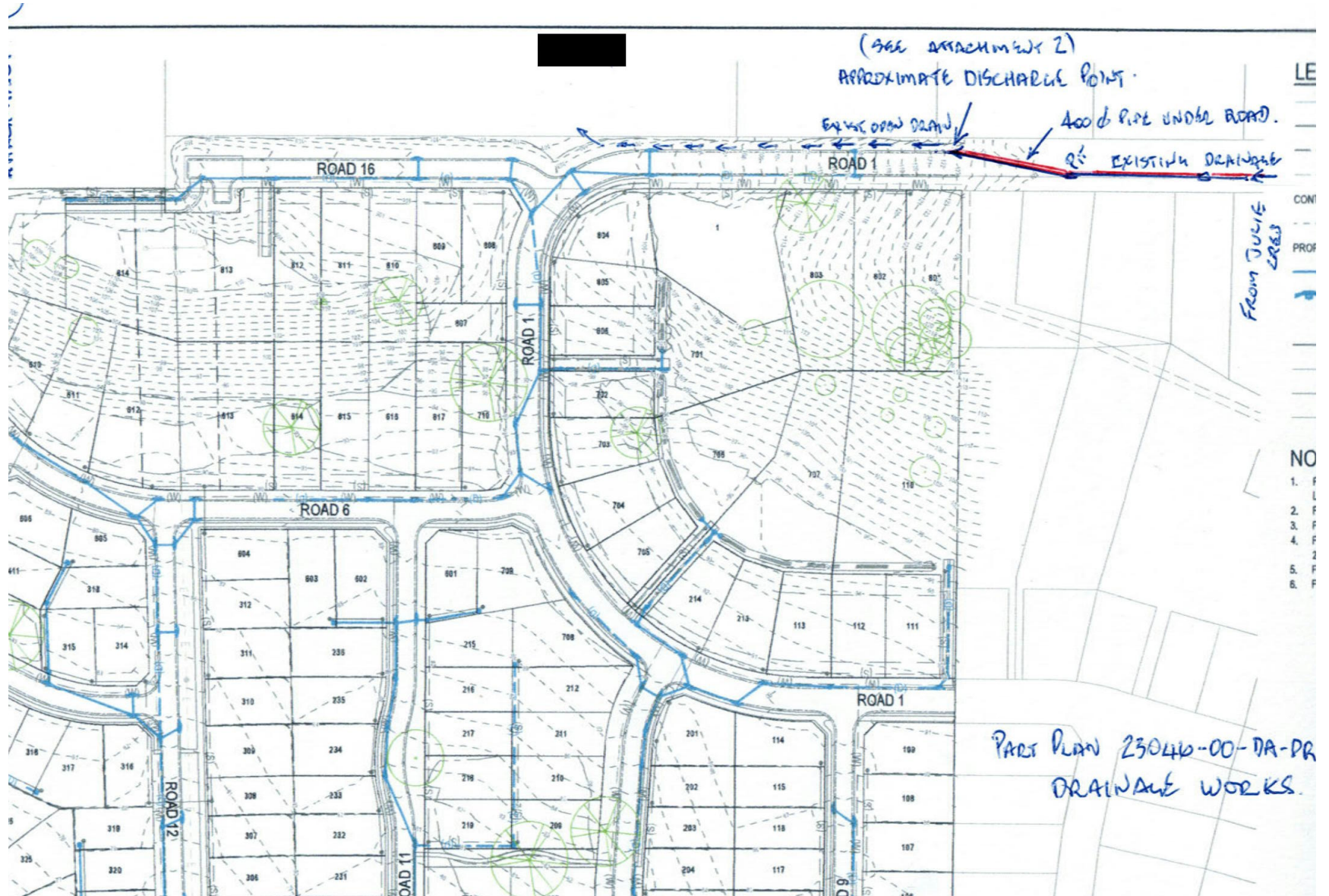
4. DRAINAGE DESIGN CONCEPT

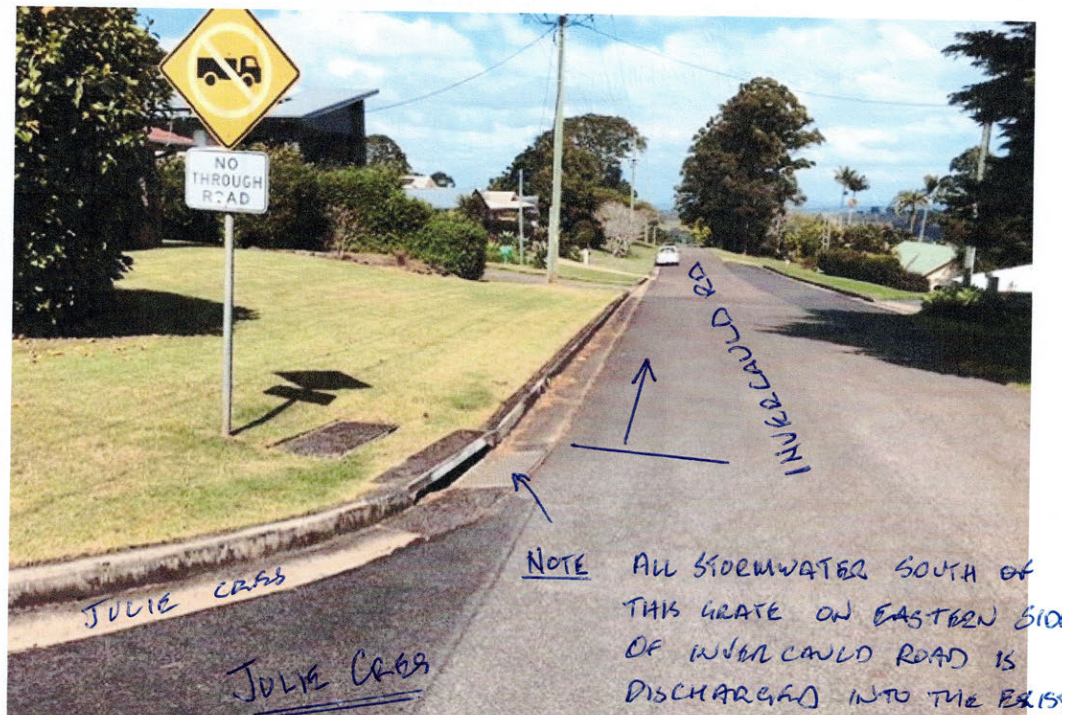
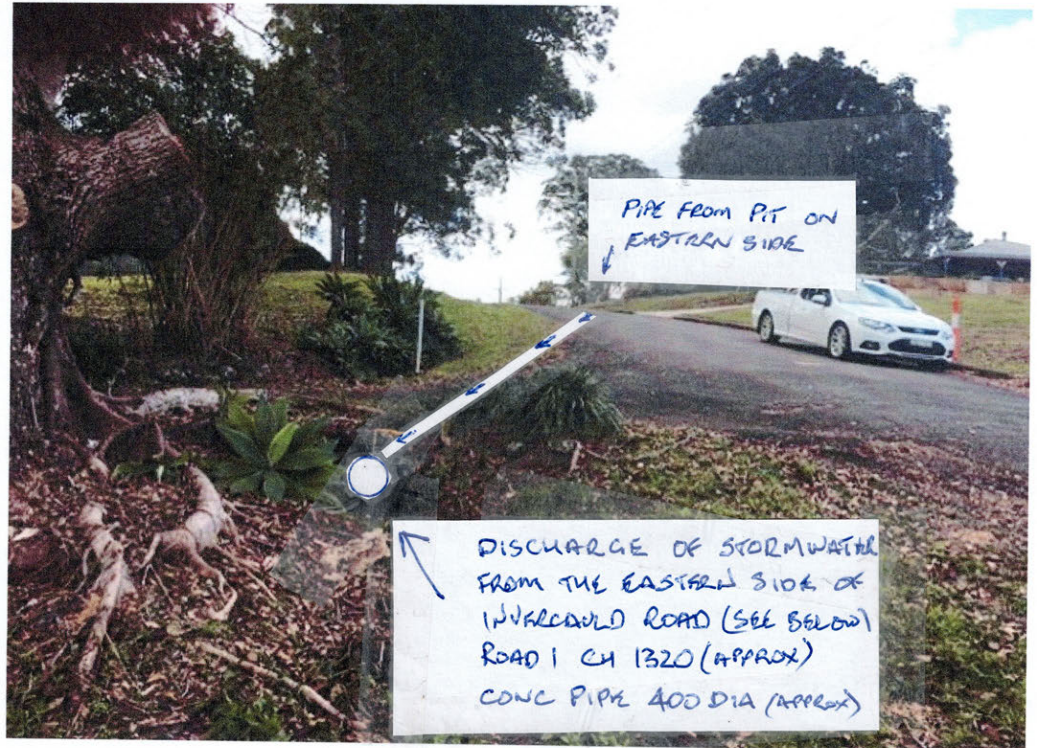
I understand and appreciate that the present design directs all the drainage of Invercauld road to the East along the alignment of Road #1. Whilst I can see that a redesign for a suitable lower profile to the area shown as disputed on attachment 4 is achievable maintaining this concept, an alternative to discharge to the west on our property (Lot 17) is also preferable to compromising the access profiles toward the Invercauld road western boundary.

I request that council advise me as to the details of any action (or inaction) relating to amendments to the design of the above discussed area, prior to the final issue of the DA consent.

Regards,

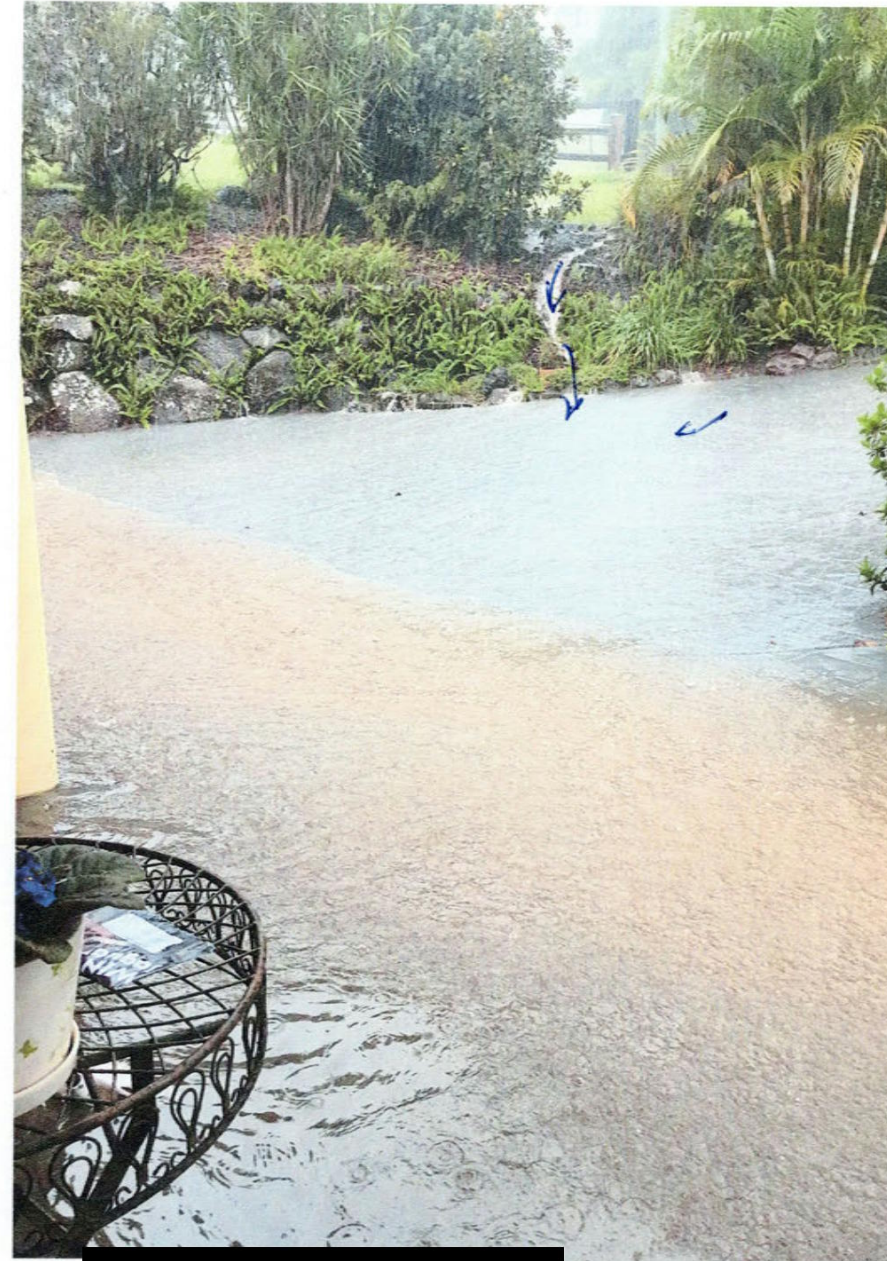
Garry and Margaret Scotcher
[REDACTED]

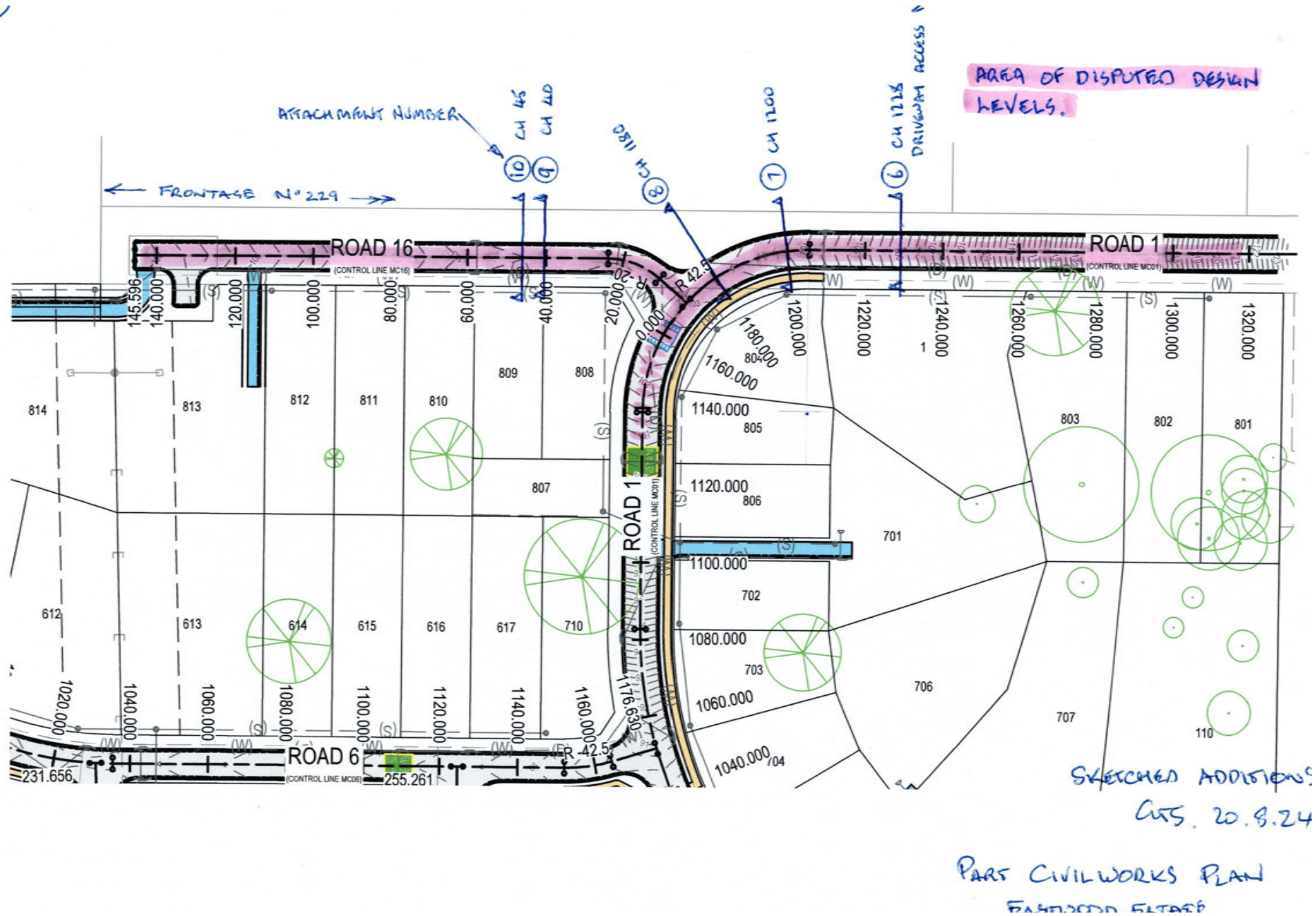


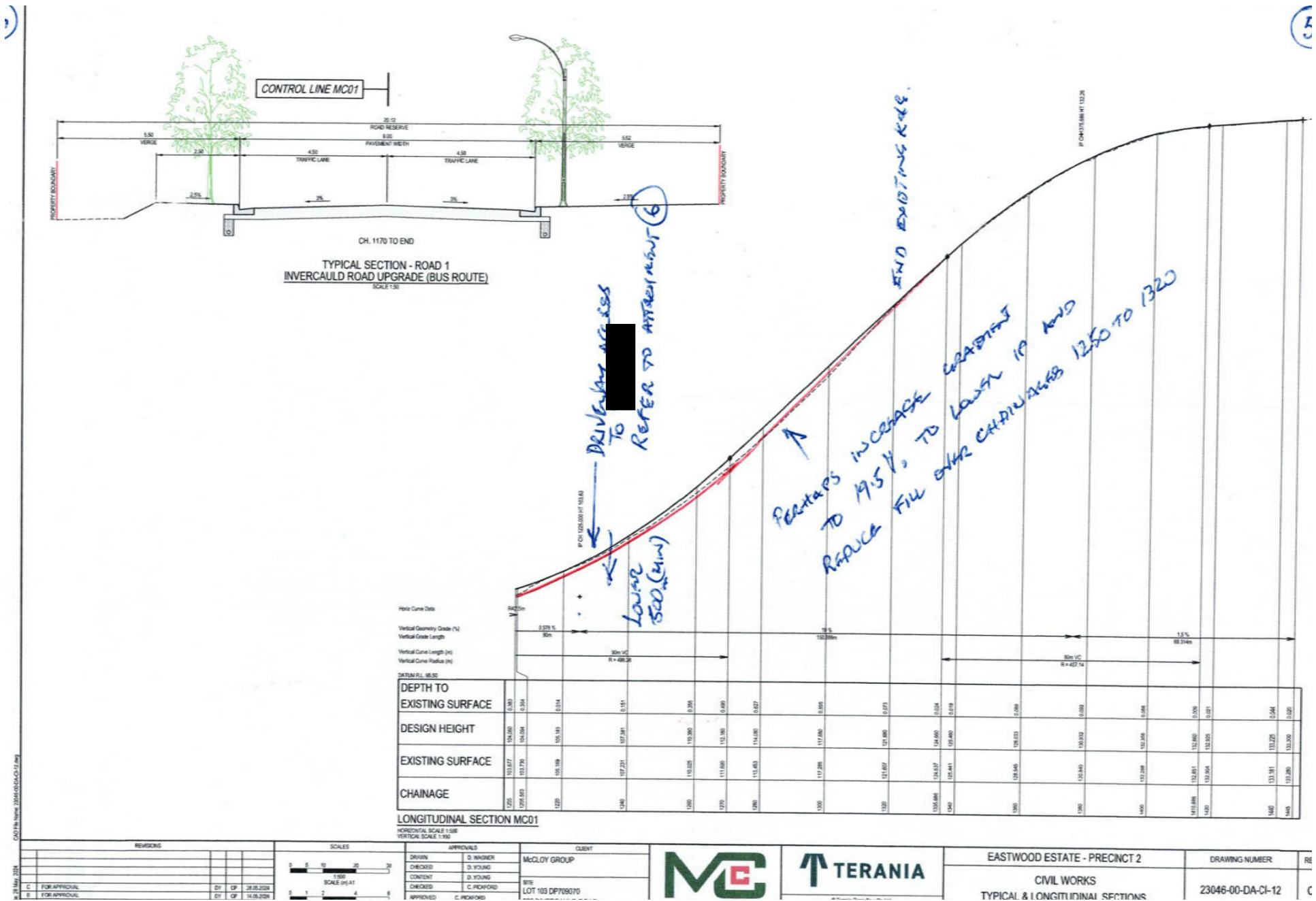


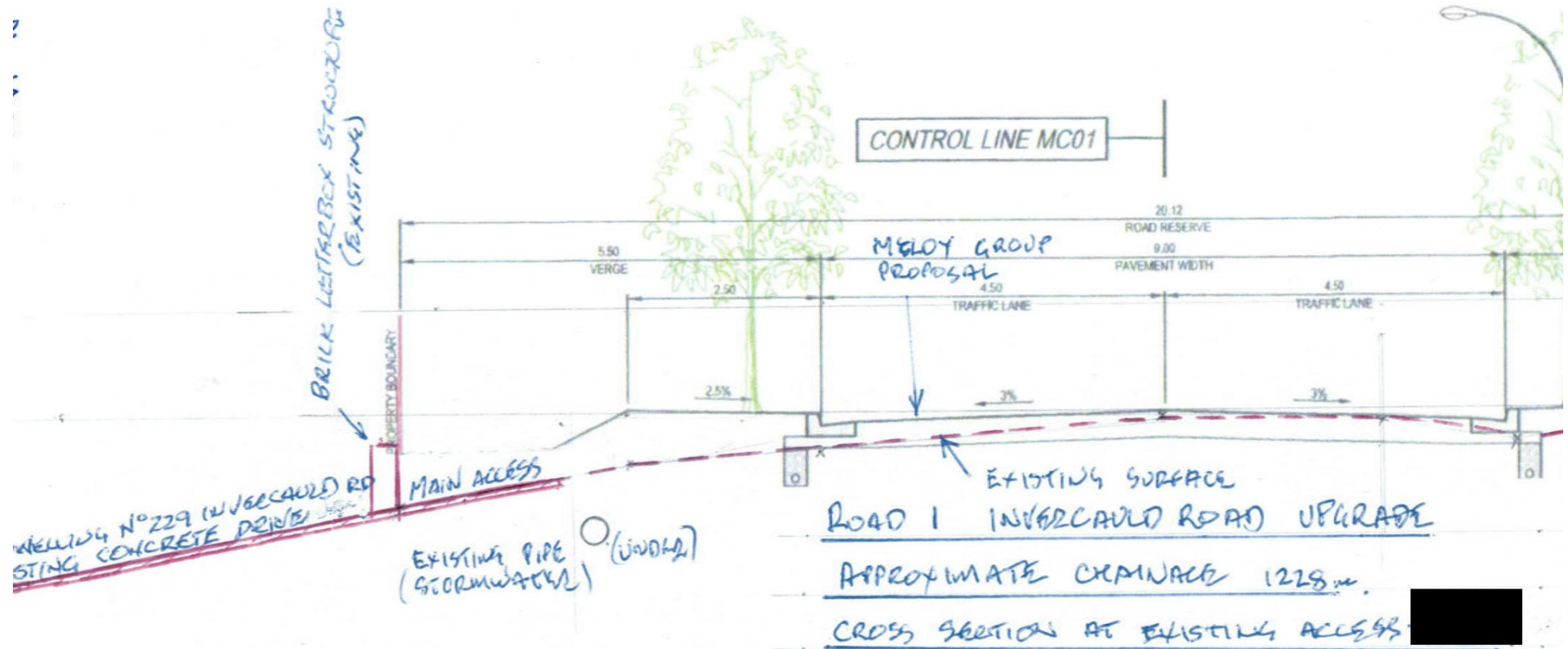
3

ATTACHMENT 1



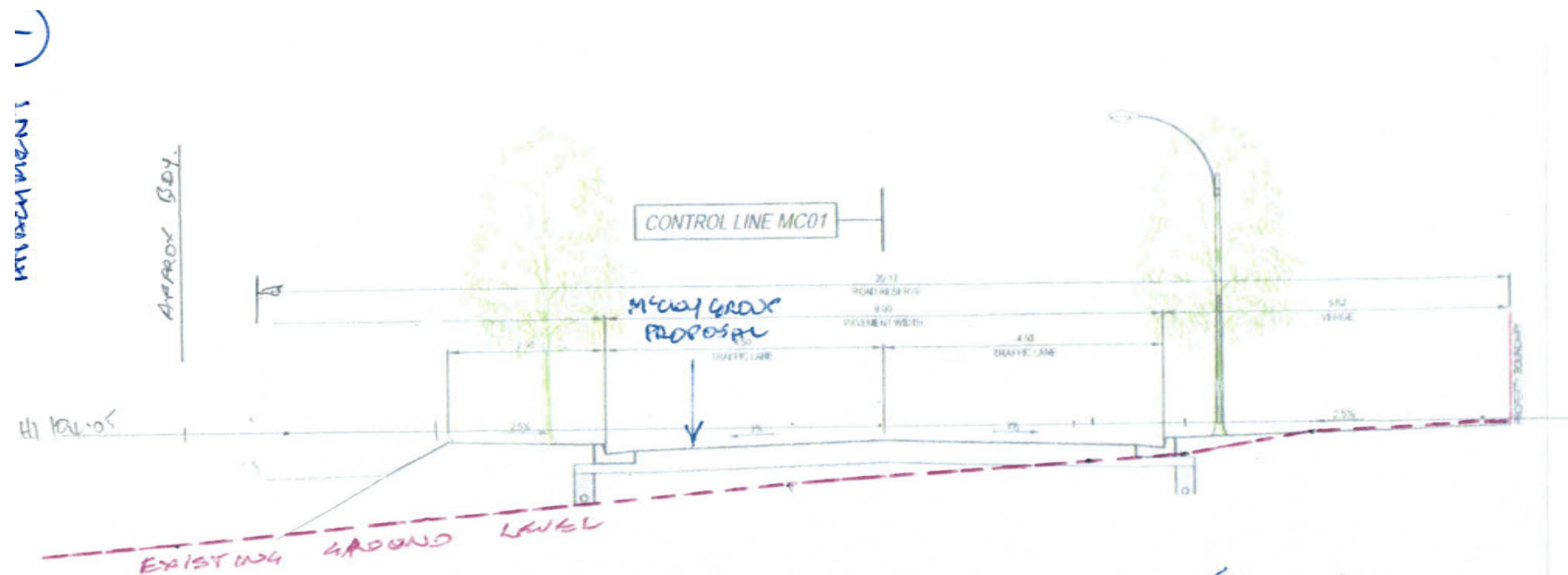






NOTE: THE DESIGN PROFILE NEEDS TO BE LOWERED A MINIMUM OF 500mm TO MAINTAIN A REASONABLE ACCESS PROFILE.

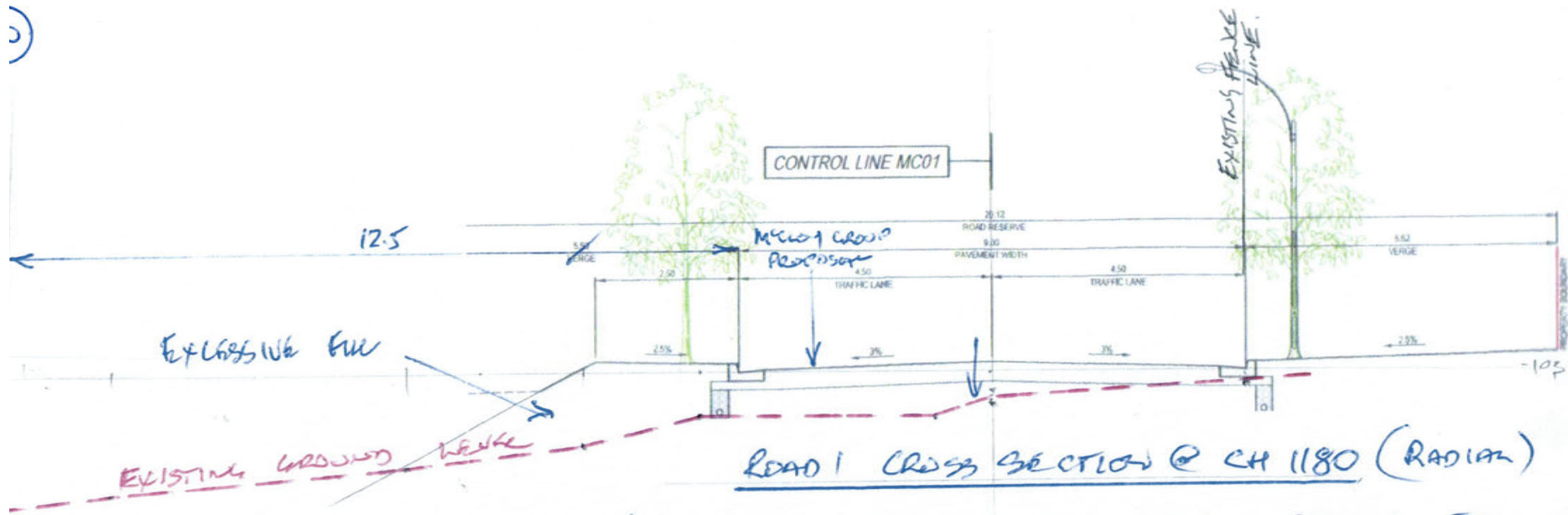
Cross 20.8.1



ROAD #1 CROSS SECTION @ CH 1200 (RADIAL)

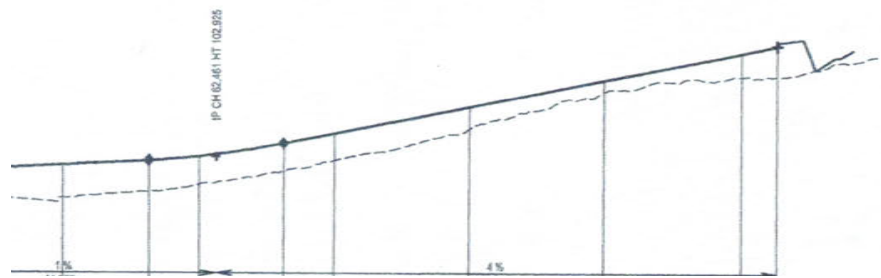
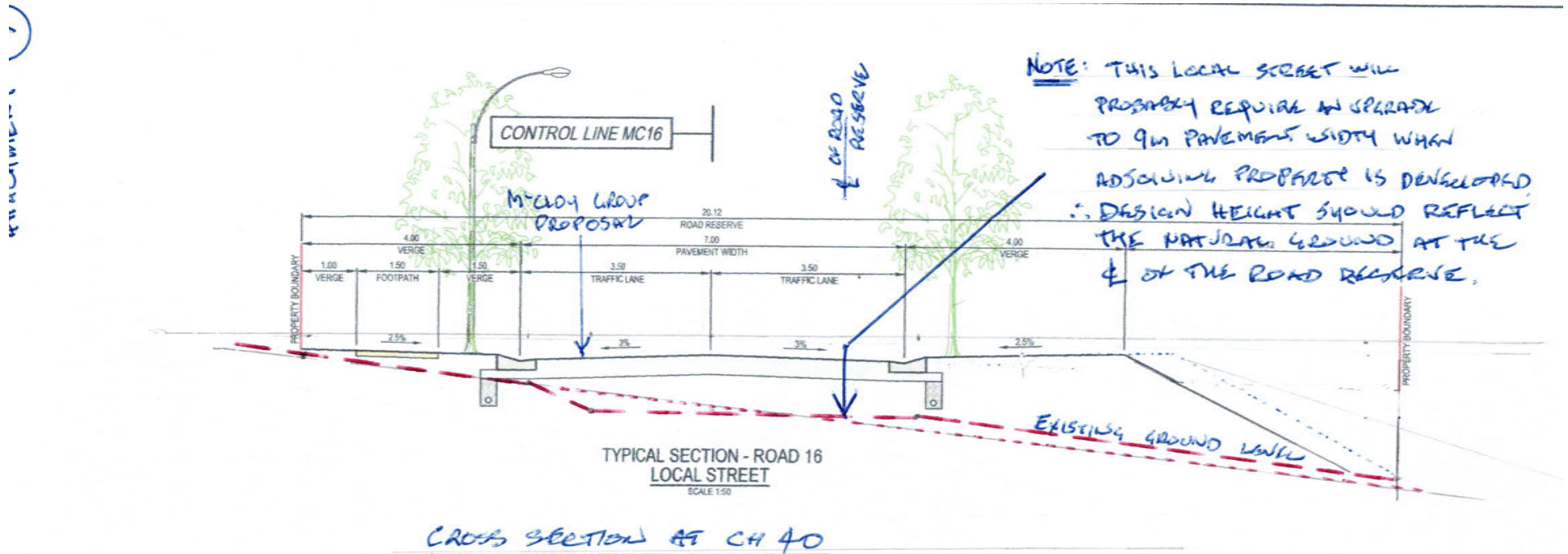
NOTE THIS DESIGN LEVEL SHOULD REFLECT THE AVERAGE GROUND LEVEL @ $\frac{1}{2}$ OF THE ROAD RESERVE.
 A LOWER DESIGN LEVEL WOULD (ENHANCE) IMPROVE THE LEVEL OF FLOOD FILL, AND PROVIDE A MORE BALANCED DISTRIBUTION OF ACCESS GRADIENTS TO EITHER SIDE OF THE ROAD RESERVE.

URS. 22.8.24



NOTE, LOWER DESIGN LEVEL WOULD REMOVE FILL, BUTTER PROFILE FOR LOWER PROFILE TO ROAD 16 AND INTERCALLED ROAD.

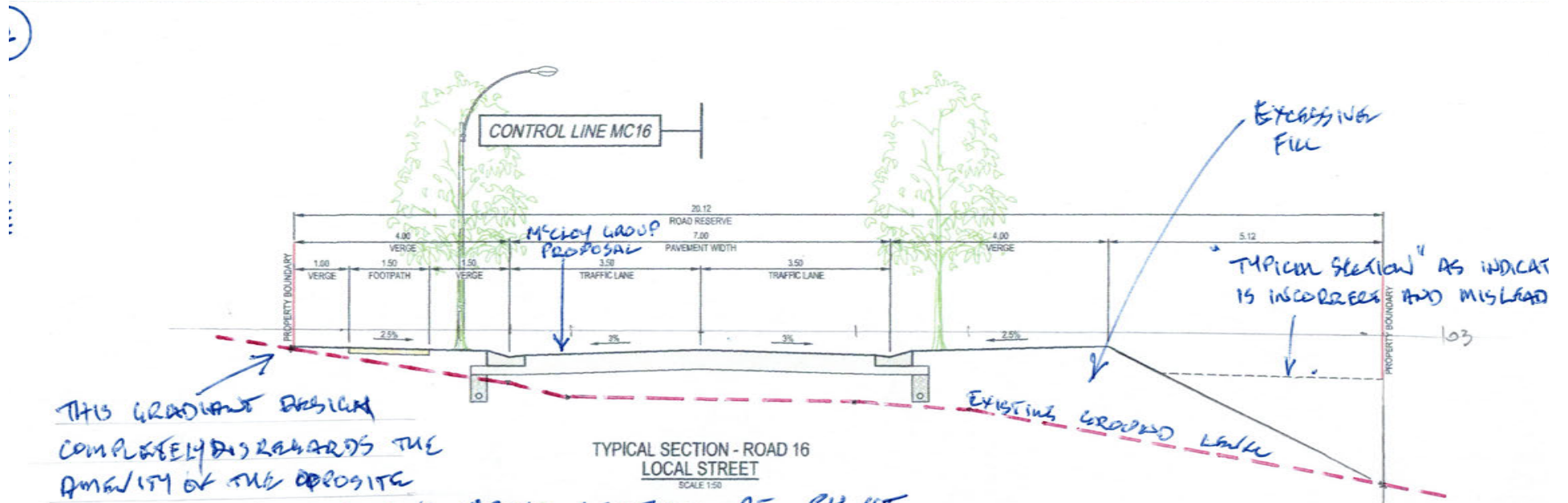
lots 20.8.24



C/S 20.8.24

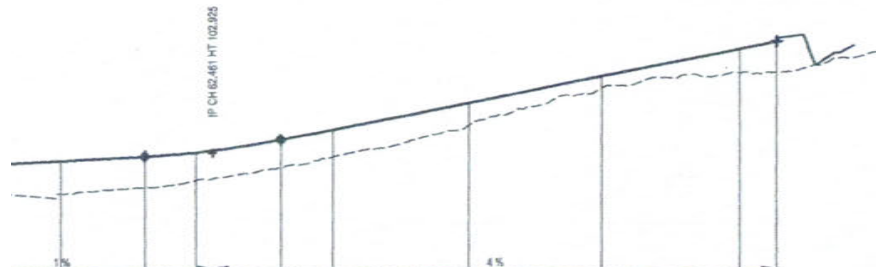
ROAD 16 SITE SECTION LOCATION ATTACHMENT

PLAN PLAN 23046-00-DA-C1



THIS GRADIENT DESIGN COMPLETELY DISREGARDS THE AMENITY OF THE OPPOSITE SIDE OF THE ROAD RESERVE, CROSS SECTION AT CH 45

NOTE DESIGN LEVEL AT THIS CHAINAGE SHOULD BE 800mm LOWER (MINIMUM) TO REFLECT THE GROUND LEVELS AND EQUALLY CONSIDER BOTH SIDES OF THE ROAD RESERVE.



DATE 20.8.24

ROAD 16 SEE SECTION AREA 4 PART PLAN 23046-00-DA.

From: ian keith [REDACTED]
Sent: Wednesday, 24 July 2024 9:10 AM
To: Records
Subject: Development Application 5.2024.131.1 - 226 Invercauld Rd Goonellabah-Lot 103 DP 709070

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Attention Planning Officer

Sir

It has been brought to our attention that a further DA has been submitted to Council in respect of the abovementioned property proposing a 176 block subdivision. We wish to strongly oppose this subdivision as we did with the prior application.

The grounds for objecting are the same. The additional noise from any future development would impact on existing residents. The current adjoining subdivision has created a significant increase in noise with the extra vehicles coming and going. Any further development would only add to the problem.

Invercauld Rd has not been designed for the extra traffic another 176 block subdivision would create and the increase in usage by earthmoving vehicles would add to the road damage and inconvenience to residents. All traffic from the new subdivision would have to travel along Invercauld Rd and turn left onto the highway to go to Lismore or divert to Rous Rd to head towards Ballina. What plans are there to take all of the vehicles through the residential areas?

The concern with the increased run-off from stormwater into the creek was raised before, so how is it proposed to prevent this from happening with this application?

The removal of further trees from the area is not acceptable as they provide shelter for the wildlife. We do not know what plans there are regarding the keeping of dogs and cats but if the existing adjoining subdivision is anything to go by the constant barking of dogs would only increase and put a further strain on the kangaroos and koalas in the area. Neighbours have stated that packs of dogs have been seen which could attack wildlife and the local livestock.

There were concerns raised with the previous application regarding the land having a cultural significance. How has this suddenly changed?

The prior application was rejected by Council and the State Planning authority. Just because there has been a reduction in the number of proposed blocks does not mean that this plan is any better than the previous one. It is to be hoped that Council will reject this application also.

It would be appreciated if Council could keep us informed as to the progress of this application.

Regards

Ian and Carol Keith

From: Ina Egermann [REDACTED]
Sent: Monday, 23 September 2024 3:16 PM
To: Records
Subject: Submission 226 Invercauld Road 2024/131
Attachments: Objection DA 2024131 - 226 Invercauld Road.pdf

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.

To whom it may concern

Pls find attached the submission for 226 Invercauld Road on behalf of Friends of the Koala.

Thank you.



September 23, 2024

General Manager
Lismore City Council

council@lismore.nsw.gov.au

Submission Objecting to Development Proposal No. 2024/131. Proposed subdivision of 226 Invercauld Road, Goonellabah

Friends of the Koala (FOK) strongly objects to this development application. Only last year the developer lost his court case trying to develop the land in a way that was unacceptable for biodiversity and humans.

Our position on this development has not changed as the developer is not showing significant changes and true care for the native flora and fauna impacted by this proposal.

The developer is still proposing to subdivide the parcel of land into too many lots - 176 - which we see as an overdevelopment for the space. The majority of lots are only 400-699m², which shows, that it is neither about a wildlife-friendly nor a human-friendly development, but rather about profits by creating as many lots as possible on this parcel. It is argued that it is compatible with the character and the residential area, which is based on the layout of the recently developed Eastwood Estate to the north. Looking at the surrounding older established lots, it is obvious that the "roof-to-roof" character does not fit into the character of the wider neighbourhood. It also does not create a variety of housing types and densities.

While the developer does not challenge the existence of koalas on and around the land of the proposed subdivision, the development is not presenting itself as an opportunity for wildlife and humans to coexist. The developer has had the opportunity to come back with an application, similar to Koala Beach in Pottsville and while we know not everything is positive about that one either it still is an example that developments can implement nature within their layout; and no, a park or street trees are not enough.

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While some positive changes have been made, other important issues remain:

1. The statement of Environmental Effects declares that there will be no works in the C3 zone, no removal of koala feed trees (KFT) and the relocation of the stormwater management system, yet the Biodiversity Development Assessment Report (BDAR) states “The proposed development **aims** to retain all KFT on site and the **majority** of environmentally sensitive C3 zoned land.” (page vii) From our point of view, this is quite a discrepancy!
2. Some feed trees are on house lots. Tree preservation orders are proposed to protect these trees, but it is well-known, that this most likely means nothing if someone determines that the tree could pose a risk to houses and humans sometime in the future. The BDAR has already included some trees (#97 and #101 - *Eucalyptus tereticornis*, both large mature Forest Red Gums) in their calculation of loss of habitat based on inhibited access (page viii) and they may even have to be removed altogether, pending an arborists evaluation once works is underway! This clearly shows, that while trees may be retained this time around, compared to being removed as per the previous DA, it will still not create a better result for koalas. In order to achieve a better result the trees retained need to be accessible and ideally not within house lots.
3. As the provided Koala Plan of Management outlines on page 8, the current local koala population is considered to be at its peak carrying capacity, which in turn means that ANY loss of KFT, but also habitat trees, be it through removal or inhibition, WILL affect the population negatively. Therefore, we do not agree that the loss of habitat is deemed to be a “minor proportion” (BDAR page 173). Almost 1ha of habitat loss (direct and indirect) with 0.34 koalas per ha (Biolink 2017) is significant when the species is battling for survival.
4. The developer is planning to plant KFT as street trees. While it could be positive for koalas to use them (once big enough!) to move through the development, it could, at the same time, also put them into harms way. Koalas will not realise that they have to follow the line of planted trees to get from one habitat patch to another, but rather venture and zigzag, which means they can end up in properties and on roads and encounter dangers there. The Koala Management Plan outlines the wildlife-friendly fencing, the prohibition of dogs, the fencing of pools and more, but who is going to police it? The Koala Beach development in Pottsville prohibits dogs as well, yet there

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are dogs. Also, all fences in the Koala Beach estate are supposed to be 300mm off the ground to allow movement of wildlife, yet there are now plenty of completely fenced yards to keep wildlife out and if they accidentally were to get in, they may then be trapped. Who guarantees that the landholders adhere to the provisions and requirements on their titles/covenants?

5. The construction noise and dust will most certainly have an impact on any wildlife. As an example: Friends of the Koala has noticed a significant increase in numbers of deaths of koalas around Southern Cross University since the 2022 floods. Since then much construction has taken place in the area (schools were set up, paths built etc.), the traffic and noise that comes with all of that has increased manifold, as well as the noise by humans (school children, workers etc.) The population around FOK and SCU has always been stable and mostly healthy before the flood, but now we are seeing cancer and extremely emaciated koalas, which can be attributed to the stress the population has been put under.
6. It is recommended to establish tree protection zones around trees to be retained during the construction period. Some of the types of protection suggested could inhibit koalas and other tree-dwelling natives from accessing the trees during the construction phase, which in turn can lead to stress and potentially outbreak of disease. If the development was to get approved the tree protection zones must allow access!
7. We were not able to locate the "Tree Retention/Removal + Koala Corridors Plan" prepared by High Definition Design Pty Ltd, that, according to the Statement of Environmental Effects, was submitted with this Development Application. Based on the Pre-DA form it is proposed to remove 26 trees. Due to the fact that koalas use many types of trees, there could be a significant impact on the individuals that may be using the trees marked for removal either as secondary food source or shelter. For example Swamp Box (*Lophostemon suaveolens*), classified in this application as non-koala feed tree, is definitely used by koalas for food and shelter, which many of our records prove. The following link outlines tree use by koalas on the North Coast in more detail. (<https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Native-animals/review-of-koala-tree-use-across-nsw-180385.pdf>)

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There is a small breeding colony in the corridor to the North of this proposed development, but it is barely holding on. It is under immense pressure from developments encroaching from every side and every one of them has cleared or will be clearing habitat by removing koala feed and habitat trees.

These are approved, proposed or planned developments:

South	Potential threat from Monaltrie re-zoning proposal
(North)-East	Forestoak Way, and Altitude Eco Village
West	Airforce Road, and Cnr Cynthia Wilson Drive and Fig Tree Drive, Crawford Road
North	112 Invercauld Road - approved subdivision Clearing of trees has occurred on 52 Invercauld Road. 7 Graham PI put in a DA in 2014 that was later withdrawn, but the threat from potential future DA's is obvious.

Every year the females in this colony have joeys, only to lose them due to human interactions. Below is a table of koalas that have been injured, died in the local area due to threatening processes like cars and dogs that will only increase as more habitat is removed and koalas are forced to move more through the landscape looking for food and habitat. The young ones are especially in danger as they need to find their own habitat, but they don't know they have to follow a small corridor, that humans have left for them, as that's the only place in this area that provides any shelter or protection.

Max - joey (2021)	Ground find, possibly abandoned due to stress on mother, property on Invercauld Road
Danica - subadult female (2021)	Hit by car outside 116 Invercauld Road
Dallas - joey (2022)	Hit by car on Invercauld Road
Unknown (2022)	Found dead by landholder of 82 Invercauld Road, cause of death unknown
Pika - adult male (2023)	Mauled by roaming domestic dog - he had moved outside the Invercauld gully to Campbell Crescent
Nash - joey (2023)	Stuck in fence on property on Invercauld Road built to contain dogs, but with koala food trees within fence (originally there was no fence and koalas were freely moving through this area using all the trees that then became part of the dog yard)

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Koalas are a landscape species. Their need to be able to safely travel across the landscape is necessary for the survival of the species. Connectivity is needed for dispersal of young animals and to maintain genetic diversity. The cumulative effect of multiple developments in koala habitats in this area is devastating. Each of those developments removes and fragments habitat further and isolates koala populations, reducing their genetic diversity and increasing stress on individuals. Fragmented habitats force koalas to travel longer distances in search of food, mates, and shelter, which heightens their vulnerability to road accidents and dog attacks and heightened stress response.

Koala Management Plan

We appreciate the Koala Management Plan that was prepared by Geolink. It covers an extensive amount of measures to keep koalas safe. In combination with a truly wildlife friendly layout of the subdivision and proper enforcement this could potentially work for our koalas. But unfortunately the developer plans to create 50-70 lots too many in order for the development to enable not only safe passage, but also use of their trees.

If this development was to be approved, the speed limit should be lowered to 40km/h with speed humps throughout the development, especially if KFT are to be planted as street trees, which is a topic I have commented on above. We attend to many koalas killed on roads with speed limits of 50km/h.

Of note is a slightly confusing point: On page 17 the plan states that lot fencing must not impede safe koala movement, and therefore allow koalas into lots. But the Trigger Action Response Plan (Appendix C) includes incidents based on breaches of fenced lots. If fencing were to be koala-friendly, koalas could move into and between lots. Breaches in fencing on the other hand only occur, if the fence is designed to keep something out.

Traffic

The traffic on both Invercauld Road and Cynthia Wilson Drive has already increased massively in the last couple of years. A development this size will generate hundreds more car movements. We are receiving regular calls of koalas on those roads or on the side of the road. Since June this year we had 3 call-outs for Cynthia Wilson Drive and 9 call-outs for Invercauld Road. It is sheer luck that all of those have "only" been near misses!

Licence No. MWL000100225 ABN 69322819171 Fundraising Authority CFN 17840

Licensed by the NSW Department of Planning, Industry & Environment to rescue, rehabilitate and release koalas in the Northern Rivers.



Some residents ask for a link to Skyline Road to be established based on the increased traffic along all roads that lead towards the proposed development. While this is understandable we object strongly against a road that would fragment core koala habitat even more and ultimately would put more koalas at risk of car hits. Depending on where this road were to be situated, it could lead to the necessity of an upgrade of the part of Skyline Road that is currently a gravel road. At any given time the trees right next to this section of Skyline Road are inhabited by 2-8 koalas and the only two reasons that we have not had fatalities in this area are, that it is a gravel road and that there is hardly any traffic! Therefore, if it was determined that a new road is required for this development, it is even more of a reason to refuse it or reduce the amounts of lots adequately to remove the need for a new road.

In the Statement of Environmental Effects it is pointed out, that this development will enhance housing diversity, but will effectively only be accessible to high income earners, while low and middle income earners will miss out as they won't be able to afford to live there. There is no allowance for social housing either. This means effectively it will only partially provide for the housing needs of the community.

While we are mostly looking at this development from the point of view of koala protection, it is noteworthy, that there are many other critically endangered and endangered flora and fauna species inhabiting this lot and subsequently will be affected by it.

In summary FOK objects to the proposal for this subdivision in its current form based on the statements above. It will further impact on koalas and other wildlife in the future and that is unacceptable in this day and age. We were hoping a new development application for this site would incorporate a true attempt of coexistence, i.e. by reverting back to the layout of the very first application.

Yours sincerely

Ina Egermann
Area Coordinator Lismore LGA
Friends of the Koala

Licence No. MWL000100225 ABN 69322819171 Fundraising Authority CFN 17840

Licensed by the NSW Department of Planning, Industry & Environment to rescue, rehabilitate and release koalas in the Northern Rivers.

Tim Robertson

From: kay davison [REDACTED]
Sent: Friday, 23 August 2024 1:43 PM
To: Records
Subject: DA5.2024.131.1-Lot 103DP709070 226 Invercauld Road Goonellabah

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,

And I am writing this email to inform Council of my objection to the above mentioned Development Proposal in relation to the amount of traffic that will be travelling along Invercauld Road.

Invercauld Road is already cluttered with vehicles coming and going. This development should not proceed until an alternative route is established and I

ask that Council takes this into consideration before approving this subdivision.

Kind regards,

Kay Davison

Lismore City Council.

27th August 2024

Kay Taylor
[REDACTED]
[REDACTED]
[REDACTED]

To the Manager :

Re : Development Proposal D A 5. 2024. 131.1
226 Invercauld Road, Goonellabah [103/ 709070]



My concerns about this proposal, is increased traffic on Invercauld Road, past my residence, since Eastwood Estate was developed.

I believe that Invercauld Road is totally unsuitable for traffic greater than that already exists. My main concern is about heavy vehicles, [noise and dust] during the construction period. Invercauld Road, is already very narrow, with on street parking on each side, restricting traffic flow.

This district has a population of seniors, and school aged children. Traffic on Cynthia Wilson, would create a farther risk to children at the pre school, Lismore High School, the University.

Cynthia Wilson is also home to a large population of koalas, many of which have already been killed and injured.

Koalas have already been killed on Invercauld Road and Cynthia Wilson Drive, with signs up advising that many koalas have already been killed. Koalas are approaching extinction.

The proposed development should not be permitted to go ahead without another exit, besides Invercauld Road.

Sincerely
Kay Taylor.

From: Kim Jervis [REDACTED]
Sent: Wednesday, 28 August 2024 2:14 PM
To: Records
Subject: DA Proposal - 24/131 - Submission against

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.

Good Afternoon,

As a resident of Goonellabah, I would like to submit this email as a submission against the above DA proposal.

This proposal will increase traffic on Invercauld Road immensely creating a very unsafe road in which currently at certain times of day makes it difficult to egress our current driveways.

Adding to the housing traffic there will also be a large increase in heavy vehicles on top of those already being utilised to build the current development.

Without additional infrastructure in place this would be a major issue for the current residents of Invercauld Road. There is also the proposal for a Medical Centre which will create a bottleneck for clients wishing to utilise this facility .

Without additional servicing roads in and out of the proposed location/s I believe this proposal will make Invercauld road unsafe and a hazard for the current residents.

Regards

Kim Jervis

From: Leanne Thompson <[REDACTED]>
Sent: Sunday, 22 September 2024 9:28 PM
To: Records
Subject: Development Application DA5.2024.131.1 - 226 Invercauld Road
Goonellabah – Concerns Regarding Traffic and Infrastructure

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 am writing in reference to Development Application DA5.2024.131.1, which concerns the proposed expansion of the Eastwood Estate by 176 residential lots. I am generally supportive of development in Lismore and believe that the council should explore viable opportunities to grow our town. However, I would like to express several concerns regarding this specific proposal in its current format.

As a resident of Invercauld Road, I have significant concerns about the potential increase in traffic on an already inadequate roadway. Invercauld Road is currently too narrow and not of sufficient quality to safely manage the volume of traffic that this development would generate. I believe a considerable upgrade would be necessary to accommodate the expected increase in vehicles.

Additionally, the intersection of Invercauld Road and the Bruxner Highway is already problematic under the current traffic load, and further strain could exacerbate existing safety and congestion issues. The single-lane roundabout at the intersection of Invercauld Road and Simons Avenue is also heavily used and would likely struggle to handle the additional traffic volume.

Furthermore, the intersection of Invercauld Road and Cynthia Wilson Drive poses significant confusion, as it deviates from standard traffic rules, creating potential risks under current conditions. Similarly, the design of the intersection between Invercauld Road and Evergreen Drive appears flawed, as many drivers fail to recognise it as a proper intersection, leading to dangerous situations.

I am particularly concerned about the limited exits available from both the Eastwood Estate and the southern end of Invercauld Road. In the event of a fire or other emergency, the single exit route would likely be overwhelmed, putting residents in serious danger. I strongly urge the council to consider incorporating a link road to Skyline Road as part of this development to ensure that traffic is properly dispersed and that this area is not confined to a single entry and exit point.

Lastly, I would like to highlight the importance of including footpaths along the full length of Invercauld Road. With the anticipated increase in pedestrian traffic, it is crucial to ensure pedestrian safety, as the current situation, where pedestrians must walk on the road, is extremely hazardous.

I urge the council to consider these issues carefully and to ensure that any proposed development in the area includes a plan to address the existing and anticipated traffic concerns on Invercauld Road. Adequate infrastructure improvements will be critical to ensuring the safety and well-being of current and future residents.

Thank you for considering my feedback. I look forward to hearing how these concerns will be addressed.

Kind Regards,

Leanne Thompson.



From: [REDACTED]
Sent: Wednesday, 4 September 2024 4:04 PM
To: Records
Subject: Objection to DA24/131
Attachments: Objection to DA24-131 - final.pdf; Attachment 1.pdf

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 find attached to documents in support of my objection to DA 24/131

Thank you

Lindsay Hill

4th September 2024

Mr Jon Gibbons
General Manager
Lismore City Council
PO Box 23A
Lismore NSW 2480

Re: Development Application No 131 of 2024 for land
located on lot 103 DP709070 and at 226 Invercauld Road Goonellabah

Dear Jon

I have a few concerns regarding the above-mentioned DA that I wish to bring to your attention. In brief these concerns are to do with issues which have not been addressed by the development application and which are not covered in many of the reports such as the Biodiversity Report, the Statement of Environmental Effects and the Geotechnical Report on Springs. The issues of concern are:

- a colony of *Limnodynastes Peronii* (Striped Marsh Frogs) is located within the area proposed to be developed and much, if not all, of this colony would likely be destroyed
- the habitat for the above frogs and other amphibians would likely be destroyed
- the site of a spring and pool of water which would be permanently eliminated and buried under roadways. See attached diagram.
- the flow of a small stream from the above spring currently flows to the west and enters Gundarimba Canal near Wade Park. This stream might be destroyed and the water would possibly be diverted into storm water drains which would divert that water to flow to the east into Gundarimba Creek.
- the catchment for this area mentioned above provides the groundwater which feeds into the unidentified spring. This catchment might be permanently damaged. The catchment covers about 1 or 2 hectares and lies on the west side of a ridge line that is proposed to be excavated to construct a road shown on the plans as Road 1.

On 1st February 2023 I found the presence of some frogs within the area of the proposed land to be developed. I then sent some details including a sound recording of the frogs to the Australian Museum in Sydney who identified the frogs as *Limnodynastes Peronii* (the Striped Marsh Frog). The frogs were located in wet ground at a location which can be found by using any of the following 5 different methods:

1. at 28°50'10.68"S 153°18'40.435"E on Google Earth
2. by using decimal coordinates at -28.8363 and 153.311232 on GPS Navigators
3. at Easting 530361, Northing 6810110 and zone 56J on certain maps
4. at the left side and at the southern end of Invercauld Road approximately 50 metres south of the place where the bitumen currently ends.
5. at the intersection of the proposed Road 1 with Road 16 as described on various maps submitted with the development application, such as the Civil Engineering Plan 23046-00-DA-CI-01. This location is where the proposed extended portion of Sawyers Road would intersect with the existing Invercauld Road.

The location of this spring site on Invercauld Road is on publicly owned land. The spring appears to be perennial and to have a catchment of one to two hectares. Development of Road 1 and Road 16 would appear to cover the whole site of this spring and pool. The proposed development would also likely make a significant change to the groundwater flows for the remainder of the 1 or 2 hectare catchment which may be caused by the extensive cutting and filling proposed for this

part of the development. It only seems reasonable that proper and complete reports ought to be provided to highlight the impacts involved before the DA is approved.

It would seem that none of the various consultants were asked to comment on this section of the proposed development which covers the above 1 to 2 hectare portion plus a section of publicly owned land with an area of roughly 6,000 square metres. This section of Invercauld Road is approximately 300 metres long by 20 metres wide and lies immediately adjacent to and west of the proposed development site at 226 Invercauld Road.

I am particularly concerned about a comment made in section 6.5 of the Engineering Assessment which states:

"The contribution of the upstream external catchment along Invercauld Road has been ignored in the predeveloped case. An assumption that the whole external catchment is directed through the Eastwood Estate has been adopted for the post development case. This is considered conservative as the post development case is attenuating additional external flows not considered in the pre-developed case."

By ignoring the impacts of significant changes to groundwater drainage and the destruction of the spring on Invercauld Road this development could impact the wildlife and landholder access to water along the 1500 metres of an unnamed creek (possibly an intermittent stream) which runs to the west from the spring down to its junction with Gundarimba Canal south of Wade Park.

The species *Limnodynastes Peronii* is not endangered but is included in section 2.1 of the Biodiversity and Conservation Act as a Protected Species and penalties under tier 4 are applicable for harming them. It would not appear to be good policy for Council to approve a development intended to harm a protected species without adequate study and reporting on the environmental impacts of the development. Similarly, there should be studies to highlight impacts upon:

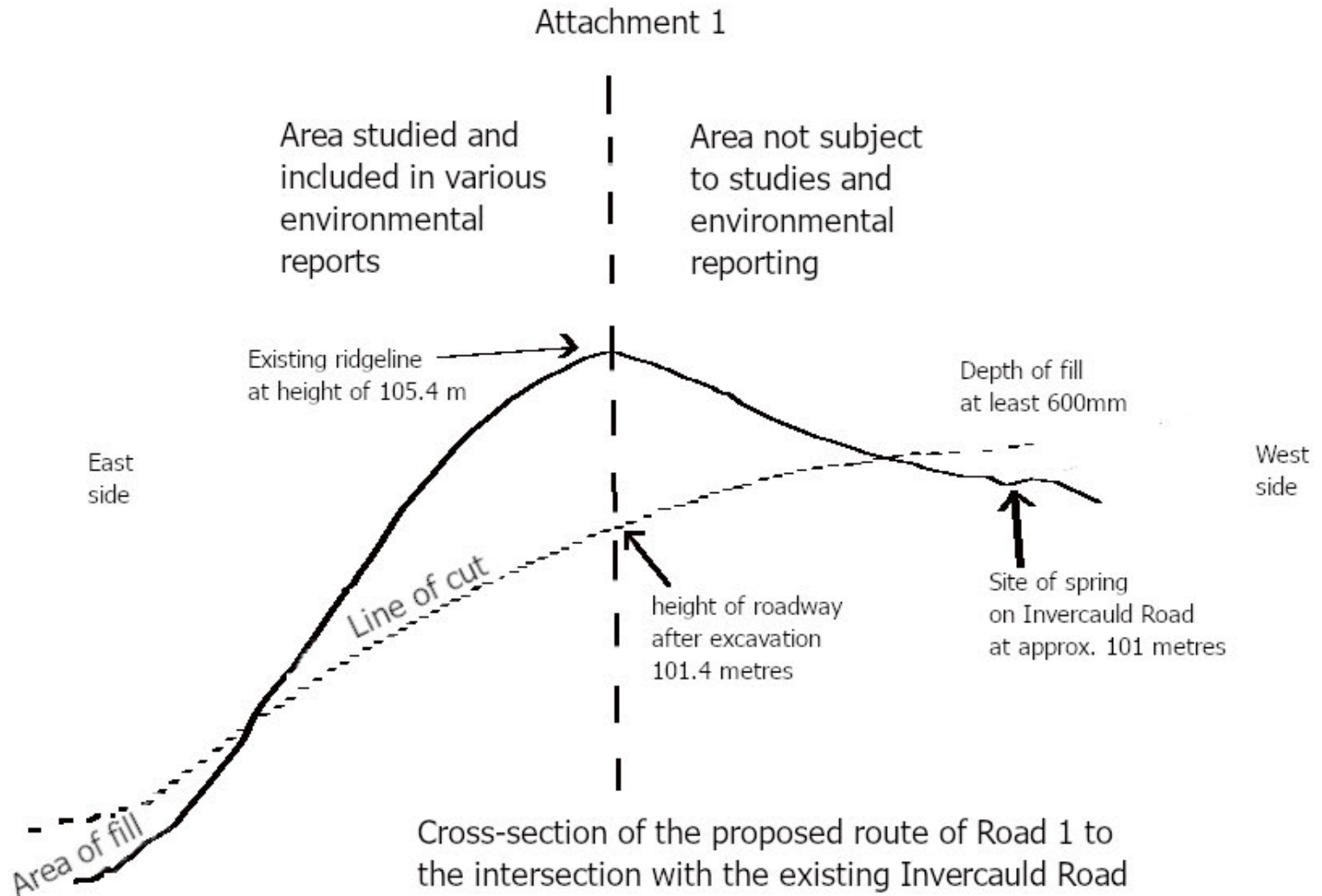
1. the spring and pool of water,
2. a potential wildlife habitat that may be affected at the spring and pool site,
3. for the probable damage to the groundwater catchment area that currently feeds the spring and the unnamed stream running to the west and
4. the wildlife corridor section located down the hillside to the west of Invercauld Road which may be affected from the possible loss of the existing stream flows.

I would like Council to refuse the proposed development until full and complete reports on the environmental impacts covering the whole area to be developed have been provided.

Yours sincerely

Lindsay Hill





10th September 2024

The General Manager

Lismore City Council

PO Box 23A

Lismore NSW 2480

Submission Lot 103 DP709070 226 Invercauld Rd Goonellabah

DA5.2024.131.1

We oppose this proposed subdivision on the grounds that the road infrastructure cannot support the additional 400 plus vehicular movements that will occur on Invercauld Rd from the Bruxner Highway to the proposed new development. Upgrading of the following roads is a necessity prior to this Developments approval and commencement.

TRAFFIC REPORT:

With reference to the Traffic Report compiled by Colston Budd Rogers & Kafes Pty Ltd (listed as Colston Budd Hunt & Kafes Pty Ltd on page headings of report) on behalf of the McCloy Group:

The validity of the statistical report for the residential collector road and arterial roads is questionable. This report is based on data that was only collected on one day. That is Tuesday 24th October 2023. This date coincided with orientation day at Southern Cross University and may not have included the normal volume of traffic that use these roads during the normal university semester. Basing traffic volumes on such limited collection data is not sufficient to draw reliable conclusions and to make informed decisions on the amount of traffic flow in this area. The validity and accuracy of using the SIDRD program on such a limited data base also needs to be considered.

Furthermore, this report fails to address the traffic flows and road widths from Cynthia Crescent to the new development at 226 Invercauld Rd. Whilst this may not be a pre-requisite for development application, this is certainly a very important matter for our Lismore Councillors and planning staff to consider.

ROADS IMPACTED BY NEW DEVELOPMENT:

Arterial Road Bruxner Highway-Invercauld Rd

This intersection does not currently meet the requirements for traffic flow and requires other control methods. This is supported by the McCloy Group Traffic Report. Transport for NSW have identified that this intersection requires traffic lights. Given that this arterial road does not currently meet transport standards it would be catastrophic to allow a development that will allow more cars to use this road without the installation of traffic lights first. At this stage there are no plans nor a current time frame to install these lights.

Residential Collector Roads

Simone Ave-Invercauld Rd

This is a single lane roundabout that is not fit for purpose. Cars cannot circumnavigate this roundabout. Cars have needed to reverse on roundabout to negotiate when attempting to do so. Buses and large trucks have no option but to drive over the central island which is a dangerous practise and defeats the safety mechanisms that roundabouts are meant to deliver. Roundabouts should reduce conflict points and should meet a wide range of traffic conditions. This roundabout does not meet the standards of a roundabout and is not suitable for the increased traffic flow or for the large trucks and equipment that will need to use this road for the subdivision requirements. This intersection needs to be redesigned. Currently the plastic central island is missing a section due to damage caused by trucks, buses and cars driving over it.

Cynthia Wilson Drive-Invercauld RD

This intersection has recently had road dividers placed on it. This has improved this road but motorists are still cutting the corner and it is a very hard corner for larger vehicles and buses to negotiate. Given that the bus depot, 3 schools and the university are at the end of Cynthia Crescent and many buses use it, this intersection needs further works to address safety concerns. Adding extra traffic to this area will only exacerbate the problems already experienced when travelling this road.

Evergreen Drive-Invercauld RD

This section of road is very narrow as a result of the placement of a road divider and a right-hand turning lane into Evergreen Drive. The school bus and trucks experience difficulty negotiating this intersection. This intersection is the only route into Invercauld RD and its residential collectors Roads which includes Sawyers Avenue. Sawyers Avenue is the proposed access route for stages 1 to 7 of the proposed development. The road surface of the portion of Invercauld Road between Evergreen Drive and Sawyers Avenue has already been compromised by heavy trucks and machinery from the previously completed development in this area. This road cannot sustain further damage by heavy trucks and machinery that will travel on it for this proposed development. Not only is the road surface unsuitable but the risk to the residents in this area is substantial. If for any reason the Evergreen Drive and Invercauld Rd intersection is blocked the estimated 1500 plus residents (new development projected residents included) have no way of leaving the area. This has implications for Ambulances, fire brigades, police etc. To allow further development in an area that does not have the supporting road infrastructure could be interpreted as irresponsible.

Invercauld Rd South of Invercauld Rd and Sawyers Avenue

Sections of this road are narrower and do not support the 1 traffic lane and 1 parking Lane in each direction. Local traffic standards are 7.8 M carriageway and 3.59M verges (Traffic Report). Of particular concern is the area in front of our home. This section of road has a reduced road width and does not meet local traffic standards. Currently, this section of road does not allow parked cars and cars travelling in both directions at the same time. Visibility is also severely reduced with the crest at this point. This is already a dangerous section of road and allowing access to the new development via this road in stage 8 with a projected 100 cars at peak times using this thoroughfare, will only increase the potential for serious accidents. Not only are there potential car accident risks but there will also be a high risk to pedestrians which include school children and children playing. There are no footpaths in this area. Furthermore, as there are no adequate parks in the area children living within this section of Invercauld Rd use the road for basketball, football and bike riding. This

has already created a dangerous situation between Julie Crescent and Stevensons St. There is a crest that obscures road visibility. Vehicles regularly have to stop to allow oncoming traffic through, as there is no room to pass due to the narrow section of road and parked cars. There appears to be no plans to upgrade this section of Invercauld Rd. The only planned upgrade on Invercauld Rd is the section of road pertaining to the proposed subdivision at stage 8. Evidence of the inadequacy of the current road infrastructure for large construction trucks and for the delivery of construction materials via this route is contained within the McCloy Group Traffic Report where it is stated that:

3.14 Primary access to the subdivision will be via Invercauld Road. However, the subdivision staging plan indicates that access for Stages 1 to 7 will be via Sawyers Avenue until Invercauld Road is upgraded upon completion of Stage 8 of the subdivision. (Colston Budd Rogers & Kafes Pty Ltd)

In summary:

1. The McCloy Group Traffic Report omits important traffic data relating to the impacts of traffic flow in the proposed development area. The section of Invercauld Rd between Evergreen Drive and the 226 Invercauld Rd development has not been measured or assessed.
2. The Traffic Report relies on the installation of traffic lights at the Bruxner Highway to alleviate the Simone Ave to Rous Rd traffic congestion. There are no plans or current time frame for the installation of these lights.
3. Sections of this road network between Evergreen Lane and the proposed development at 226 Invercauld Rd do not meet Lismore City Council local road standards. This current road network does not safely and adequately accommodate the current traffic usage. To allow the development of a further 170 dwellings with an estimated 500 + extra people that cannot get out of the area or receive emergency services is potentially catastrophic and could lead to future legal action. This section of road needs upgrading prior to any further subdivision development. A new access road is required for the estimated 1500 people that will be living in this area.
4. Allowing this subdivision at this point of time will further damage this road network. Lismore City Council and the ratepayers should not have to travel on preventable damaged roads or be financially disadvantaged by paying for road repairs when damage is caused by overweight heavy trucks and equipment. Developers should be held responsible for any damage caused to signs and roads.

We request that Lismore City Council and its Planners carefully read and consider this submission.

New homes should not be built in this subdivision whilst the current road infrastructure to access this subdivision is inadequate and dangerous.

Yours sincerely,



Margaret Bock



Anthony Bock

From: Kristin Piccoli [REDACTED]
Sent: Thursday, 29 August 2024 9:30 PM
To: Records
Subject: Re: Development Proposal DA 24131
Attachments: Letter to council - Development Proposal DA 24131.pdf

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.

To Whom it May Concern,

Please see attached letter regarding Development Proposal DA 24131..

Regards,

Mark and Kristin Piccoli

29 August 2024

Via email: council@lismore.nsw.gov.au

Dear staff and Counselors of Lismore City Council,

Re:Development Proposal DA 24/131

We strongly object to the Development Proposal DA 24/131 'as is' in relation to the ingress and egress from Invercauld Rd.

With a development of this size, including the previous stages of the Eastwood development, there are significant concerns regarding the level of traffic and the impact on traffic flow and safety of road users and pedestrians.

For DA 24/131 to be approved it is necessary that inclusion of a link road from Invercauld Rd to Skyline Rd be incorporated into the plans so traffic can be dispersed across multiple road networks from the new estate.

For DA 24/131 to be approved it is also necessary that a pedestrian pathway be placed along Invercauld Rd from the Sawyers Avenue / Invercauld to Cynthia Wilson / Invercauld Rd intersections to support pedestrian safety.

176 lots will significantly increase in traffic from the new residence. Most families these days have at least 2 cars, if not more if they have teenagers or adult children living with them (which let's face is increasing due to the cost of living and the shortage of appropriate housing in the area) or houses are used as shared houses requiring many cars.

Additionally there is the increased traffic from trades and heavy vehicles during the construction process.

Rationale for link rd to be a condition of DA

We note that the LCC Road Strategy review 2023 noted that the Invercauld Rd / Skyline Rd link was not required however it appears that this development proposal was not considered as the number of lots is different to any of the proposed Eastwood Estate lots listed, therefore impacting on the validity of the assessment. As a result of this additional subdivision at Eastwood Estate there is a greater need for the link road to be created between Invercauld Rd and Skyline Rd.

In addition to this, The Road Strategy Review 2023 seems to have neglected to consider that the only exit for this the Eastwood Estate is on Invercauld Rd through a residential area on a road not suitable for the level of traffic it will encounter. Invercauld Road is not suitable to hold all of the additional traffic that the new subdivision for the following reasons:

- There have not been any upgrades to the Invercauld Rd / Ballina Rd Intersection upgrade. The Eastwood Estate is one of the biggest subdivisions in the area and is pushing traffic on to that intersection which is inadequate.

- The estate will push traffic onto Invercauld Rd / Simmons Ave link which is already undergoing upgrades to cope with the increasing demands of traffic.
- The consideration of safety as a result of loading additional traffic onto Cynthia Wilson Drive which has a less than desirable road geometry needs to be considered. As well as the increased use by residence. There is an increased use by heavy vehicles during the construction process which I observed regularly using during previous stages of the Eastwood development.
- Increased use of Cynthia Wilson also has a flow on effect to Dalley Street which is already under high demand.
- There have not been any upgrades to the intersection of Invercauld Rd / Cynthia Wilson Dr which have been proposed by Council for many years.
- In some parts of Invercauld Road there is a high level of on street parking used by residents. The increase of traffic will impact safety due to low visibility for drivers.
- The inconsistent width of the road area between Andrews Cr and Alice St without an appropriate shoulder and verge to cater for the high rate of traffic. Traffic already has to slow or stop to pass in this area and this is bound to become more frequent and unsafe with the increase of traffic and heavy vehicles.

There is already additional demand placed on Invercauld Road with the addition of Trinity Catholic College, Richmond River High School, The Living School, Our Lady Help of Christian School and increased capacity of Blinky's Child Care all being located in the East Lismore precinct as a result of the 2022 flood. Many people use Invercauld Rd to access these facilities. As well as the increased use of Invercauld House as a function, conference center and accommodation. There has already been a significant and visible increase in traffic and congestion along Invercauld Rd. As little as two years ago you might have 1-2 cars backed up at the Invercauld Rd / Cynthia Wilson intersection during peak traffic. Now at many times of the day, not just peak times, the traffic can back up 50 - 100m. Without additional links from the Invercauld Rd to Skyline Rd this will further increase impacting traffic flow and safety.

Additionally, given the recently proposed subdivision of affordable housing of over 400 blocks in East Lismore it is even more necessary that the link between Skyline Rd, Military Rd and Invercauld Rd be made.

We request that the link road be incorporated into the plans and that it be the first part of the development to be constructed to assist with safety by eliminating heavy vehicles off Invercauld Rd and Cynthia Wilson Drive during the remainder of the construction process.

Rationale for Pedestrian Pathway on Invercauld Rd to be a condition of DA

Invercauld Rd is currently not fit for use by all pedestrians, let alone the increased safety concerns that will come with the approval of DA 24/131.

We note that the LCC Walking, Cycling and Mobility Strategy 2024-2034 has already identified that there is a missing link between Invercauld Rd from the Sawyers Avenue / Invercauld to Cynthia Wilson / Invercauld Rd intersections. However we note that it is unfunded and requires further planning. This should be a priority as a result of the DA.

There are already significant safety concerns for pedestrians in this area, which you will see within our letter to Council on 27 March 2023, (addendum 1). Notable safety concerns for pedestrians include:

- lack of pedestrian pathways leaving pedestrians being left in a precarious position on the edge of the road.

- Lack of suitable paths for those with mobility issues or prams.
- Lack of appropriate and safe passages to walk for children and passengers once disembarked along the bus routes to get to their final destination.

The increase of traffic as a result of the approval of DA 24/131 will multiply the safety risks of pedestrians that have been identified. There needs to be a safe, unobstructed passage for pedestrians included in the ingress and egress roads to the subdivision.

Given the large number of houses in DA24/131 it is highly likely that there will also be an increase of pedestrian activity along Invercauld Rd from the residence of this estate. Given the topography of the area. Invercauld Rd is the only flat road within the area and is frequently used by pedestrians. The increased pedestrian activity will be placing additional risks for pedestrians and vehicles and this should be a key factor to consider in approval of the DA.

In summary

For the safety of all road users including drivers and pedestrians we implore you to ensure that for DA 24/131 to be approved that a link road between Invercauld Rd and Skyline Rd be required to ease traffic congestion, improve traffic flow and improve safety. Additionally, inclusion of pedestrian pathways along Invercauld Rd within the DA is vital to cater for the new residents of the area and is vital for all road users.

Thank you for your consideration of these matters.

Kristin and Mark Piccoli

[REDACTED]

Ammerendum 1

Letter to Council - 27 March 2023

In the interests of public safety, and promotion of health and wellbeing, I am requesting that council plan for and construct a pedestrian footpath along Invercauld Road to join the existing footpaths between the Cynthia Wilson intersection and Evergreen Drive.

There are two new estates at the western end of Invercauld Road, Eastwood and Sanctuary Hills, which both have footpaths. Construction of a footpath along Invercauld Road would increase the attractiveness of the 'older' part of this area of Goonellabah and bring the facilities available for pedestrians in line with the new estates.

There needs to be a safe, unobstructed passage for pedestrians, particularly those who have physical or vision impairment, or those with young families with prams, as well as those who use motorised assistance mobility scooters. The grass area along the edge of this road is uneven, and in parts has a sharp gradient, there is also curb and gutter which makes it unsafe and inaccessible for all pedestrians. I have observed people with prams or in mobility scooters having to quickly move up onto a driveway and then return to the road so that they can safely move out of the way of oncoming traffic, however, this is not always an option and these people are left in a precarious position on the edge of the road.

The adjoining area of Invercauld Road from Cynthia Wilson Drive to Evergreen Drive has very steep hills. Invercauld Road is the only reasonably flat area for people of this area to undertake physical activity, therefore, it is one of the most frequently used pedestrian spaces in the area. These pedestrians currently have to walk on the road! Construction of a pedestrian footpath would ensure the safety of pedestrians and continue to support building a healthy community, encouraging people to walk as a leisure activity. Don't you think that people of this area should have a safe walking space?

With the recent development of the Eastwood and Sanctuary Hills Estates, as well as the increasing use of the Invercauld House Conference facilities I have observed a significant increase in the number of vehicles traveling along Invercauld Road. Installation of a footpath along Invercauld Road from Cynthia Wilson Drive to Evergreen Drive would improve motorists safety as they are not moving to the other side of the road to provide safe space for pedestrians, or having to stop as there is not enough space to safely pass due to oncoming traffic. Only recently I was walking along the road with my two children in a pram and my dog and cars were coming from both directions - two cars traveling north were required to come to a halt as they were unable to pass by my family safely and we were unable to move the pram up the steep guttering to get off the road.

Along with the housing developments and increase of traffic there has been a significant increase in the number of tradies vehicles with trailers as well as trucks. Additionally, Invercauld Road is a main bus route with two signed bus stops as well as school buses stopping at intervals along the road. Children and passengers need to disembark but have nowhere to safely walk to get to their final destination. Imagine walking along the road have a 30 tonne truck coming hurtling towards you!

Surely you would agree that there is a significant need for a footpath to be installed in this area.

Thank you for your support.

Kristin Piccoli

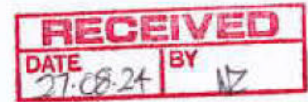
Mrs R Hewitt
[REDACTED]
[REDACTED]

27 August 2024

The General Manager

Lismore City Council

PO box 23A, Lismore NSW 2480



Re: Development Proposal No. 2024/131

Proposed subdivision of 226 Invercauld Road, Goonellabah

I am the resident/owner of number [REDACTED]. My property has a frontage to the western side of Invercauld Road and will be affected by the proposed upgrading of the road as part of the DA 2024/131 works. My property frontage extends from Road 1 chainage 1243m to 1319m with a driveway access at chainage 1292m (note: chainages are approximate)

The proposed Longitudinal Section indicates a design height at my driveway location that is approximately 600mm above the existing bitumen surface. If my existing driveway entrance gradient is capable of being modified to mount the new design roadway it will be considerably more difficult to negotiate, at best. Furthermore, the increased design gradient will adversely affect the remaining frontage of my property. Accordingly, I request that the vertical alignment design should be altered to more closely reflect the existing bitumen profile and that a documented design of my access connection be provided.

I have viewed the submission that was submitted by my neighbours (Mr & Mrs Scotcher [REDACTED] and note that the suggested revised gradient by Mr Scotcher in his attachment No 5 would significantly reduce my gradient issues. I have been authorised to include a copy of his Attachment No 5 with additional notations as highlighted.

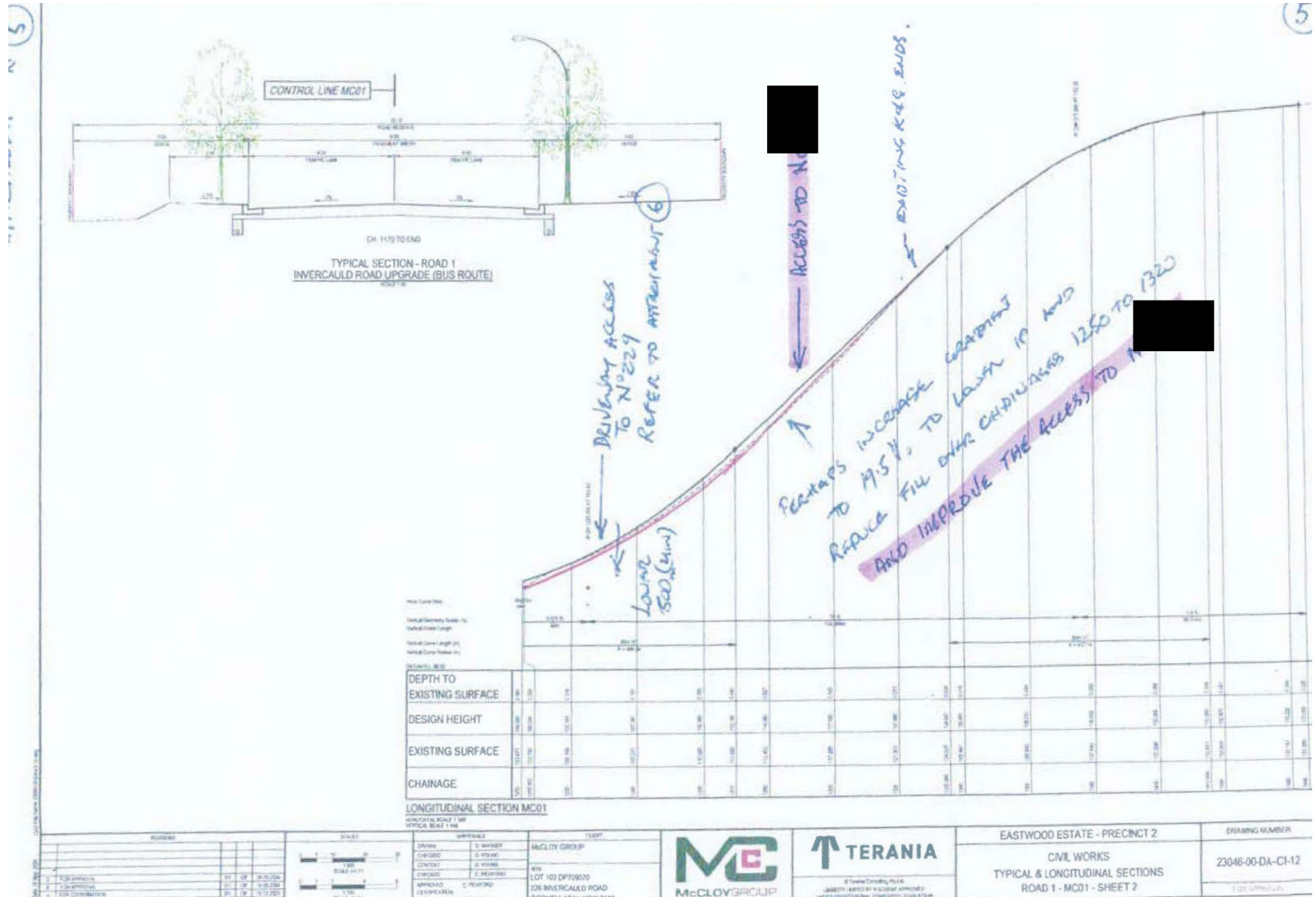
Mr Scotcher also discussed in his submission the drainage issue that is common to both our properties. I concur with his request regarding the need to address this issue.

Should the above genuine concerns be addressed satisfactorily I would be grateful and content to recommend that council approves the DA application.

Yours Sincerely,

[REDACTED]

Rhonda Hewitt



Created on 26/08/2024 5:30 PM



Lismore City Council
 43 Oliver Avenue
 Geelong NSW 2480
 Post: PO Box 23A, Lismore
 NSW 2480
 Phone: 1300 87 83 87
 Fax: 02 66 250 400
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Created By: anonymous
 Projection: GDA2020 / MGA zone 56
 Date: 26/08/2024 5:30 PM

From: [REDACTED]
Sent: Tuesday, 6 August 2024 8:20 PM
To: Records
Subject: DA24/131 - 226 Invercauld Road, Goonellabah - Subdivision 176 Lots

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.

Warren Lake

[REDACTED]

06/08/2024

The General Manager
Lismore City Council
PO Box 23A
Lismore, NSW 2480

Dear General Manager,

Re: Traffic Issues Relating to the Connection Between Invercauld Road and the Bruxner Highway
(Application Number: DA24/131 - 226 Invercauld Road, Goonellabah - Subdivision 176 Lots)

I am writing to express my concerns regarding the current traffic conditions related to the connection between Invercauld Road and the Bruxner Highway, specifically concerning Application Number DA24/131 for the subdivision of 176 lots at 226 Invercauld Road, Goonellabah. I note that a significant amount of traffic in the morning and afternoon is being routed through Simons Avenue, which is causing considerable inconvenience for the residents in the area.

While I am not specifically against the proposal, redirecting traffic to the Bruxner Highway and providing road infrastructure that accommodates this would not only alleviate the unnecessary burden on Simons Avenue but also provide a more convenient and direct route for traffic, enhancing the overall efficiency and safety of the road network.

I would like the Council to consider implementing measures to redirect traffic appropriately through the Bruxner Highway, thereby alleviating the unnecessary burden on Simons Avenue and ensuring a safer and more peaceful environment for its residents, especially as new developments are approved.

Should you wish to discuss this matter further or require additional information, please do not hesitate to contact me. I am available via email at [REDACTED] or by phone at [REDACTED] during normal office hours. Alternatively, correspondence can be directed to the address provided above.

Thank you for your attention to this matter.

Yours sincerely,
Warren Lake.



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INVESTMENT POLICY

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COUNCIL POLICY

NUMBER: 1.5.4

Document #: ED25/7802	Document Title: Investment Policy
Version #: 12	Developed By: Finance

INVESTMENT POLICY



Introduction

1. Purpose

1.1. The purpose of this document is to establish the framework within which investment principles are to apply to the investment of Council funds. It details:

- Council Funds covered by this Investment Policy
- Council's objectives for its investment portfolio/s
- how investments are to be undertaken
- the applicable risks to be managed
- any constraints and other prudential requirements to apply to the investments of Funds having regard to the applicable legislation and regulations governing Council investment
- the manner in which compliance with the Policy & Strategy will be monitored and reported; and
- appropriate benchmarks for each category of investments.

2. Related documents

2.1. This statement has been prepared to recognise the legislative requirements and obligations for the investment of Council's funds. The legislative requirements are listed in the Investment Policy adopted by Council from time to time.

Council will comply with investment regulations and directions of the Office of Local Government – where inconsistent, the Policy is to be read as subject to these.

An Investment Strategy document will be updated from time to time, reflecting market conditions and outlining the best way to achieve the Investment Policy's objectives.

3. Effective Date

3.1. Once approved by Council, this document replaces any previous Investment Policy document. It will be reviewed at regular annual intervals going forward, or when either change in regulation or market conditions necessitate a review.

4. Definitions

Term	Definition
Act	<i>Local Government Act 1993</i>
ADI	Authorised Deposit-Taking Institutions (ADI) are corporations that are authorised under the <i>Banking Act 1959</i> (Cwth) to take deposits from customers
Bill of Exchange	The 2011 Investment Order state that councils may invest in a Bill of Exchange which confers on the holder a right of recourse to an authorised deposit-taking institution (ADI). This means the bill must either be issued by an ADI or issued by another party and accepted by an ADI. An ADI issuer would not need to guarantee its own paper (bills) and the practice for ADI's that add their name to bills of exchange is known as 'acceptance'
BBSW	The Bank Bill Swap reference rate (BBSW) is the average of mid-rate bank-bill quote from brokers on the BBSW Panel. The BBSW is calculated daily. Floating rate securities are most commonly reset quarterly to the 90-day BBSW
Council Funds	Surplus monies that are invested by Council in accordance with section 625 of the Act
Debenture	A debenture is a document evidencing an acknowledgement of a debt, which a company has created for the purposes of

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	raising capital. Debentures are issued by companies in return for medium and long-term investment of funds by lenders
FRN	A Floating Rate Note (FRN) is a security that pays a coupon linked to a variable benchmark. In Australia most FRN's pay a coupon set as a fixed margin over the Bank Bill Swap Rate which is the market benchmark three month interbank rate
IP	The Investment Policy provides the general investment goals and objectives of Council and describes the strategies that must be employed to meet these objectives. Specific information on matters such as asset allocation, Risk tolerance, and liquidity requirements are also included in the Investment Strategy
LGGR	<i>Local Government (General) Regulation 2021 (NSW)</i>
NCD	Is a short term investment in an underlying security being a negotiable certificate of deposit (NCD) where the term of the security is usually for a period of 185 days or less (sometimes up to 2 years). NCDs are discount securities meaning they are issued and on-sold to investors at a discount to their face value
OLG	NSW Office of Local Government, Department of Premier & Cabinet, its predecessors, and successors
RAO	Responsible Accounting Officer of a council means a member of the staff of the council designated by the General Manager, or if no such member has been designated, the General Manager (LGGR, clause 196)
TCorp, TCorpIM	New South Wales Treasury Corporation and its investment management division
Bloomberg Ausbond Bank Bill Index	The Bloomberg Ausbond Bank Bill Index is the NSW Local Government industry standard benchmark formerly known as the UBS Australia Bank Bill Index. This is the generally accepted benchmark for short term, conservative cash and fixed income investors and allows benchmarking against a notional rolling parcel of bank bills averaging 45 days which is calculated by portfolio of 90-day bank bills over a specified period

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5. Objectives

5.1. To provide a framework for the investing of Council's funds at the most favourable return available to it at the time whilst having due consideration of risk and security for that investment type and ensuring that its liquidity requirements are being met while exercising the power to invest, consideration is to be given to the preservation of capital, liquidity, and the return of investment.

Preservation of capital is the principal objective of the investment portfolio. Investments are to be placed in a manner that seeks to ensure security and safeguarding the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.

Investments should be allocated to ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring the risk of significant costs due to the unanticipated sale of an investment.

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Investments are expected to achieve a market average rate of return in line with Council's Risk Management Guidelines. Compliant Socially Responsible/Green investments will be considered when their risk/return profile is in line with other compliant investment options.

6. Legislative and Regulatory Requirements

6.1. All investments are to comply with the following:

- *Local Government Act 1993* - Section 412 & 625
- *Local Government Act 1993* – Order (of the Minister) Circular No: 11/01 gazetted on 17 February 2011, or most current
- The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) & (2)
- *Local Government (General) Regulation 2021*– Clause 212
- Australian Accounting Standards
- Office of Local Government Investment Policy Guidelines; and
- Office of Local Government Circulars.

7. Delegation of Authority

7.1. Authority for the implementation of the Investment Policy is delegated by Council to the General Manager in accordance with the *Local Government Act 1993*.

The General Manager may in turn delegate the day-to-day management of Council's investment to the Responsible Accounting Officer or senior staff, subject to regular reviews.

Officers with delegated authority to manage Council's investments shall be recorded and required to acknowledge they have received a copy of this policy and understand their obligations in this role.

8. Prudent Person Standard

8.1. The investment will be managed with the care, diligence, and skill that a prudent person would exercise. As trustees of public monies, officers are to manage Council's investment portfolios to safeguard the portfolio in accordance with the spirit of this Investment Policy, and not for speculative purposes.

9. Ethics and Conflicts of Interest

9.1. Officers with delegated authority to manage Council's investments shall refrain from personal activities that would conflict with the proper execution and management of Council's investment portfolio. This policy requires officers to disclose any conflict of interest to the General Manager.

Independent advisors are also required to declare that they have no actual or perceived conflicts of interest.

10. Approved Investments

10.1. All investments must be denominated in Australian Dollars. Authorised Investments are limited to those allowed by the prevailing Ministerial Investment Order.

The current Ministerial Investment Order limits investments to the following:

- Commonwealth/State/Territory Government securities e.g., bonds
- Interest bearing deposits or senior bonds issued by an authorised deposit taking institution (ADI)

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- Bills of exchange, (<200 days duration), guaranteed by an authorised deposit taking institution (ADI)
- Debentures issued by NSW Local Government; and
- Deposits with NSW Treasury &/or Investments in NSW Treasury Corporation's Investment Management Funds.

11. Prohibited Investments

11.1. This investment policy prohibits but is not limited to any investment carried out for speculative purposes, including;

- Derivative based instruments
- Principal only investments or securities that provide potentially nil or negative cash flow; and
- Stand-alone securities issued that have underlying futures, options, forwards contracts and swaps of any kind.

This Policy also prohibits the use of leveraging (borrowing to invest) of an investment. However, nothing in the Policy shall prohibit the short-term investment of loan proceeds where the loan is raised for non-investment purposes and there is a delay prior to the spending occurring.

12. Risk Management Guidelines

12.1. Investments are expected to achieve a market average rate of return in line with the Council's risk tolerance. Investments are to be considered in the light of the following key criteria:

- **Preservation of Capital** – the requirement for preventing losses in an investment portfolio's total value.
- **Credit Risk** – The risk that a party or guarantor to a transaction will fail to fulfil its obligations. In the context of this document, it relates to the risk of loss due to the failure of an institution/entity with which an investment is held to pay the interest and/or repay the principal of an investment.
- **Diversification** – the requirement to place investments in a broad range of products so as not to be over exposed to a particular sector of the investment market.
- **Market Risk** - the risk that the fair value or future cash flows of an investment will fluctuate due to changes in market prices.
- **Liquidity Risk** - the risk an investor is unable to redeem the investment at a fair price within a timely period.
- **Maturity Risk** - the risk relating to the length of term to maturity of the investment. The larger the term, the greater the length of exposure and risk to market volatilities.
- **Leveraging Risk** - the magnification of an investor's risk and return that occurs when the investor takes on financial leverage through an investment product.
- **Rollover Risk** – the risk that income will not meet

13. Credit and Maturity Guidelines

13.1. Investments are to comply with three key criteria relating to:

- **Overall Portfolio Credit Framework:** limit overall credit exposure of the portfolio
- **Institutional Credit Framework:** limit exposure to individual institutions based on their credit ratings. and
- **Term to Maturity Framework:** limits based upon maturity of securities.

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(1) Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

Government/ADI Credit Limits/Ratings	
Long Term Credit Ratings	Portfolio Max %
AAA	100%
AA+, AA, AA-	100%
A+, A	100%
A-	40%
BBB+	30%
Local ADIs rated BBB, BBB- or Unrated	10%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Funds	35%

Credit ratings are based upon the Standard & Poor's Investment Rating, or Moody's or Fitch equivalent, where a Standard & Poor's Investment Rating does not exist.

(2) Institutional Credit Framework

Exposure to an individual institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

Government/ADI Credit Limits/Ratings	
Long Term Credit Ratings	Institution Max %
AAA	50%
AA+, AA, AA-	50%
A+ A	30%
A-	20%
BBB+	10%
Local ADIs rated BBB, BBB- or Unrated	5%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Short Term Income Fund	20%
NSW TCorpIM Medium Term Growth Fund	10%
NSW TCorpIM Long Term Growth Fund	5%

Credit ratings are based upon the Standard & Poor's Investment Rating, or Moody's or Fitch equivalent, where a Standard & Poor's Investment Rating does not exist.

If any of the Council's investments are downgraded such that they no longer fall within the investment policy limits, they will be divested as soon as practicable having regard to potential losses resulting from early redemption and subject to minimising any loss of capital that may arise from compliance with this provision.

(3) Term to Maturity Framework

Council's investment portfolio shall be structured around the time horizon of investment to ensure that liquidity and income requirements are met.

The investment portfolio is to be invested within the following maturity constraints:

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Overall Portfolio Term to Maturity Limits

Portfolio % ≤ 1 year	Min 20%	Max 100%
Portfolio % > 1 year ≤ 10 years	Min 0%	Max 80%

Sub limits by Maturity

Portfolio % > 3 years	Min 0%	Max 50%
Portfolio % > 5 years ≤ 10 years	Min 0%	Max 25%

14. Ethical Investments

14.1. Where financial institutions are offering equivalent investment returns with the same credit rating and assessed financial risk and the investment fits otherwise within the provisions of this Investment Policy, it may be considered for investment capital allocation.

15. Investment Advisor

15.1. If Council appoints an investment advisor, they must be appointed by the General Manager and must be licensed by the Australian Securities and Investment Commission. The advisor must be independent and must confirm in writing that they (and any related parties) have no actual or potential conflict of interest in relation to investment products being recommended and is free to choose the most appropriate product within the terms and conditions of the Investment Policy. This includes receiving no commissions or other inducements in relation to the investments being recommended or reviewed. Any commissions paid to the advisor by banks/product providers will be rebated, or otherwise onforwarded, to Council as per ASIC requirements for an independent investment advisor.

16. Accounting

16.1. Council will comply with appropriate accounting standards in valuing its investments and quantifying its investment returns.

In addition to recording investment income according to accounting standards, published reports may show a break-down of its duly calculated investment returns into realised and unrealised capital gains and losses, and interest.

Other relevant issues will be considered in line with relevant Australian Accounting Standards, such as discount or premium, designation as held-to-maturity or on a fair value basis, and impairment.

17. Safe Custody Arrangements

17.1. Where necessary, investments may be held in safe custody on Council's behalf, as long as the following criteria are met:

- Council must retain beneficial ownership of all investments
- Adequate documentation is provided, verifying the existence of the investments
- The Custodian conducts regular reconciliation of records with relevant registries and/or clearing systems; and
- The Institution or Custodian recording and holding the assets will be:
 - The Custodian nominated by TCorpIM for its Funds
 - Austraclear
 - An institution with an investment grade rating from Standard and Poor's, or Moody's or Fitch equivalent; or
 - An institution with adequate insurance, including professional indemnity insurance and other insurances considered prudent and appropriate to cover its liabilities under any agreement.

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18. Performance Benchmarks

18.1. The performance of the overall investment portfolio shall be measured against the industry standard Bloomberg AusBond Bank Bill Index.

The long term performance of any holdings in the NSW TCorpIM Medium Term Growth Fund or Long Term Growth Fund will be viewed in context of the Funds' stated investment objectives as detailed by NSW TCorp.

19. Reporting

19.1. Documentary evidence must be held for each investment and details thereof maintained in an investment register. The documentary evidence must provide Council legal title to the investment. For audit purposes, certificates must be obtained from the banks/fund managers/custodian confirming the amounts of investment held on Council's behalf at 30 June each year.

All investments are to be appropriately recorded in Council's financial records and reconciled on a monthly basis.

A monthly report will be provided to Council. The report will detail the investment portfolio in terms of holdings and impact of changes in market value since the previous report. The monthly report will also detail the investment performance against the applicable benchmark, investment income earned versus budget year to date and confirm compliance of Council's investments within legislative and Policy limits. Council may nominate additional content for reporting.

20. Review

20.1. The Investment Policy will be reviewed, by an Independent Investment Advisor appointed by the General Manager and licenced by the Australian Securities and Investment Commission, at least once during the term of council or as required in the event of legislative change or as a result of significantly changed economic/market conditions.

The Investment Policy may also be changed as a result of other amendments that are to the advantage of Council and in the spirit of this policy.

Any amendment to the investment Policy must be by way of Council resolution.

21. Schedules

- Schedule 1 – Standard & Poor's Ratings Descriptions
- Schedule 2 – Extracts of Legislative Requirements

22. Schedule 1: Standard & Poor's Ratings Descriptions

22.1. Credit Ratings

Standard & Poor's (S&P) is a professional organisation that provides analytical services. An S&P rating is an opinion of the general creditworthiness of an obligor with respect to particular debt security or other financial obligation - based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment
- Nature and provisions of the obligation

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- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganisation or other laws affecting creditors' rights.

The issue rating definitions are expressed in terms of default risk.

Long-Term Obligations Ratings are:

AAA: An obligation/obligor rated AAA has the highest rating assigned by S&P. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.

AA: An obligation/obligor rated AA differs from the highest rated obligations only in a small degree. The obligor's capacity to meet its financial commitment on the obligations is very strong.

A: An obligation/obligor rated A is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations/obligor in higher rated categories. However, the obligors' capacity to meet its financial commitment on the obligation is still strong.

BBB: An obligation/obligor rated BBB exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity to the obligor to meet its financial commitment on the obligation.

Unrated: Financial institutions do not necessarily require a credit rating from the various ratings agencies such as Standard and Poor's and these institutions are classed as "Unrated". Some Credit Unions and Building Societies fall into this category. These institutions nonetheless must adhere to the capital maintenance requirements of the Australian Prudential Regulatory Authority (APRA) in line with all Authorised Deposit Taking Institutions (Banks, Building Societies and Credit Unions).

Plus (+) or minus (-): The ratings from "AA" to "BBB" may be modified by the addition of a plus or minus sign to show relative standing within the major rating categories.

23. Schedule 2: Extracts of Legislative Requirements

LOCAL GOVERNMENT ACT 1993 - SECT 412 & 625

Section 412 Accounting Records

- (1) A council must keep such accounting records as are necessary to correctly record and explain its financial transactions and its financial position.
- (2) In particular, a council must keep its accounting records in a manner and form that facilitate:
 - a. the preparation of financial reports that present fairly its financial position and the results of its operations, and
 - b. the convenient and proper auditing of those reports.

Section 625 How May Councils Invest?

- (1) A council may invest money that is not, for the time being, required by the council for any other purpose.
- (2) Money may be invested only in a form of investment notified by order of the Minister published in the Gazette.

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- (3) An order of the Minister notifying a form of investment for the purposes of this section must not be made without the approval of the Treasurer.
- (4) The acquisition, in accordance with section 358, of a controlling interest in a corporation is not an investment for the purposes of this section.

THE TRUSTEE AMENDMENT (DISCRETIONARY INVESTMENTS) ACT 1997 – SECTIONS 14A (2), 14C (1) & (2)

14A (2) Duties of trustee in respect of power of investment

A trustee must, in exercising a power of investment:

- a. If the trustee's profession, business or employment is or includes acting as a trustee or investing money on behalf of other persons, exercise the care, diligence and skill that a prudent person engaged in that profession, business or employment would exercise in managing the affairs of other persons, or
- b. if the trustee is not engaged in such a profession, business or employment, exercise the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons.

14C Matters to which trustee is to have regard when exercising power of investment

- (1) Without limiting the matters that a trustee may take into account when exercising a power of investment, a trustee must, so far as they are appropriate to the circumstances of the trust, if any, have regard to the following matters:
 - a. the purposes of the trust and the needs and circumstances of the beneficiaries,
 - b. the desirability of diversifying trust investments,
 - c. the nature of, and the risk associated with, existing trust investments and other trust property,
 - d. the need to maintain the real value of the capital or income of the trust,
 - e. the risk of capital or income loss or depreciation,
 - f. the potential for capital appreciation,
 - g. the likely income return and the timing of income return,
 - h. the length of the term of the proposed investment,
 - i. the probable duration of the trust,
 - j. the liquidity and marketability of the proposed investment during, and on the determination of, the term of the proposed investment,
 - k. the aggregate value of the trust estate,
 - l. the effect of the proposed investment in relation to the tax liability of the trust,
 - m. the likelihood of inflation affecting the value of the proposed investment or other trust property,
 - n. the costs (including commissions, fees, charges and duties payable) of making the proposed investment,
 - o. the results of a review of existing trust investments in accordance with section 14A (4).
- (2) A trustee may, having regard to the size and nature of the trust, do either or both of the following:
 - a. obtain and consider independent and impartial advice reasonably required for the investment of trust funds or the management of the investment from a person whom the trustee reasonably believes to be competent to give the advice,
 - b. pay out of trust funds the reasonable costs of obtaining the advice.

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LOCAL GOVERNMENT (GENERAL) REGULATION 2021 - CLAUSE 212

212 Reports on council investments

- (1) The responsible accounting officer of a council:
 - a. must provide the council with a written report (setting out details of all money that the council has invested under section 625 of the Act) to be presented:
 - i. if only one ordinary meeting of the council is held in a month, at that meeting, or
 - ii. if more than one such meeting is held in a month, at whichever of those meetings the council by resolution determines, and
 - b. must include in the report a certificate as to whether or not the investment has been made in accordance with the Act, the regulations and the Council's investment policies.
- (2) The report must be made up to the last day of the month immediately preceding the meeting.

Note. Section 625 of the Act says how a council may invest its surplus funds.

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Circular No. 11-01
Date 17 February 2011
Doc ID. A232163

Contact Finance Policy Section
02 4428 4100
dlg@dlg.nsw.gov.au

REVISED MINISTERIAL INVESTMENT ORDER

A revised Investment Order pursuant to section 625 of the *Local Government Act 1993* has been issued. The Minister for Local Government signed the revised Order on 12 January 2011 and it was published in the NSW Government Gazette on 11 February 2011. It replaces the Order dated 31 July 2008. The revised Order is attached to this circular.

Changes to the Investment Order include:

- the removal of the ability to invest in the mortgage of land (part (c) of the Investment Order dated 31 July 2008)
- the removal of the ability to make a deposit with the Local Government Financial Services Pty Ltd (part (f) of the order dated 31 July 2008)
- the addition of "Key Considerations" in the revised Investment Order, which includes a comment that a council's General Manager, or any other staff, with delegated authority by a council to invest in funds on behalf of the council must do so in accordance with the council's adopted investment policy.

Councils are reminded that on 25 May 2010 the Division of Local Government issued Investment Policy Guidelines (Circular to Councils 10-11 refers). It is expected that all councils will by now have adopted an Investment Policy in accordance with the Guidelines.

Ross Woodward
Chief Executive, Local Government
A Division of the Department of Premier and Cabinet

Department of Local Government
5 O'Keefe Avenue NOWRA NSW 2541
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LOCAL GOVERNMENT ACT 1993 – INVESTMENT ORDER (Relating to investments by councils)

I, the Hon. Barbara Perry MP, Minister for Local Government, in pursuance of section 625(2) of the *Local Government Act 1993* and with the approval of the Treasurer, do, by this my Order, notify for the purposes of section 625 of that Act that a council or county council may only invest money (on the basis that all investments must be denominated in Australian Dollars) in the following forms of investment:

- (a) any public funds or securities issued by or guaranteed by, the Commonwealth, any State of the Commonwealth or a Territory;
- (b) any debentures or securities issued by a council (within the meaning of the *Local Government Act 1993* (NSW));
- (c) interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit-taking institution (as defined in the *Banking Act 1959* (Cwth)), but excluding subordinated debt obligations;
- (d) any bill of exchange which has a maturity date of not more than 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority;
- (e) a deposit with the New South Wales Treasury Corporation or investments in an Hour-Glass investment facility of the New South Wales Treasury Corporation;

All investment instruments (excluding short term discount instruments) referred to above include both principal and investment income.

Transitional Arrangements

- (i) Subject to paragraph (ii) nothing in this Order affects any investment made before the date of this Order which was made in compliance with the previous Ministerial Orders, and such investments are taken to be in compliance with this Order.
- (ii) Paragraph (i) only applies to those investments made before the date of this Order and does not apply to any restructuring or switching of investments or any re-investment of proceeds received on disposal or maturity of such investments, which for the avoidance of doubt must comply with this Order.

Key Considerations

An investment is not in a form of investment notified by this order unless it also complies with an investment policy of council adopted by a resolution of council.

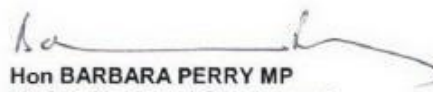
All councils should by resolution adopt an investment policy that is consistent with this Order and any guidelines issued by the Chief Executive (Local Government), Department of Premier and Cabinet, from time to time.

The General Manager, or any other staff member, with delegated authority by a council to invest funds on behalf of a council must do so in accordance with the council's adopted investment policy.

Councils have a fiduciary responsibility when investing. Councils should exercise the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons.

When exercising the power of investment councils should consider, but not be limited by, the risk of capital or income loss or depreciation, the likely income return and the timing of income return, the length of the term of the proposed investment, the liquidity and marketability of the proposed investment, the likelihood of inflation affecting the value of the proposed investment and the costs (including commissions, fees, charges and duties payable) of making the proposed investment.

Dated this 12th day of January 2011


Hon BARBARA PERRY MP
Minister for Local Government

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Document History and Version Control

Document History and Version Control				
Trim Ref	Version	Summary of Changes / Consultation	Date	By Whom
ED23/3008	1	Policy created	11/08/2009	Finance
ED25/7802	2-11	Various changes	14/12/2010, 13/03/2012, 12/03/2013, 11/03/2014, 14/04/2015, 13/06/2017, 10/04/2018, 06/05/2020, 14/09/2021, 14/02/2023	Council
ED25/7802	12	Changed to new template	04/03/2025	R Munro

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POLICY MANUAL

Policy title:	INVESTMENTS
Policy number:	Policy 1.5.4
Objective:	To preserve invested capital while gaining the most advantageous rate of return with an acceptable level of risk.
Link to community vision/service:	Leadership and participation – E4
Program Area:	Finance
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General

Purpose of Document

The purpose of this document is to establish the framework within which investment principles are to apply to the investment of Council funds. It details:

- Council Funds covered by this Investment Policy
- Council's objectives for its investment portfolio/s
- how investments are to be undertaken
- the applicable risks to be managed
- any constraints and other prudential requirements to apply to the investments of Funds having regard to the applicable legislation and regulations governing Council investment
- the manner in which compliance with the Policy & Strategy will be monitored and reported; and
- appropriate benchmarks for each category of investments.

Related Documents

This statement has been prepared to recognise the legislative requirements and obligations for the investment of Council's funds. The legislative requirements are listed in the Investment Policy adopted by Council from time to time.

Council will comply with investment regulations and directions of the Office of Local Government – where inconsistent, the Policy is to be read as subject to these.

An Investment Strategy document will be updated from time to time, reflecting market conditions and outlining the best way to achieve the Investment Policy's objectives.

Effective Date

Once approved by Council, this document replaces any previous Investment Policy document. It will be reviewed at regular annual intervals going forward, or when either change in regulation or market conditions necessitate a review.

Definitions

Act	Local Government Act, 1993.
ADI	Authorised Deposit-Taking Institutions (ADI) are corporations that are authorised under the Banking Act 1959 (Cwth) to take deposits from customers.
Bill of Exchange	The 2011 Investment Order state that councils may invest in a Bill of Exchange which confers on the holder a right of recourse to an authorised deposit-taking institution (ADI). This means the bill must either be issued by an ADI or issued by another party and accepted by an ADI. An ADI issuer would not need to guarantee its own paper (bills) and the practice for ADI's that add their name to bills of exchange is known as 'acceptance'.
BBSW	The Bank Bill Swap reference rate (BBSW) is the average of mid-rate bank-bill quote from brokers on the BBSW Panel. The BBSW is calculated daily. Floating rate securities are most commonly reset quarterly to the 90-day BBSW.
Council Funds	Surplus monies that are invested by Council in accordance with section 625 of the Act.

Debenture	A debenture is a document evidencing an acknowledgement of a debt, which a company has created for the purposes of raising capital. Debentures are issued by companies in return for medium and long-term investment of funds by lenders.
FRN	A Floating Rate Note (FRN) is a security that pays a coupon linked to a variable benchmark. In Australia most FRN's pay a coupon set as a fixed margin over the Bank Bill Swap Rate which is the market benchmark three month interbank rate.
IP	The Investment Policy provides the general investment goals and objectives of Council and describes the strategies that must be employed to meet these objectives. Specific information on matters such as asset allocation, Risk tolerance, and liquidity requirements are also included in the Investment Strategy.
LGGR	Local Government (General) Regulation 2021 (NSW).
NCD	Is a short term investment in an underlying security being a negotiable certificate of deposit (NCD) where the term of the security is usually for a period of 185 days or less (sometimes up to 2 years). NCDs are discount securities meaning they are issued and on-sold to investors at a discount to their face value.
OLG	NSW Office of Local Government, Department of Premier & Cabinet, its predecessors, and successors.
RAO	Responsible Accounting Officer of a council means a member of the staff of the council designated by the General Manager, or if no such member has been designated, the General Manager. (LGGR, clause 196)
TCorp, TCorpIM	New South Wales Treasury Corporation and its investment management division.
Bloomberg Ausbond Bank Bill Index	The Bloomberg Ausbond Bank Bill Index is the NSW Local Government industry standard benchmark formerly known as the UBS Australia Bank Bill Index. This is the generally accepted benchmark for short term, conservative cash and fixed income investors and allows benchmarking against a notional rolling parcel of bank bills averaging 45 days which is calculated by portfolio of 90-day bank bills over a specified period.

Investment Policy

Objectives

To provide a framework for the investing of Council's funds at the most favourable return available to it at the time whilst having due consideration of risk and security for that investment type and ensuring that its liquidity requirements are being met while exercising the power to invest, consideration is to be given to the preservation of capital, liquidity, and the return of investment.

Preservation of capital is the principal objective of the investment portfolio. Investments are to be placed in a manner that seeks to ensure security and safeguarding the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.

Investments should be allocated to ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring the risk of significant costs due to the unanticipated sale of an investment.

Investments are expected to achieve a market average rate of return in line with Council's Risk Management Guidelines. Compliant Socially Responsible/Green investments will be considered when their risk/return profile is in line with other compliant investment options.

Commented [EG1]: Reworded the closing sentence regarding Socially Responsible/Green investments to reduce the emphasis being placed on these options.

Legislative and Regulatory Requirements

All investments are to comply with the following:

- Local Government Act 1993 - Section 412 & 625
- Local Government Act 1993 – Order (of the Minister) Circular No: 11/01 gazetted on 17 February 2011, or most current
- The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) & (2)
- Local Government (General) Regulation 2021 – Clause 212
- Australian Accounting Standards
- Office of Local Government Investment Policy Guidelines; and
- Office of Local Government Circulars.

Delegation of Authority

Authority for the implementation of the Investment Policy is delegated by Council to the General Manager in accordance with the *Local Government Act 1993*.

The General Manager may in turn delegate the day-to-day management of Council's investment to the Responsible Accounting Officer or senior staff, subject to regular reviews.

Officers with delegated authority to manage Council's investments shall be recorded and required to acknowledge they have received a copy of this policy and understand their obligations in this role.

Prudent Person Standard

The investment will be managed with the care, diligence, and skill that a prudent person would exercise. As trustees of public monies, officers are to manage Council's investment portfolios to safeguard the portfolio in accordance with the spirit of this Investment Policy, and not for speculative purposes.

Ethics and Conflicts of Interest

Officers with delegated authority to manage Council's investments shall refrain from personal activities that would conflict with the proper execution and management of Council's investment portfolio. This policy requires officers to disclose any conflict of interest to the General Manager.

Independent advisors are also required to declare that they have no actual or perceived conflicts of interest.

Approved Investments

All investments must be denominated in Australian Dollars. Authorised Investments are limited to those allowed by the prevailing Ministerial Investment Order.

The current Ministerial Investment Order limits investments to the following:

- Commonwealth/State/Territory Government securities e.g., bonds
- Interest bearing deposits or senior bonds issued by an authorised deposit taking institution (ADI)
- Bills of exchange, (<200 days duration), guaranteed by an authorised deposit taking institution (ADI)
- Debentures issued by NSW Local Government; and
- Deposits with NSW Treasury &/or Investments in NSW Treasury Corporation's Investment Management Funds.

Commented [EG2]: NSW TCorp funds are listed in Institutional Credit Framework table

Prohibited Investments

This investment policy prohibits but is not limited to any investment carried out for speculative purposes, including;

- Derivative based instruments
- Principal only investments or securities that provide potentially nil or negative cash flow; and
- Stand-alone securities issued that have underlying futures, options, forwards contracts and swaps of any kind.

This Policy also prohibits the use of leveraging (borrowing to invest) of an investment. However, nothing in the Policy shall prohibit the short-term investment of loan proceeds where the loan is raised for non-investment purposes and there is a delay prior to the spending occurring.

Risk Management Guidelines

Investments are expected to achieve a market average rate of return in line with the Council's risk tolerance. Investments are to be considered in the light of the following key criteria:

- **Preservation of Capital** – the requirement for preventing losses in an investment portfolio's total value.
- **Credit Risk** – The risk that a party or guarantor to a transaction will fail to fulfil its obligations. In the context of this document, it relates to the risk of loss due to the failure of an institution/entity with which an investment is held to pay the interest and/or repay the principal of an investment.
- **Diversification** – the requirement to place investments in a broad range of products so as not to be over exposed to a particular sector of the investment market.
- **Market Risk** - the risk that the fair value or future cash flows of an investment will fluctuate due to changes in market prices.
- **Liquidity Risk** - the risk an investor is unable to redeem the investment at a fair price within a timely period.
- **Maturity Risk** - the risk relating to the length of term to maturity of the investment. The larger the term, the greater the length of exposure and risk to market volatilities.
- **Leveraging Risk** - the magnification of an investor's risk and return that occurs when the investor takes on financial leverage through an investment product.
- **Rollover Risk** – the risk that income will not meet expectations or budgeted requirements because interest rates are lower in the future than expected.

Credit and Maturity Guidelines

Investments are to comply with three key criteria relating to:

- **Overall Portfolio Credit Framework:** limit overall credit exposure of the portfolio
- **Institutional Credit Framework:** limit exposure to individual institutions based on their credit ratings. and
- **Term to Maturity Framework:** limits based upon maturity of securities.

(1) Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

Government/ADI Credit Limits/Ratings	
Long Term Credit Ratings	Portfolio Max %
AAA	100%
AA+, AA, AA-	100%
A+, A	100%
A-	40%
BBB+	30%
Local ADIs rated BBB, BBB- or Unrated	10%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Funds	35%

Commented [EG3]: Reworded the local ADI categories to include those that may have credit ratings of BBB or BBB-. Increased total overall limit to 10%, but kept individual institution limits (next table) at 5%.

Credit ratings are based upon the Standard & Poor's Investment Rating, or Moody's or Fitch equivalent, where a Standard & Poor's Investment Rating does not exist.

(2) Institutional Credit Framework

Exposure to an individual institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

Government/ADI Credit Limits/Ratings	
Long Term Credit Ratings	Institution Max %
AAA	50%
AA+, AA, AA-	50%
A+ A	30%
A-	20%
BBB+	10%
Local ADIs rated BBB, BBB- or Unrated	5%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Short Term Income Fund	20%
NSW TCorpIM Medium Term Growth Fund	10%
NSW TCorpIM Long Term Growth Fund	5%

Credit ratings are based upon the Standard & Poor's Investment Rating, or Moody's or Fitch equivalent, where a Standard & Poor's Investment Rating does not exist.

If any of the Council's investments are downgraded such that they no longer fall within the investment policy limits, they will be divested as soon as practicable having regard

to potential losses resulting from early redemption and subject to minimising any loss of capital that may arise from compliance with this provision.

(3) Term to Maturity Framework

Council's investment portfolio shall be structured around the time horizon of investment to ensure that liquidity and income requirements are met.

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity Limits		
Portfolio % ≤ 1 year	Min 20%	Max 100%
Portfolio % > 1 year ≤ 10 years	Min 0%	Max 80%
Sub limits by Maturity		
<i>Portfolio % > 3 years</i>	<i>Min 0%</i>	<i>Max 50%</i>
<i>Portfolio % > 5 years ≤ 10 years</i>	<i>Min 0%</i>	<i>Max 25%</i>

Ethical Investments

Where financial institutions are offering equivalent investment returns with the same credit rating and assessed financial risk and the investment fits otherwise within the provisions of this Investment Policy, it may be considered for investment capital allocation.

Investment Advisor

If Council appoints an investment advisor, they must be appointed by the General Manager and must be licensed by the Australian Securities and Investment Commission. The advisor must be independent and must confirm in writing that they (and any related parties) have no actual or potential conflict of interest in relation to investment products being recommended and is free to choose the most appropriate product within the terms and conditions of the Investment Policy. This includes receiving no commissions or other inducements in relation to the investments being recommended or reviewed. Any commissions paid to the advisor by banks/product providers will be rebated, or otherwise onforwarded, to Council as per ASIC requirements for an independent investment advisor.

Accounting

Council will comply with appropriate accounting standards in valuing its investments and quantifying its investment returns.

In addition to recording investment income according to accounting standards, published reports may show a break-down of its duly calculated investment returns into realised and unrealised capital gains and losses, and interest.

Other relevant issues will be considered in line with relevant Australian Accounting

Standards, such as discount or premium, designation as held-to-maturity or on a fair value basis, and impairment.

Safe Custody Arrangements

Where necessary, investments may be held in safe custody on Council's behalf, as long as the following criteria are met:

- Council must retain beneficial ownership of all investments
- Adequate documentation is provided, verifying the existence of the investments
- The Custodian conducts regular reconciliation of records with relevant registries and/or clearing systems; and
- The Institution or Custodian recording and holding the assets will be:
 - The Custodian nominated by TCorpIM for its Funds
 - Austraclear
 - An institution with an investment grade rating from Standard and Poor's, or Moody's or Fitch equivalent; or
 - An institution with adequate insurance, including professional indemnity insurance and other insurances considered prudent and appropriate to cover its liabilities under any agreement.

Performance Benchmarks

The performance of the overall investment portfolio shall be measured against the industry standard Bloomberg AusBond Bank Bill Index.

The long term performance of any holdings in the NSW TCorpIM Medium Term Growth Fund or Long Term Growth Fund will be viewed in context of the Funds' stated investment objectives as detailed by NSW TCorp.

Reporting

Documentary evidence must be held for each investment and details thereof maintained in an investment register. The documentary evidence must provide Council legal title to the investment. For audit purposes, certificates must be obtained from the banks/fund managers/custodian confirming the amounts of investment held on Council's behalf at 30th June each year.

All investments are to be appropriately recorded in Council's financial records and reconciled on a monthly basis.

A monthly report will be provided to Council. The report will detail the investment portfolio in terms of holdings and impact of changes in market value since the previous report. The monthly report will also detail the investment performance against the applicable benchmark, investment income earned versus budget year to date and confirm compliance of Council's investments within legislative and Policy limits. Council may nominate additional content for reporting.

Review

The Investment Policy will be reviewed, by an Independent Investment Advisor appointed by the General Manager and licenced by the Australian Securities and Investment Commission, at least once during the term of council or as required in the event of legislative change or as a result of significantly changed economic/market conditions.

The Investment Policy may also be changed as a result of other amendments that are to the advantage of Council and in the spirit of this policy.

Any amendment to the investment Policy must be by way of Council resolution.

Schedules

- Schedule 1 – Standard & Poor's Ratings Descriptions
- Schedule 2 – Extracts of Legislative Requirements

Schedule 1: Standard & Poor's Ratings Descriptions

Credit Ratings

Standard & Poor's (S&P) is a professional organisation that provides analytical services. An S&P rating is an opinion of the general creditworthiness of an obligor with respect to particular debt security or other financial obligation - based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment
- Nature and provisions of the obligation
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganisation or other laws affecting creditors' rights.

The issue rating definitions are expressed in terms of default risk.

Long-Term Obligations Ratings are:

AAA: An obligation/obligor rated AAA has the highest rating assigned by S&P. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.

AA: An obligation/obligor rated AA differs from the highest rated obligations only in a small degree. The obligor's capacity to meet its financial commitment on the obligations is very strong.

A: An obligation/obligor rated A is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations/obligor in higher rated categories. However, the obligors' capacity to meet its financial commitment on the obligation is still strong.

BBB: An obligation/obligor rated BBB exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity to the obligor to meet its financial commitment on the obligation.

Unrated: Financial institutions do not necessarily require a credit rating from the various ratings agencies such as Standard and Poor's and these institutions are classed as "Unrated". Some Credit Unions and Building Societies fall into this category. These institutions nonetheless must adhere to the capital maintenance requirements of the Australian Prudential Regulatory Authority (APRA) in line with all Authorised Deposit Taking Institutions (Banks, Building Societies and Credit Unions).

Plus (+) or minus (-): The ratings from "AA" to "BBB" may be modified by the addition of a plus or minus sign to show relative standing within the major rating categories.

Schedule 2: Extracts of Legislative Requirements**LOCAL GOVERNMENT ACT 1993 - SECT 412 & 625****Section 412 Accounting Records**

- (1) A council must keep such accounting records as are necessary to correctly record and explain its financial transactions and its financial position.
- (2) In particular, a council must keep its accounting records in a manner and form that facilitate:
 - (a) the preparation of financial reports that present fairly its financial position and the results of its operations, and
 - (b) the convenient and proper auditing of those reports.

Section 625 How May Councils Invest?

- (1) A council may invest money that is not, for the time being, required by the council for any other purpose.
- (2) Money may be invested only in a form of investment notified by order of the Minister published in the Gazette.
- (3) An order of the Minister notifying a form of investment for the purposes of this section must not be made without the approval of the Treasurer.
- (4) The acquisition, in accordance with section 358, of a controlling interest in a corporation is not an investment for the purposes of this section.

**THE TRUSTEE AMENDMENT (DISCRETIONARY INVESTMENTS) ACT 1997 –
SECTIONS 14A (2), 14C (1) & (2)**

14A (2) Duties of trustee in respect of power of investment

A trustee must, in exercising a power of investment:

- (a) If the trustee's profession, business or employment is or includes acting as a trustee or investing money on behalf of other persons, exercise the care, diligence and skill that a prudent person engaged in that profession, business or employment would exercise in managing the affairs of other persons, or
- (b) if the trustee is not engaged in such a profession, business or employment, exercise the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons.

14C Matters to which trustee is to have regard when exercising power of investment

- (1) Without limiting the matters that a trustee may take into account when exercising a power of investment, a trustee must, so far as they are appropriate to the circumstances of the trust, if any, have regard to the following matters:
- (a) the purposes of the trust and the needs and circumstances of the beneficiaries,
 - (b) the desirability of diversifying trust investments,
 - (c) the nature of, and the risk associated with, existing trust investments and other trust property,
 - (d) the need to maintain the real value of the capital or income of the trust,
 - (e) the risk of capital or income loss or depreciation,
 - (f) the potential for capital appreciation,
 - (g) the likely income return and the timing of income return,
 - (h) the length of the term of the proposed investment,
 - (i) the probable duration of the trust,
 - (j) the liquidity and marketability of the proposed investment during, and on the determination of, the term of the proposed investment,
 - (k) the aggregate value of the trust estate,
 - (l) the effect of the proposed investment in relation to the tax liability of the trust,

- (m) the likelihood of inflation affecting the value of the proposed investment or other trust property,
 - (n) the costs (including commissions, fees, charges and duties payable) of making the proposed investment,
 - (o) the results of a review of existing trust investments in accordance with section 14A (4).
- (2) A trustee may, having regard to the size and nature of the trust, do either or both of the following:
- (a) obtain and consider independent and impartial advice reasonably required for the investment of trust funds or the management of the investment from a person whom the trustee reasonably believes to be competent to give the advice,
 - (b) pay out of trust funds the reasonable costs of obtaining the advice.

LOCAL GOVERNMENT (GENERAL) REGULATION 2021 - CLAUSE 212

212 Reports on council investments

(1) The responsible accounting officer of a council:

(a) must provide the council with a written report (setting out details of all money that the council has invested under section 625 of the Act) to be presented:

- i) if only one ordinary meeting of the council is held in a month, at that meeting, or
- (ii) if more than one such meeting is held in a month, at whichever of those meetings the council by resolution determines, and

(b) must include in the report a certificate as to whether or not the investment has been made in accordance with the Act, the regulations and the Council's investment policies.

(2) The report must be made up to the last day of the month immediately preceding the meeting.

Note. Section 625 of the Act says how a council may invest its surplus funds.



Circular No. 11-01
Date 17 February 2011
Doc ID: A232163

Contact Finance Policy Section
02 4428 4100
dlg@dlg.nsw.gov.au

REVISED MINISTERIAL INVESTMENT ORDER

A revised Investment Order pursuant to section 625 of the *Local Government Act 1993* has been issued. The Minister for Local Government signed the revised Order on 12 January 2011 and it was published in the NSW Government Gazette on 11 February 2011. It replaces the Order dated 31 July 2008. The revised Order is attached to this circular.

Changes to the Investment Order include:

- the removal of the ability to invest in the mortgage of land (part (c) of the Investment Order dated 31 July 2008)
- the removal of the ability to make a deposit with the Local Government Financial Services Pty Ltd (part (f) of the order dated 31 July 2008)
- the addition of "Key Considerations" in the revised Investment Order, which includes a comment that a council's General Manager, or any other staff, with delegated authority by a council to invest in funds on behalf of the council must do so in accordance with the council's adopted investment policy.

Councils are reminded that on 25 May 2010 the Division of Local Government issued Investment Policy Guidelines (Circular to Councils 10-11 refers). It is expected that all councils will by now have adopted an Investment Policy in accordance with the Guidelines.

Ross Woodward
Chief Executive, Local Government
A Division of the Department of Premier and Cabinet

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LOCAL GOVERNMENT ACT 1993 – INVESTMENT ORDER
(Relating to investments by councils)

I, the Hon. Barbara Perry MP, Minister for Local Government, in pursuance of section 625(2) of the *Local Government Act 1993* and with the approval of the Treasurer, do, by this my Order, notify for the purposes of section 625 of that Act that a council or county council may only invest money (on the basis that all investments must be denominated in Australian Dollars) in the following forms of investment:

- (a) any public funds or securities issued by or guaranteed by, the Commonwealth, any State of the Commonwealth or a Territory;
- (b) any debentures or securities issued by a council (within the meaning of the *Local Government Act 1993* (NSW));
- (c) interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit-taking institution (as defined in the *Banking Act 1959* (Cwth)), but excluding subordinated debt obligations;
- (d) any bill of exchange which has a maturity date of not more than 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority;
- (e) a deposit with the New South Wales Treasury Corporation or investments in an Hour-Glass investment facility of the New South Wales Treasury Corporation;

All investment instruments (excluding short term discount instruments) referred to above include both principal and investment income.

Transitional Arrangements

- (i) Subject to paragraph (ii) nothing in this Order affects any investment made before the date of this Order which was made in compliance with the previous Ministerial Orders, and such investments are taken to be in compliance with this Order.
- (ii) Paragraph (i) only applies to those investments made before the date of this Order and does not apply to any restructuring or switching of investments or any re-investment of proceeds received on disposal or maturity of such investments, which for the avoidance of doubt must comply with this Order.

Key Considerations

An investment is not in a form of investment notified by this order unless it also complies with an investment policy of council adopted by a resolution of council.

All councils should by resolution adopt an investment policy that is consistent with this Order and any guidelines issued by the Chief Executive (Local Government), Department of Premier and Cabinet, from time to time.

The General Manager, or any other staff member, with delegated authority by a council to invest funds on behalf of a council must do so in accordance with the council's adopted investment policy.

Councils have a fiduciary responsibility when investing. Councils should exercise the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons.

When exercising the power of investment councils should consider, but not be limited by, the risk of capital or income loss or depreciation, the likely income return and the timing of income return, the length of the term of the proposed investment, the liquidity and marketability of the proposed investment, the likelihood of inflation affecting the value of the proposed investment and the costs (including commissions, fees, charges and duties payable) of making the proposed investment.

Dated this 12th day of January 2011


Hon BARBARA PERRY MP
Minister for Local Government



Lismore City Council Investment Policy – draft

Notes regarding the draft Investment Policy:

The structure and much of the content of Lismore City Council's (Council's) investment policy matches that of the recommended Investment Policy issued by the Office of Local Government (OLG) in its Investment Policy Guidelines document issued in 2010.

The main areas in which Council's Investment Policy could be improved are in regard to:

- A) Removing the emphasis on proactively moving toward a Socially Responsible/Green investment portfolio while still favouring such investments providing their risk/return profile is in line with similarly compliant investment options.
- B) Allowing for greater exposure to local ADIs by updating the local ADI categories in the credit limit tables to include institutions that may have credit ratings of BBB or BBB-, not just those that are Unrated. Total exposure to the local ADI category has been increased to 10% from 5%, but the limit to any individual institution remains at 5%.
- C) Removing the "Sub limits by Credit Rating" section in the Term to Maturity Framework table. These limits are unnecessarily restrictive, and Council's policy has sound credit quality limits in place without the need for this extra layer.

Recommended changes to Council's Investment Policy are detailed below with current versus proposed examples:

1) Objectives

Last paragraph(s) in section:

Current:

Investments are expected to achieve a market average rate of return in line with Council's Risk Management Guidelines.

In conjunction with the above objectives, Council has determined to proactively move toward a portfolio consisting of Socially Responsible/Green investments.

Proposed:

Investments are expected to achieve a market average rate of return in line with Council's Risk Management Guidelines. Compliant Socially Responsible/Green investments may be favoured when their risk/return profile is in line with other compliant investment options.

Reason for recommended change to Objectives section:

Council wishes to reduce the emphasis being given to Socially Responsible/Green investment options. The proposed change acknowledges that Socially Responsible/Green options, compliant with the policy, may be considered favourably when their credit profile and expected return is comparable to other compliant options.



2) Credit and Term to Maturity Frameworks

Current Overall Portfolio Credit Framework:

(1) Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

Government/ADI Credit Limits/Ratings	
Long Term Credit Ratings	Portfolio Max %
AAA	100%
AA+, AA, AA-	100%
A+, A	100%
A-	40%
BBB+	30%
Unrated local ADIs	5%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Funds	35%

Credit ratings are based upon the Standard & Poor's Investment Rating, or Moody's or Fitch equivalent, where a Standard & Poor's Investment Rating does not exist.

Proposed Overall Portfolio Credit Framework:

(1) Overall Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

Government/ADI Credit Limits/Ratings	
Long Term Credit Ratings	Portfolio Max %
AAA	100%
AA+, AA, AA-	100%
A+, A	100%
A-	40%
BBB+	30%
Local ADIs rated BBB, BBB- or Unrated	10%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Funds	35%

Credit ratings are based upon the Standard & Poor's Investment Rating, or Moody's or Fitch equivalent, where a Standard & Poor's Investment Rating does not exist.



Current Institutional Credit Framework:

(2) Institutional Credit Framework

Exposure to an individual institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

Government/ADI Credit Limits/Ratings	
Long Term Credit Ratings	Institution Max %
AAA	50%
AA+, AA, AA-	50%
A+ A	30%
A-	20%
BBB+	10%
Unrated local ADIs	5%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Short Term Income Fund	20%
NSW TCorpIM Medium Term Growth Fund	10%
NSW TCorpIM Long Term Growth Fund	5%

Proposed Institutional Credit Framework:

(2) Institutional Credit Framework

Exposure to an individual institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

Government/ADI Credit Limits/Ratings	
Long Term Credit Ratings	Institution Max %
AAA	50%
AA+, AA, AA-	50%
A+ A	30%
A-	20%
BBB+	10%
Local ADIs rated BBB, BBB- or Unrated	5%
Specific Ministerial Approved Forms of Investment	
NSW TCorpIM Short Term Income Fund	20%
NSW TCorpIM Medium Term Growth Fund	10%
NSW TCorpIM Long Term Growth Fund	5%

Reason for recommended changes to Overall and Institutional Credit Frameworks:

The recommended change to the credit limit tables is to update the local ADI category to include institutions that may have credit ratings of BBB or BBB-, not just those that are Unrated. Total exposure to the local ADI category has been increased to 10% from 5%, but the limit to any individual institution remains at 5%. Any local ADIs rated BBB+ or higher will come under the credit limit category of their rating.



Current Term to Maturity Framework:

(3) Term to Maturity Framework

Council's investment portfolio shall be structured around the time horizon of investment to ensure that liquidity and income requirements are met.

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity Limits		
Portfolio % ≤1 year	Min 20%	Max 100%
Portfolio % >1 year ≤10 years	Min 0%	Max 80%
Sub limits by Maturity		
<i>Portfolio % > 3 years</i>	<i>Min 0%</i>	<i>Max 50%</i>
<i>Portfolio % > 5 years ≤ 10 years</i>	<i>Min 0%</i>	<i>Max 25%</i>
Sub limits by Credit Rating		
<i>Sub limits: AA+, AA, AA- rating:</i>		<i>5yrs maximum</i>
<i>Sub limits: A+, A, A-, BBB+ rating:</i>		<i>3yrs maximum</i>
<i>Sub limits: Unrated local ADIs:</i>		<i>1yr maximum</i>
Specific Ministerial Approved Forms of Investment		
<i>NSW TCorpIM Funds</i>		<i>N/A</i>

Proposed Term to Maturity Framework:

(3) Term to Maturity Framework

Council's investment portfolio shall be structured around the time horizon of investment to ensure that liquidity and income requirements are met.

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity Limits		
Portfolio % ≤1 year	Min 20%	Max 100%
Portfolio % >1 year ≤10 years	Min 0%	Max 80%
Sub limits by Maturity		
<i>Portfolio % > 3 years</i>	<i>Min 0%</i>	<i>Max 50%</i>
<i>Portfolio % > 5 years ≤ 10 years</i>	<i>Min 0%</i>	<i>Max 25%</i>



Reason for recommended changes to Term to Maturity Framework:

It is recommended to remove the "Sub limits by Credit Rating" section in the Term to Maturity Framework table. These limits were originally requested by TCorp for councils that borrowed from them, but they are no longer required. These limits are unnecessarily restrictive, and Council's policy has sound credit quality limits in place without the need for this extra layer.

3) Ethical Investments

Current:

Ethical Investments

Within the limits of prevailing Legislation and this Investment Policy, Council's investments will be made in consideration of the principals of ethical investment management.

In conjunction with the above objectives, Council has determined to proactively move toward a portfolio consisting of Socially Responsible/Green investments.

Proposed:

Ethical Investments

Where financial institutions are offering equivalent investment returns with the same credit rating and assessed financial risk and the investment fits within the provisions of this Investment Policy, preference may be given to placing funds with institutions identified as having the higher Socially Responsible/Green standards.

Reason for recommended change:

It is understood that Council wishes to remove the objective of proactively moving toward a fully Socially Responsible/Green portfolio, but policy compliant Socially Responsible/Green investments may be preferred when their risk/return profiles are in line with other compliant options.

Other Recommended Changes

- Under "Legislative and Regulatory Requirements" the reference to the Local Government (General) Regulation has been updated to 2021 from 2005. All of the Regulation's clauses referred to in the policy remained the same.
- Under "Approved Investments" the names of specific NSW Treasury Corporation's Investment Management Funds were removed. The individual funds are referred to later in the document within the Institutional Credit Framework table.
- Under "Investment Advisor" clarification is added that if any commission is paid to the advisor that is must be rebated to Council as per ASIC requirements for an independent investment advisor.



Flood Risk Management Committee Terms of Reference

(As amended by the Committee 14/05/2024)

1. Name

Flood Risk Management Committee

2. Background

The NSW Government's **Flood Risk Management Manual** and the **Flood Prone Land Policy** guide local government in managing flood risk in their communities.

The main objective of the Policy is to reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses. The Policy recognises the benefits of use, occupation and development of flood-prone land. The Policy is incorporated into the NSW Flood Risk Management Manual, which emphasises the importance of developing and implementing flood risk management plans. The purpose of a flood risk management plan is to evaluate all factors (including social, economic, ecological and cultural impacts and flood risk) that affect the use of flood prone land and address existing, future and continuing flood risks in a comprehensive manner through a range of different management measure.

The Manual supports the Policy and guides councils through the flood risk management process. The Manual helps councils develop and implement local flood risk management plans and outlines the technical assistance provided by the NSW Government.

The **Flood Risk Management Guidelines** complement the Manual to help councils to fulfil their role in developing and managing flood-prone land while reducing damage from floods.

The purpose of a **Flood Risk Management Plan** is to provide input into the strategic and statutory planning roles of councils. It does not, by intent, purport to be the only document relevant to development of flood prone land. The Plan provides the type of information necessary for adequate forward planning for flood prone land.

The first formal step in the process is the formation of a committee chaired by Council. It is advisory in nature as responsibility for planning matters lies with Council as a whole. Therefore, the committee should report directly to Council.



3. Scope

The principal objective of the Committee is to assist Council in the development and implementation of a Plan for the area(s) under its jurisdiction. However, the Committee also assists in:

- formulating objectives (in accordance with ecologically sustainable development principles), strategies and outcomes sought from the process;
- providing a link between the local community and Council;
- Identifying the flood problem to be assessed and the study areas;
- considering and making recommendations to Council on appropriate development controls for use until the Plan is completed, approved and implemented;
- supervising the collection of necessary data and supervising and monitoring the progress and findings of studies being undertaken in the various stages of the Plan;
- providing input into known flood behaviour as part of the flood study;
- identifying management options and providing input into their consideration as part of the management study;
- identifying implementation strategies for the Plan;
- monitoring and assessing the effectiveness of the Plan during and after its implementation;
- coordinating and monitoring the public education programs essential to the long-term viability of the Plan; and
- coordinating with other relevant agencies.

Once the Committee has completed the prime task of developing a Plan and associated implementation strategy, and Council has adopted these, a limited group, including community representatives, to be defined by Council will remain to oversee implementation.

4. Limitations

- The Committee does not have any formal powers, as it has an advisory role.
- The Committee is unable to commit Council to any expenditure or specific course of action.
- Committee members are not authorised to speak or issue media releases on behalf of the Committee or Council.

5. Membership of the Committee

The Committee consists of:



- A minimum of two (2) Lismore City Councillors (with the Chair of the Committee to be the Mayor or the Mayor's nominee).
- 1 technical specialist from Lismore City Council;
- 1 technical specialist from Rous County Council;
- 1 technical specialist from Southern Cross University;
- 1 representative from NSW Department of Climate Change, Energy, the Environment and Water (DCCEE); and
- 1 representative from SES.

And up to 6 community members as follows:

- 1 community member from North Lismore;
- 1 community member from South Lismore;
- 1 other community member (not geographically specific)
- 1 First Nation's community member
- 1 community member representing business owners; and
- 1 community member representing environmental groups.

Representatives from the following organisations will be invited as advisory members to the committee but will not be included as formal members of the committee for the purpose of establishing quorum:

- Northern Rivers Reconstruction Corporation; and
- CSIRO

Technical specialist and representative positions on the Committee will be nominated by their relevant organisations. State and Federal Government agency representatives do not have voting rights but provide advice in relation to their area of expertise and departmental function. The Lismore City Council staff position will also not have voting rights.

Community member positions on the Committee are to be filled following an Expressions of Interest process and selection by Council.

The selection criteria for community representatives will be as follows:

- Demonstration of connection and links to their geographic community or community of interest (as appropriate) and;
- Demonstration of awareness in relation to flood risk management issues.



5.1 Technical Sub-Committee

The Committee should also maintain a specialist Technical Sub-Committee to deal with complex technical issues. The role of the Sub-Committee is to provide technical assistance and advice to enable the Committee to fulfill its advisory role to Council efficiently, confident that studies and option assessments are technically adequate, and the options proposed are practical and feasible.

The Sub-Committee includes membership from Council, Rous County Council and the Department of Planning and Environment (OPE) and other technical experts as required. A representative of SES is also included when the Sub-Committee is considering emergency management issues.

5.2 Term of the Committee

- Membership of the Committee is for a period commencing from the date of selection by Council, to be within six months of the most recent general election and continuing until six months after the next general election, or as soon as otherwise practicable.
- The Committee may be dissolved or established by Council resolution.
- Casual vacancies on the Committee may be filled by Council resolution.
- A Committee member will cease being a member of the Committee if:
 - (a) the Committee is dissolved by Council resolution;
 - (b) a written notice of resignation is provided by a member;
 - (c) a member is absent for three consecutive meetings; or
 - (d) if a technical specialist or representative, a member ceases working for or representing their relevant organisation.

6. Meeting Protocol & Procedure

- Meetings of the Committee will follow the Agenda.
- Agenda items will be requested when a meeting is called.
- Members will speak through the Chairperson.
- Members will be respectful of each other and not interrupt a speaker.
- Professional or specialist advisers may be invited to address Committee meetings from time to time as required.
- Matters will be decided by show of hands. Proxy votes will not be accepted.
- Members of the public will be welcomed to meetings of the Committee but shall not vote on matters before the Committee. Members of the public may



request to make representations to the Committee or to raise questions at the discretion of the Chairperson.

- Members of the public cannot make audio or video recordings of the meetings. Notes can be taken.
- Minutes will be taken at each meeting, and they will be made available to Committee members and the public when they become available.
- Minutes will be reported to the next scheduled Council meeting for consideration and adoption.

7. Meeting Frequency

The Committee will meet as needed during the preparation of the Flood Risk Management Plan as directed by the Chairperson.

8. Quorum

Quorum consists of half the currently appointed members with voting rights plus one.

9. Conflict of Interest

Committee members are required to disclose any potential conflict of interest and appropriately manage any conflict to the satisfaction of Council.

Survey Responses
 14 January 2025 - 16 February 2025

Expression of Interest

Your Say Lismore

 Project: Expressions of Interest: Flood Risk Management Committee



VISITORS 63					
CONTRIBUTORS 21			RESPONSES 21		
1 Registered	0 Unverified	20 Anonymous	1 Registered	0 Unverified	20 Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Jan 20, 2025 13:16:09 pm

Last Seen: Jan 20, 2025 13:16:09 pm

IP Address: n/a

Q1. **First name** Colin

Q2. **Last name** BAKER

Q3. **Suburb** ██████████

Q4. **Email** ██████████

Q5. **Phone number** ██████████

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member from any area (not geographically specific)

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

I am a retireng representative of the FRMC

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

Lismore is adversely affected by flooding regularly The 22 flood was highest in RECORDED history but a higher level is possible in theory We are all awaiting the CSIRO report which will tell us the best ways to minimise the flooding in Lismore My considered opinion is unless we implement engineering solutions, as we have previously with the erection of the levee bank for some of Sth, Nth and CBD, the floodplain of Lismore will gradually atrophy

Q9. **Additional Information (not mandatory)**

not answered



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Jan 20, 2025 14:10:14 pm

Last Seen: Jan 20, 2025 14:10:14 pm

IP Address: n/a

Q1. **First name** Chris

Q2. **Last name** Sauer

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member representing local businesses

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

Have grown up in Lismore and have run my own business for 30 odd years.

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

High i own a business on the flood plain and lost everything in the 2022 floods.

Q9. **Additional Information (not mandatory)**

not answered



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Jan 20, 2025 15:12:13 pm

Last Seen: Jan 20, 2025 15:12:13 pm

IP Address: n/a

Q1. **First name** Graham

Q2. **Last name** Askey

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member from any area (not geographically specific)
Community member representing environmental groups

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

I was for 45 years a resident of South Lismore but was obliged to accept a 'Buyback'. Now that I am residing in Lismore Heights but still just 500m away Wilsons Creek I am confident that I can represent the wider community. I also believe that I have a very good understanding of how catchment management might affect runoff.

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

I have been on the floodplain committee since its formation in 1989. I have had first-hand experience with every flood since 1979, as a resident and business owner in the CBD. As a committee member, I have read every report, and every study made about Lismore flooding dating from 1954, and have made a wide examination of the scientific literature on runoff and mitigation.

Q9. **Additional Information (not mandatory)**

I made a detailed submission to the CSIRO study and would dearly like to be part of Lismore's response to that study. I hope that CSIRO's findings will lead to a much-needed catchment-wide approach to flooding rather than the individual council's too-small mitigation projects of the past. Flood water runs downhill from the hills to the sea regardless of LGA boundaries.



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Jan 22, 2025 18:43:53 pm

Last Seen: Jan 22, 2025 18:43:53 pm

IP Address: n/a

Q1. **First name** Trudy

Q2. **Last name** Osborne

Q3. **Suburb** ██████████

Q4. **Email** ██████████

Q5. **Phone number** ██████████

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member from South Lismore
Community member from any area (not geographically specific)

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

South Lismore Resident, Member of the RFS (Tuncester Brigade) Community advocate supporting neighbours and friends around disaster preparedness and flood risk awareness

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

Not being prepared Mitigation strategies Risk awareness

Q9. **Additional Information (not mandatory)**

not answered



Respondent No: 6
Login: Paul MacMahon
Email: [REDACTED]

Responded At: Jan 24, 2025 12:15:54 pm
Last Seen: Jan 24, 2025 00:54:38 am
IP Address: 118.210.118.138

- Q1. **First name** Paul

- Q2. **Last name** MacMahon

- Q3. **Suburb** [REDACTED]

- Q4. **Email** [REDACTED]

- Q5. **Phone number** [REDACTED]

- Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member from any area (not geographically specific)

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

South Gundurimba, Ruthven and Coraki. My family (both sides) have been business and landowners along the North Arm of the Richmond, Richmond and Pelican Creek since European settlement (commencing in 1855) and have consistently occupied farm lands at the confluence of the three water courses in question during that time. I was present saving livestock and belongings at most of the major floods since 1974 including the 2022 flood when stranded for 2 weeks at Ruthven and losing over 200 cattle and horses etc in the process. I know and understand flood levels, water movements and flows from first hand experience. I also own property inside the Lismore levy bank and own and operate businesses (e.g. Richmond Hotel) inside and (town of Gundurimba) outside the levy. I also have had 12 years experience living in Europe in owning and managing flood affected properties in Sweden, the Netherlands (along the Canals), the Danube in Vienna and the Veneto of Italy and have closely observed how those locals have adapted water management in each of those locations since Roman times. I have 8 children some of which will continue to own property and manage flood affected properties for at least the next 200 years and having suffered for 2 years since the February 2022 flood from upstream debris and waste all of which ends up crossing lands owned by my family or I at Wyrallah Ruthven and Coraki I believe I have both insight and experience which might be of assistance to the Committee.

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

See above

Q9. **Additional Information (not mandatory)**

I have studied law including environmental law in Australia, Belgium and Sweden and as business owner and land owner with a long term vested interest in the continued occupation and use of both the Richmond Valley, Pelican Creek and Coraki flood plain and Wilson Rivers. with children who will continue those works believe I might have some contributions of value to add.



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Jan 24, 2025 18:03:28 pm

Last Seen: Jan 24, 2025 18:03:28 pm

IP Address: n/a

- Q1. **First name** Victoria
- Q2. **Last name** Pitel
- Q3. **Suburb** [REDACTED]
- Q4. **Email** [REDACTED]
- Q5. **Phone number** [REDACTED]
- Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member from South Lismore

(Please select all that apply)

Q7. How are you connected to your geographic community or area of interest? Please provide examples of your involvement.

I have been a resident in South Lismore for over 6 years and have lived experienced of our major floods of 2017 and both in 2022. Each flood appeared to present very differently with our community having prepared yet seemingly unaware of the full extent of their impact. During and after the devastation of our Feb 2022 flood, I found myself questioning why so many residents were stranded, why we were not better informed and how could I better prepare myself and therefore others around me and so, I began to 'investigate'. My research covered; BOM's historical data, Rain and River Gauges across our region and Flood Inquiry Reports. I also attended community and SES meetings. Through these enquiries I identified gaps and my response was to launch a Facebook Group in an attempt to fill the gaps. The Facebook group is called 'Northern Rivers Catchments and mm Watch' which provides a platform for our upstream communities to post live mm readings for downstream communities to monitor and take timely action in preparation for possible flooding. I have been monitoring this group through minor weather minor events over the last 3 years.

Q8. What is your awareness and understanding of Flood Risk Management Issues?

My awareness and understanding of Flood Risk Management issues are: A recognition of our changing climate which may permanently alter our flooding pattern Risk policies appear to be inconsistent within Federal and local agencies Till now there appears to have been a lack of real awareness as to risks and the need to develop emergency plans; possibly due to historical flooding within our region? Emergency management plans and local agencies need to highlight vulnerability within flood-prone areas whilst rebuilding trust and collaboration Flood risk management involves flood defence measures in and around Lismore CBD and along the levee, with timely action taken The Social and Economic impact and recovery post flood appears to be a very lengthily process with ongoing issues having a knock-on effect on communities, leaving community only a handful of years before the impact of the next flood Conflicting interests and beliefs may negatively impact outcomes; engineered hard structures verses softer techniques that use the natural environment or temporary flood risk management structures, such as temporary pumps and barriers Overall, the potential loss of life, injury, destroyed or damaged assets which occurs should determine as a function of hazard, exposure, vulnerability and capacity

Q9. Additional Information (not mandatory)

not answered



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Jan 28, 2025 11:39:56 am

Last Seen: Jan 28, 2025 11:39:56 am

IP Address: n/a

Q1. **First name** Mark

Q2. **Last name** Tirris

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** First Nations community member

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

Living in Lismore since 2005. Board member of Ngulingah Aboriginal Land Council 2023 to current. Previous member of Lismore City council Aboriginal advisory group.

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

I have lived through several large Lismore floods. I have helped in the evacuation and clean up of friends and community. I am aware of the issues of interconnections between infrastructure, economic systems, and human factors. Developing robust and resilient solutions that perform well under uncertain future conditions is a challenge.

Q9. **Additional Information (not mandatory)**

I am Wiradjuri and European. I have experience in social work and financial services and have a Master's in Indigenous studies and Business administration.



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Feb 03, 2025 21:26:23 pm

Last Seen: Feb 03, 2025 21:26:23 pm

IP Address: n/a

Q1. **First name** Helen

Q2. **Last name** Robinson

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?**
 Community member from North Lismore
 Community member from any area (not geographically specific)

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

Was born in this town and have lived most of my life here, lots of family in North Lismore. Organised a flood rescue in Mar 2022. RFS member. - cleaned many many houses and businesses. Talked to and continue to talk to so many members of the flood affected community. Member of CWA distributed rugs and thousands of \$s to people. Am acutely aware of the risk of flooding and the impact it has on residents and business people.

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

Pretty good. Have a Master of Disaster Management and Recovery. Studied hydrology at Uni. Connected to hundreds of people and know how at risk they are and the terrible impact floods, especially big ones have on them, their animals and the environment

Q9. **Additional Information (not mandatory)**

I am a very active member of the community and understand risk perception and response and the trauma people suffer when disaster hits.



Respondent No: 10

Login: Anonymous

Email: n/a

Responded At: Feb 05, 2025 18:31:49 pm

Last Seen: Feb 05, 2025 18:31:49 pm

IP Address: n/a

Q1. **First name** William

Q2. **Last name** Moorhouse

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?**
 (Please select all that apply)

Community member from any area (not geographically specific)
 Community member representing local businesses
 Community member representing environmental groups

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

I have had a very long-term involvement with flooding in NSW and for the last 35 years in Lismore firstly as the City Engineer - SES Controller and later as a Counselor and more recently as a member of the Flood plain Management Committee. I am greatly looking forward to the release of the CSIRO Flood Model which will give us some clear directions on possible options to mitigate flooding for the whole Valley.

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

I have been deeply involved all flood studies since the 1989 Flood ,which ultimately led to the construction/ modification of the Lismore levee system. which commenced around.2000. The ultimate aim of all flood studies is to identify A What can happen in a major flood B. How best to protect people/Infrastructure in a major flood C Safety of people involved in a flood and their long-term good health.

Q9. **Additional Information (not mandatory)**

I am greatly looking forward to the completion of the CSIRO study which should provide some direction of what Mitigation options may be possible for Mitigation in the whole Valley including Lismore., Ballina, Coraki and Broadwater for both residents and farmers. The other side of this coin is that we all may have to live with some level of flooding particularly in a constantly changing Climate.



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Feb 10, 2025 14:55:37 pm

Last Seen: Feb 10, 2025 14:55:37 pm

IP Address: n/a

Q1. First name	Bradley
Q2. Last name	Herd
Q3. Suburb	[REDACTED]
Q4. Email	[REDACTED]
Q5. Phone number	[REDACTED]
Q6. Which group(s) would you like to represent on the Flood Risk Management Committee?	Community member from any area (not geographically specific)
(Please select all that apply)	
Q7. How are you connected to your geographic community or area of interest? Please provide examples of your involvement.	
I was born in Lismore Base Hospital, went to high school at Lismore High, currently live in Goonellabah and worked out of an office in the Lismore CBD during the 2022 floods.	
Q8. What is your awareness and understanding of Flood Risk Management Issues?	
I am an experienced Civil and Environmental Engineer (Bachelor of Civil and Environmental Engineering, UQ) with experience in stormwater modelling and a strong understanding of flood behaviour.	
Q9. Additional Information (not mandatory)	
not answered	



Respondent No: 12
Login: Anonymous
Email: n/a

Responded At: Feb 11, 2025 15:14:19 pm
Last Seen: Feb 11, 2025 15:14:19 pm
IP Address: n/a

Q1. **First name** Paul

Q2. **Last name** Moretti

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member from any area (not geographically specific)

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

I am a long term resident of Lismore, I have been here for 57 years of my 57 years. I have been involved in businesses in the Lismore CBD for many years. Our family ran the AZA Motel in Keen St for 44 years from 1971. In this time we have endured many floods. I also ran a coffee van for 13 years, and where floods impacted me through not being able to operate. So I have plenty knowledge on how the floods work in our area, and how to prepare and deal with them in the CBD when they come. My uncle Florian Volpato was very engaged in trying to alleviate the flood by bringing engineers from Italy to propose solutions to help with flooding. I am also President of Lismore Little Athletics which our club nights and our club location is at Riverview park Sth Lismore. We have lost everything in 2022 and have in my 8 years with the club have dealt with floods in that time. My experience and time in Lismore with dealing with floods is extensive.

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

As I said with my time and knowledge dealing with floods, being part of a group that identifies the risk and issues with flooding would be honour and having a group that can help the community prepare and deal with floods is important. We have to many outsiders trying to tell us what to do.

Q9. **Additional Information (not mandatory)**

Just to say again, with my experience in dealing with floods and being able to see the risks and being able to manage them so we can advise appropriately.



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Feb 12, 2025 17:22:42 pm

Last Seen: Feb 12, 2025 17:22:42 pm

IP Address: n/a

- Q1. First name Frank
- Q2. Last name Swientek
- Q3. Suburb [REDACTED]
- Q4. Email [REDACTED]
- Q5. Phone number [REDACTED]
- Q6. Which group(s) would you like to represent on the Flood Risk Management Committee? Community member from any area (not geographically specific)

(Please select all that apply)

- Q7. How are you connected to your geographic community or area of interest? Please provide examples of your involvement.

I have lived in Goonellabah for over forty years and have served as President of the Goonellabah Progress Association from 1989 to 2008.. I was elected to Lismore City Council from 1991 to 2008 and served as Deputy Mayor from 1992 to 1995. I served on numerous council and community committees some including : Civic Design Panel Lismore Waste Water Management Committee Greening Lismore Committee Lismore and District Sports Association Koala Child Care Committee Goonellabah Aquatic and Leisure Committee Strategic Planning Committee Lismore Waste Committee Richmond River Historical Association I worked as a high school teacher at Richmond River High School, Nimbin Central School and Lismore High school- where I retired several years ago. I served as Secretary and President of the Lismore Teachers Association for over a decade.

- Q8. What is your awareness and understanding of Flood Risk Management Issues?

As a councillor on Lismore City Council I was elected as council's delegate to the Richmond River County Council, a statutory authority responsible for flood management and mitigation of the Wilson and Richmond River floodplains. I served as councillor and chairman of the RRCC from 1999 to 2008. I and my RRCC colleagues helped develop the Lismore CBD flood levee and successfully lobbied the federal and state governments for the funding to complete the Lismore CBD flood levee. This levee was started and completed during my tenure as Councillor and Chairman of the RRCC . Serving in these roles gave me an opportunity of developing a greater appreciation, awareness and understanding of the risks and complexities of managing and mitigating floods on our floodplains.

- Q9. Additional Information (not mandatory)

If the Lismore City Council should see any value of my experience, knowledge and understanding of the risks of floodplain management issues for this Flood Risk Management Committee I would be happy to serve on this committee. I have always had an on going interest in flood risk management for the our city. A week after the February 2022 Catastrophe I made a lengthy submission to the Lismore City Council , councillors and local state and federal MP's regarding my concerns at some of the systemic failures stemming from that catastrophic flood event and how it impacted Lismore residents and the city. I made a lengthy submission to the NSW Flood Inquiry when I attended their public meeting a the the Frank Whitebrooke lecture theatre at the Southern Cross University.



Respondent No: 14

Login: Anonymous

Email: n/a

Responded At: Feb 13, 2025 13:47:15 pm

Last Seen: Feb 13, 2025 13:47:15 pm

IP Address: n/a

Q1. **First name** Ross

Q2. **Last name** Davies

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member from any area (not geographically specific)

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

I am a Marom Creek resident, and operate beef cattle farm, I am a member of The RRHS Museum committee. Also on The Friends of the Art Gallery committee. I am the Treasurer of Resilient Lismore. I am very concerned for the residents stuck in the flood plain with any ability to move out of immediate danger and longer term safe housing.

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

Flood Risk Management is all about creating a safe environment for the people and businesses of the Lismore LGA to improve their situation and remove themselves from the flood plain and out of danger of flood risk. I would expect the FRM group would examine every possible way of making this happen with a Strategic plan for the future.

Q9. **Additional Information (not mandatory)**

not answered



Respondent No: 15

Login: Anonymous

Email: n/a

Responded At: Feb 13, 2025 14:13:26 pm

Last Seen: Feb 13, 2025 14:13:26 pm

IP Address: n/a

Q1. **First name** Amanda

Q2. **Last name** Pines

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member from North Lismore

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

Secretary Byron bay fishing club . Home owner in North Lismore who rescued many in the North from the previous flood

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

Well during the 2022 floods no help was available in the North which floods pretty early on , no services such as SES are on this side of town and no siren could be heard

Q9. **Additional Information (not mandatory)**

My husband and I risked our lives to save many people in. north lismore and we still live here keen to see and here and put forward our ideas for whats needed in the future



Respondent No: 16

Login: Anonymous

Email: n/a

Responded At: Feb 13, 2025 14:22:01 pm

Last Seen: Feb 13, 2025 14:22:01 pm

IP Address: n/a

Q1. **First name** Neil

Q2. **Last name** Williams

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member from any area (not geographically specific)

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

I'm 70 years of age. I have lived and worked in Lismore for almost all of my adult life. I assisted friends and the wider community with accommodation and practical assistance after floods

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

I'm very familiar with Lismore floods from my experience as a child and as an adult. I am very aware of the need to manage risk and personal safety during floods. . I have previously lived in flood for many years and now I live out of flood but still downtown.

Q9. **Additional Information (not mandatory)**

not answered



Respondent No: 17
Login: Anonymous
Email: n/a

Responded At: Feb 13, 2025 14:36:49 pm
Last Seen: Feb 13, 2025 14:36:49 pm
IP Address: n/a

- Q1. **First name** Alexander
- Q2. **Last name** Rubin
- Q3. **Suburb** [REDACTED]
- Q4. **Email** [REDACTED]
- Q5. **Phone number** [REDACTED]
- Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?**
 Community member from any area (not geographically specific)
 Community member representing local businesses

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

Connection to Geographic Area: I have lived in the Shire for the past 5 years, and in the wider electorate for most of my life. I am a property owner, rate payer and small business owner within the Shire. Connection to Geographic Community: Heavily involved across the community in charity and volunteer organisations. Currently working as a Commonwealth employee (ADF) in the Shire, with my immediate and extended family living here too. Examples of community involvement have included, Rotary, Autism Assoc, Lismore Men’s Shed, Our Nth Rivers, 41st Assoc, Lismore RSL, & Day Club, F-Fitness , our local church & the Buddhist temple. Areas Involved: I was, professionally and personally, directly involved in the planning and execution for the response to floods in 2022 at an executive level, with experience in National and International Disaster Recovery Efforts. I am personally invested in supporting better preparations, planning and management for future disasters within the region.

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

In the shadow of 2022 flooding, I feel that there has been a lack of progress in planning and establishing tangible flood mitigation measures for the region, linked to the policy from the State Level DMP and the Regional DRP leading into the Lismore Flood Risk Management Plan. Lismore (Shire) is within 1 of 3 High Risk Regions for NSW Flood Management, but trailing behind efforts in the Hawkesbury / Nepean and Western Regions (measured against the State’s KPIs within the Four Pillars of Disaster Recovery). More needs to be done and more information needs to be provided to the community, as we are failing to meet community expectations in Flood Risk Management. Flood Risk Management issues for Lismore shire are complex ranging from land zoning and re-zoning, building standards, physical mitigation measures, future risk assessments and community awareness / programs & plans for disasters responses. These are broadly broken into four categories: 1. Hazard Analysis - understanding the scope of threat and impacts on the community. 2. Resources Management / Adaption - reviewing current and future assets and infrastructure to ensure that are optimized for future disasters. 3. Community Response / Behaviors = Informing and enabling community (households and businesses) with options and processes to protect them and their investments during a time of crisis. 4. Future Planning / Legal and Liable - this is looking the division of responsibilities and ownership of risks as well as future reduction in risk through strategic moves in Flood Risk Management. Underneath this are layers of issues: Insurance, Road Maintenance, Emergency Services Route Flood Proofing, Infrastructure Planning, aligning community ideologies and funding limitations (to mention a few).

Q9. Additional Information (not mandatory)

Lismore is still on a journey of recovery from the continual historical flooding across our region. With reductions in funding support from the current government, it is a challenge for the region (not just the city) to adjust and adapt to the risks of future flooding events on both a physical and psychological level. I would like to see the future Lismore Flood Risk Management Committee take a critical review of current processes and be a conduit to seeking greater community engagement in generating future plans.



Respondent No: 18

Login: Anonymous

Email: n/a

Responded At: Feb 13, 2025 19:46:30 pm

Last Seen: Feb 13, 2025 19:46:30 pm

IP Address: n/a

- Q1. **First name** Demi

- Q2. **Last name** Flynn

- Q3. **Suburb** [REDACTED]

- Q4. **Email** [REDACTED]

- Q5. **Phone number** [REDACTED]

- Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?**
 - Community member from any area (not geographically specific)
 - Community member representing local businesses

(Please select all that apply)

Q7. How are you connected to your geographic community or area of interest? Please provide examples of your involvement.

I've lived in Lismore most my life and have worked in Lismore CBD for my entire working career. Previous jobs I've helping these businesses pack up and prepare for floods at all hours of the day such as Farmer Charlie's, Autobarn, Hernes Freight Service & North Coast Petroleum. I've helped businesses recover from floods in 2017 & 2022. My husband and I own a family business in south Lismore which was also impacted in 2022 floods prior to us owning business in 2023. My grandmother, uncle & cousin were recused in east Lismore by a tinny in 2022 floods. my husband and father in law were one of many helping people across Ballina Road Bridge and boating people to safety in catastrophic flood. I believe I have first hand insight and experience on Lismore Floods and would like to help with suggestions on Flood Risk Management as I'm passionate to help and learn more about lowering the risk of floods & impact it causes such as psychological, physical, and financial strains on the community.

Q8. What is your awareness and understanding of Flood Risk Management Issues?

I believe that a committee of local representatives that have witnessed and lived through the impact of floods can have a significant understanding of problems and suggest solutions that can be key components to solving flood risk management issues for future floods. Flood risk management strategies are key to keeping the community safe, sustainable and aware with strong communication resources. What I learnt from 2022 floods, there was a lack of resources in emergency services calls and no direction in crisis situations leading to members of the community risking their life helping rescue others after being told not to enter the water by emergency services. I witnessed crisis calls for help on Facebook pages to be rescued and people looking for loved ones. Rescuers couldn't identify streets and house numbers as signs weren't visible due to height of flood water. I hoped to never see this happen again when in a catastrophic flood and passionate to help make a difference for the community. I have many questions and suggestions to share if selected on FRMC.

Q9. Additional Information (not mandatory)

Thanks for your time. Demi



Respondent No: 19
Login: Anonymous
Email: n/a

Responded At: Feb 13, 2025 22:36:13 pm
Last Seen: Feb 13, 2025 22:36:13 pm
IP Address: n/a

Q1. **First name** Chris

Q2. **Last name** Doist

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member representing local businesses

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

Been in Lismore basin for over 55 years seen every flood since 1974 and understand the difference of all

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

It is a flood plane we need live with what we have, it can't be stopped be can be controlled

Q9. **Additional Information (not mandatory)**

We just need to make people aware and prepared and losses can be minimal, including local council



Respondent No: 20

Login: Anonymous

Email: n/a

Responded At: Feb 15, 2025 13:19:21 pm

Last Seen: Feb 15, 2025 13:19:21 pm

IP Address: n/a

- Q1. First name Roslynn
- Q2. Last name Martens
- Q3. Suburb [REDACTED]
- Q4. Email [REDACTED]
- Q5. Phone number [REDACTED]
- Q6. Which group(s) would you like to represent on the Flood Risk Management Committee? Community member from any area (not geographically specific)

(Please select all that apply)

- Q7. How are you connected to your geographic community or area of interest? Please provide examples of your involvement.

I have lived in the Lismore LGA on and off for the past 40+yrs, 10 of those years living in the CBD, in the basin flood prone area. This was prior to the building of the levee. Recently I conducted a survey asking people if they thought that retreat from the floodplain should be an option that is discussed as a community and put into our 10year Strategic Plan. Over 120 signatures were collected in just a few hours of walking the streets of Lismore and Goonellabah - all in the affirmative ie asking for retreat to be a priority in the Lismore Strategic Plan. Most people thought this was a "common sense" option and were surprised that Council was not implementing this.

- Q8. What is your awareness and understanding of Flood Risk Management Issues?

How Lismore deals with the floodplain will determine its future. The current discourse is for hard flood mitigation methods, and past actions by Councils over the years has been the "business as usual" option, with no real progress to mitigating risk for businesses and residents in the floodplain by planning instruments or mitigation. My awareness of Flood Risk management Issues have been developed through having lived in the CBD prior to the levee and seeing the different responses by business, SES and residents in both instances. It has also developed through following Councils actions regarding the floodplain since the 2022 flood, reading papers submitted for Council's considerations etc. I am also concerned that new residents moving onto the floodplain are not given enough information, by real estate agents in particular, to ensure they are adequately prepared for flooding prior to it occurring. I am hoping that selection onto the committee will help me develop a deeper understanding of issues that have prevented a more proactive stance to be taken when it comes to Flood Risk Management and to inform community of available options.

- Q9. Additional Information (not mandatory)

not answered



Respondent No: 21

Login: Anonymous

Email: n/a

Responded At: Feb 16, 2025 14:54:29 pm

Last Seen: Feb 16, 2025 14:54:29 pm

IP Address: n/a

Q1. **First name** Michael

Q2. **Last name** Ackrell

Q3. **Suburb** [REDACTED]

Q4. **Email** [REDACTED]

Q5. **Phone number** [REDACTED]

Q6. **Which group(s) would you like to represent on the Flood Risk Management Committee?** Community member representing local businesses

(Please select all that apply)

Q7. **How are you connected to your geographic community or area of interest? Please provide examples of your involvement.**

I'm currently the President of Business Lismore

Q8. **What is your awareness and understanding of Flood Risk Management Issues?**

Floodplain mapping and analysis Land use planning Structural mitigation Non structural mitigation Emergency response and recovery We need Climate change impacts Community engagement Stakeholder collaboration

Q9. **Additional Information (not mandatory)**

not answered



Investment Summary Report
February 2025

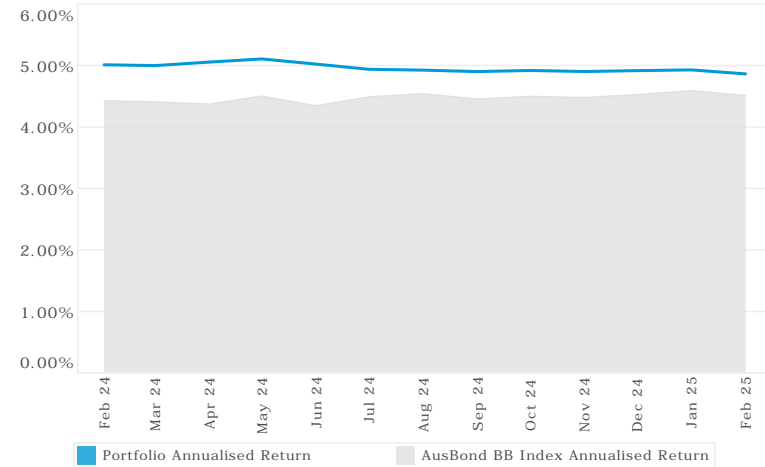


Lismore City Council
Executive Summary - February 2025

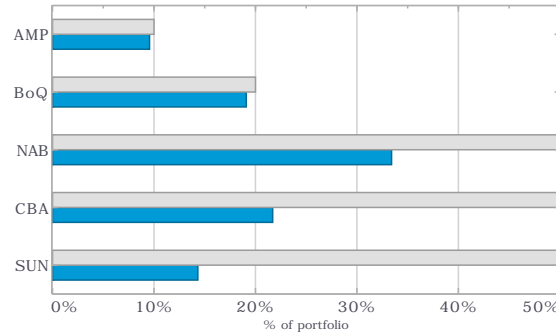
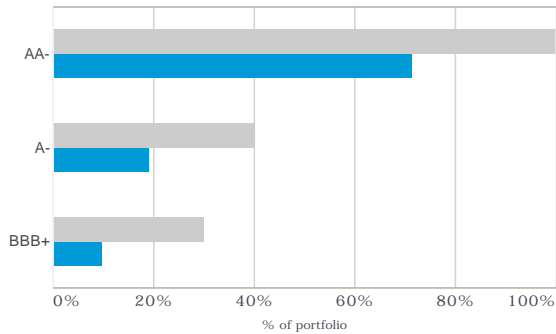


Investment Holdings Investment Performance

	Face Value (\$)	Current Value (\$)	Current Yield (%)
Cash	22,740,788	22,740,788	4.4787
Term Deposit	82,000,000	83,368,461	4.9795
	104,740,788	106,109,249	4.8708



Total Credit Exposure Individual Institutional Exposures Term to Maturities



	Face Value (\$)	Policy Max
Between 0 and 1 years	104,740,788	100% 100% a
	104,740,788	

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 - February 2025



Cash Accounts

Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
14,779.78	2.5000%	AMP Bank	BBB+	14,779.78	545721	
22,726,008.37	4.4800%	Commonwealth Bank of Australia	AA-	22,726,008.37	543330	64
22,740,788.15	4.4787%			22,740,788.15		

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
4-Mar-25	1,000,000.00	5.0800%	Suncorp Bank	AA-	1,000,000.00	4-Sep-24	1,024,773.70	545447	24,773.70	At Maturity	
4-Mar-25	2,000,000.00	5.1000%	Suncorp Bank	AA-	2,000,000.00	3-Sep-24	2,050,021.92	545439	50,021.92	At Maturity	
25-Mar-25	5,000,000.00	5.0400%	Suncorp Bank	AA-	5,000,000.00	26-Mar-24	5,234,739.73	544961	234,739.73	At Maturity	
23-Apr-25	5,000,000.00	5.1000%	National Australia Bank	AA-	5,000,000.00	23-Apr-24	5,217,972.60	545033	217,972.60	At Maturity	
6-May-25	2,000,000.00	5.0600%	National Australia Bank	AA-	2,000,000.00	1-Oct-24	2,041,866.30	545534	41,866.30	At Maturity	
20-May-25	6,000,000.00	5.1500%	Bank of Queensland	A-	6,000,000.00	20-Nov-24	6,085,504.11	545643	85,504.11	At Maturity	
27-May-25	1,000,000.00	5.0000%	National Australia Bank	AA-	1,000,000.00	25-Sep-24	1,021,506.85	545517	21,506.85	At Maturity	
10-Jun-25	2,000,000.00	5.1300%	Bank of Queensland	A-	2,000,000.00	12-Nov-24	2,030,639.45	545626	30,639.45	At Maturity	
10-Jun-25	5,000,000.00	4.8500%	National Australia Bank	AA-	5,000,000.00	10-Feb-25	5,012,623.29	545782	12,623.29	At Maturity	
17-Jun-25	2,000,000.00	5.0700%	Suncorp Bank	AA-	2,000,000.00	16-Oct-24	2,037,781.92	545569	37,781.92	At Maturity	
24-Jun-25	3,000,000.00	5.1500%	Bank of Queensland	A-	3,000,000.00	26-Nov-24	3,040,212.33	545653	40,212.33	At Maturity	
24-Jun-25	4,000,000.00	5.1700%	Bank of Queensland	A-	4,000,000.00	3-Dec-24	4,049,858.63	545668	49,858.63	At Maturity	
1-Jul-25	5,000,000.00	5.1500%	Bank of Queensland	A-	5,000,000.00	27-Nov-24	5,066,315.07	545652	66,315.07	At Maturity	
22-Jul-25	2,000,000.00	5.0000%	National Australia Bank	AA-	2,000,000.00	22-Oct-24	2,035,616.44	545578	35,616.44	At Maturity	
5-Aug-25	5,000,000.00	4.8300%	National Australia Bank	AA-	5,000,000.00	5-Feb-25	5,015,879.45	545771	15,879.45	At Maturity	
19-Aug-25	2,000,000.00	5.0000%	National Australia Bank	AA-	2,000,000.00	23-Aug-24	2,052,054.79	545381	52,054.79	At Maturity	
25-Aug-25	1,000,000.00	0.9500%	National Australia Bank	AA-	1,000,000.00	25-Aug-21	1,004,867.12	543414	4,867.12	Annually	12
28-Aug-25	5,000,000.00	5.0300%	National Australia Bank	AA-	5,000,000.00	29-Aug-24	5,126,783.56	545413	126,783.56	At Maturity	
28-Aug-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	29-Nov-24	5,064,273.97	545663	64,273.97	At Maturity	
2-Sep-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	2-Dec-24	5,062,178.08	545667	62,178.08	At Maturity	
10-Sep-25	5,000,000.00	5.1200%	Suncorp Bank	AA-	5,000,000.00	6-Nov-24	5,080,657.53	545608	80,657.53	At Maturity	



Lismore City Council
Investment Holdings Report - February 2025



Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
23-Sep-25	4,000,000.00	4.7500%	National Australia Bank	AA-	4,000,000.00	21-Feb-25	4,004,164.38	545807	4,164.38	At Maturity	
11-Nov-25	3,000,000.00	4.8200%	National Australia Bank	AA-	3,000,000.00	11-Feb-25	3,007,130.96	545787	7,130.96	At Maturity	
25-Feb-26	2,000,000.00	4.7400%	Westpac Group	AA-	2,000,000.00	25-Feb-25	2,001,038.90	545826	1,038.90	Quarterly	
	82,000,000.00	4.9795%			82,000,000.00		83,368,461.08		1,368,461.08		



Lismore City Council
Accrued Interest Report - February 2025



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Cash									
Commonwealth Bank of Australia	543330					83,798.91	0	97,405.90	4.48%
AMP Bank	545721					37.26	0	30.37	2.50%
						83,836.17		97,436.27	4.48%
Term Deposits									
National Australia Bank	545326		3,000,000.00	6-Aug-24	5-Feb-25	76,258.36	4	1,666.85	5.07%
National Australia Bank	544843		3,000,000.00	13-Feb-24	11-Feb-25	154,076.71	10	4,232.87	5.15%
National Australia Bank	544876		2,000,000.00	27-Feb-24	25-Feb-25	101,122.19	24	6,667.40	5.07%
Suncorp Bank	545439		2,000,000.00	3-Sep-24	4-Mar-25	0.00	28	7,824.66	5.10%
Suncorp Bank	545447		1,000,000.00	4-Sep-24	4-Mar-25	0.00	28	3,896.99	5.08%
Suncorp Bank	544961		5,000,000.00	26-Mar-24	25-Mar-25	0.00	28	19,331.51	5.04%
National Australia Bank	545033		5,000,000.00	23-Apr-24	23-Apr-25	0.00	28	19,561.64	5.10%
National Australia Bank	545534		2,000,000.00	1-Oct-24	6-May-25	0.00	28	7,763.29	5.06%
Bank of Queensland	545643		6,000,000.00	20-Nov-24	20-May-25	0.00	28	23,704.11	5.15%
National Australia Bank	545517		1,000,000.00	25-Sep-24	27-May-25	0.00	28	3,835.62	5.00%
Bank of Queensland	545626		2,000,000.00	12-Nov-24	10-Jun-25	0.00	28	7,870.68	5.13%
National Australia Bank	545782		5,000,000.00	10-Feb-25	10-Jun-25	0.00	19	12,623.29	4.85%
Suncorp Bank	545569		2,000,000.00	16-Oct-24	17-Jun-25	0.00	28	7,778.63	5.07%
Bank of Queensland	545653		3,000,000.00	26-Nov-24	24-Jun-25	0.00	28	11,852.06	5.15%
Bank of Queensland	545668		4,000,000.00	3-Dec-24	24-Jun-25	0.00	28	15,864.11	5.17%
Bank of Queensland	545652		5,000,000.00	27-Nov-24	1-Jul-25	0.00	28	19,753.43	5.15%
National Australia Bank	545578		2,000,000.00	22-Oct-24	22-Jul-25	0.00	28	7,671.23	5.00%
National Australia Bank	545771		5,000,000.00	5-Feb-25	5-Aug-25	0.00	24	15,879.45	4.83%
National Australia Bank	545381		2,000,000.00	23-Aug-24	19-Aug-25	0.00	28	7,671.23	5.00%
National Australia Bank	543414		1,000,000.00	25-Aug-21	25-Aug-25	0.00	28	728.76	0.95%
National Australia Bank	545413		5,000,000.00	29-Aug-24	28-Aug-25	0.00	28	19,293.15	5.03%
AMP Bank	545663		5,000,000.00	29-Nov-24	28-Aug-25	0.00	28	19,561.64	5.10%



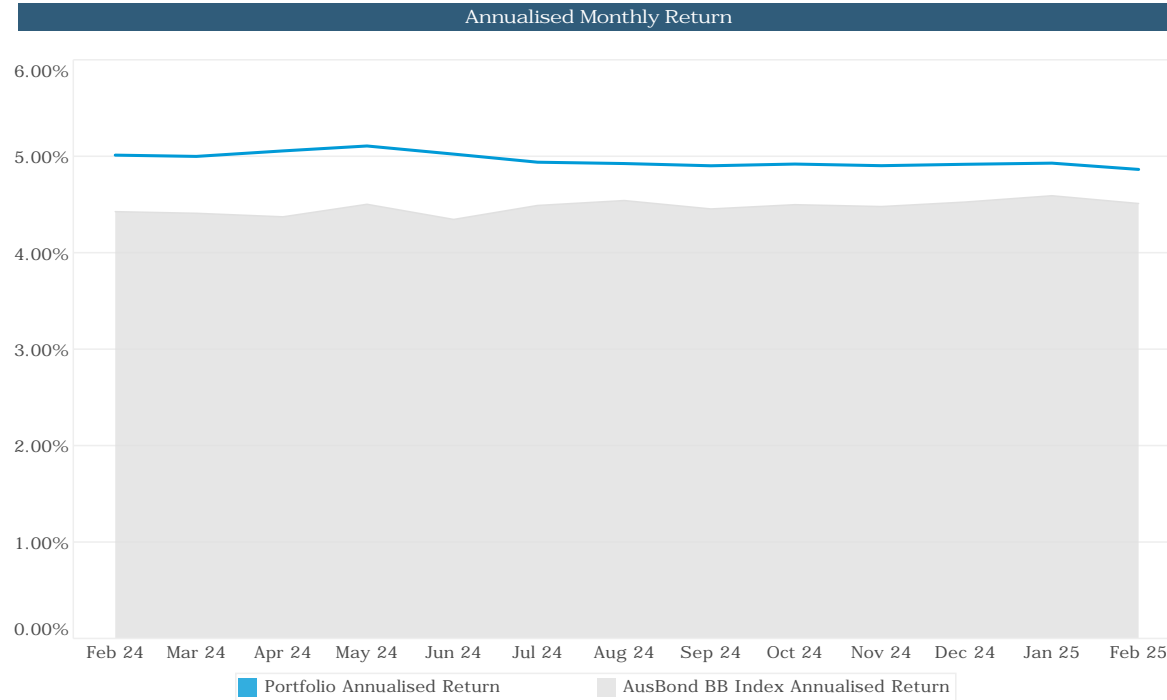
Lismore City Council
Accrued Interest Report - February 2025



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
AMP Bank	545667		5,000,000.00	2-Dec-24	2-Sep-25	0.00	28	19,561.64	5.10%
Suncorp Bank	545608		5,000,000.00	6-Nov-24	10-Sep-25	0.00	28	19,638.35	5.12%
National Australia Bank	545807		4,000,000.00	21-Feb-25	23-Sep-25	0.00	8	4,164.38	4.75%
National Australia Bank	545787		3,000,000.00	11-Feb-25	11-Nov-25	0.00	18	7,130.96	4.82%
Westpac Group	545826		2,000,000.00	25-Feb-25	25-Feb-26	0.00	4	1,038.90	4.74%
						331,457.26		296,566.83	5.00%
<u>Grand Totals</u>						<u>415,293.43</u>		<u>394,003.10</u>	<u>4.86%</u>



Lismore City Council
Investment Performance Report - February 2025



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Feb 2025	4.86%	4.51%	0.35%
Last 3 months	4.90%	4.54%	0.36%
Last 6 months	4.91%	4.51%	0.40%
Financial Year to Date	4.91%	4.51%	0.40%
Last 12 months	4.96%	4.48%	0.48%



Lismore City Council Environmental Commitments Report - February 2025



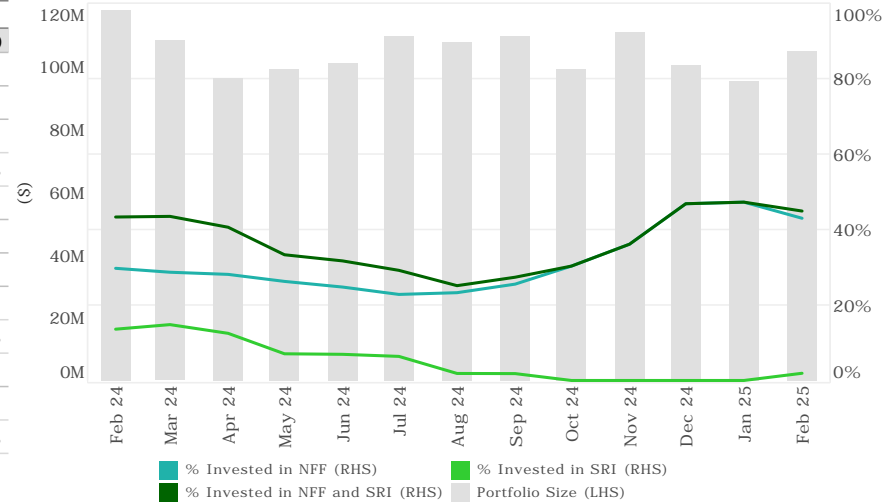
Current Breakdown

ADI Lending Status *	Current Month (\$)	Previous Month (\$)
Fossil Fuel Lending ADIs		
Commonwealth Bank of Australia	22,726,008	24,256,008
National Australia Bank	35,000,000	26,000,000
	57,726,008 55%	50,256,008 53%
Non Fossil Fuel Lending ADIs		
AMP Bank	10,014,780	10,014,743
Bank of Queensland	20,000,000	20,000,000
Suncorp Bank	15,000,000	15,000,000
	45,014,780 43%	45,014,743 47%
Socially Responsible Investment		
Westpac Group (Green TD)	2,000,000	0
	2,000,000 2%	0 0%
	104,740,788	95,270,751

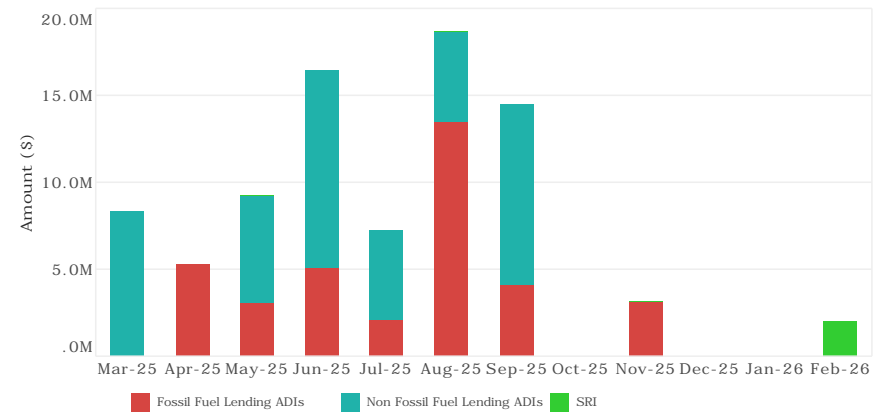
* source: Marketforces & APRA

Percentages may not add up to 100% due to rounding

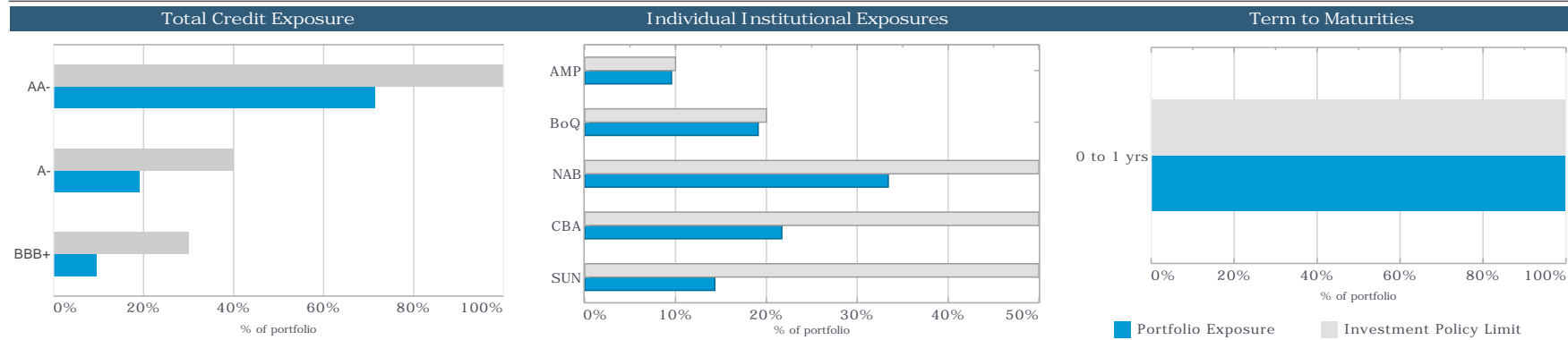
Historical Portfolio Exposure to NFF Lending ADIs and SRIs



Upcoming Maturities



Lismore City Council
Investment Policy Compliance Report - February 2025



Credit Rating Group	Face Value (\$)	Policy Max
AA-	74,726,008	100%
A-	20,000,000	40%
BBB+	10,014,780	30%
	104,740,788	

Institution	% of portfolio	Investment Policy Limit
AMP Bank (BBB+)	10%	10%
Bank of Queensland (A-)	19%	20%
National Australia Bank (AA-)	33%	50%
Commonwealth Bank of Australia (AA-)	22%	50%
Suncorp Bank (AA-)	14%	50%
Westpac Group (AA-)	2%	50%

Term	Face Value (\$)	Policy Max
Between 0 and 1 years	104,740,788	100%
	104,740,788	

Specific Sub Limits	Face Value (\$)	Policy Max
BBB+	10,014,780	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

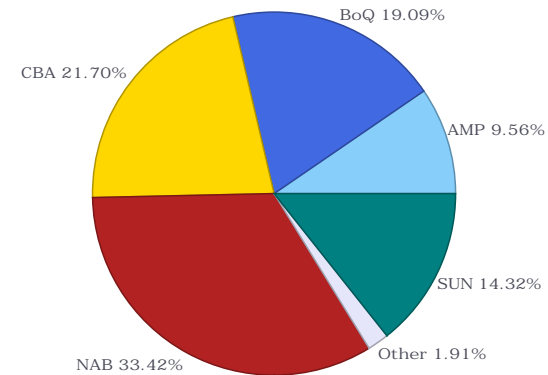
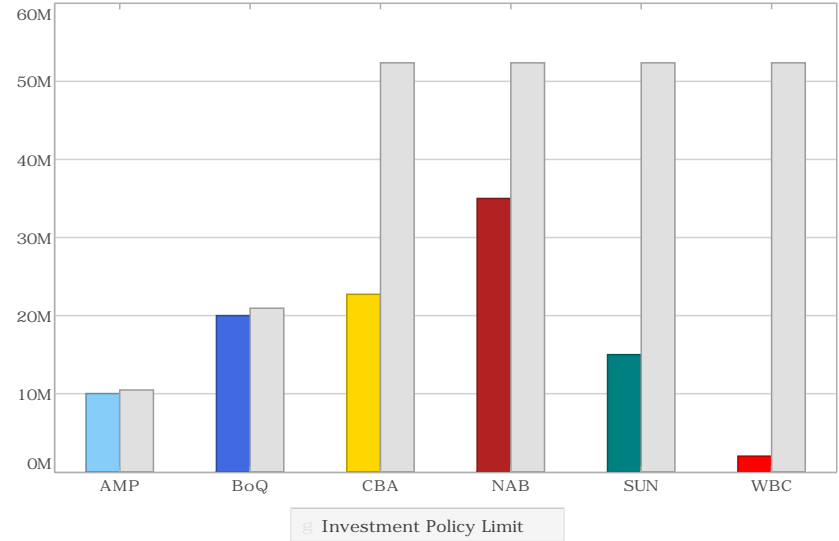


Lismore City Council
Individual Institutional Exposures Report - February 2025



Individual Institutional Exposures Individual Institutional Exposure Charts

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	10,014,780	10%	10,474,079	10%	459,299
Bank of Queensland (A-)	20,000,000	19%	20,948,158	20%	948,158
Commonwealth Bank of Australia (AA-)	22,726,008	22%	52,370,394	50%	29,644,386
National Australia Bank (AA-)	35,000,000	33%	52,370,394	50%	17,370,394
Suncorp Bank (AA-)	15,000,000	14%	52,370,394	50%	37,370,394
Westpac Group (AA-)	2,000,000	2%	52,370,394	50%	50,370,394
	104,740,788				



Lismore City Council
Cashflows Report - February 2025



Actual 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>
5-Feb-25	545771	National Australia Bank	Term Deposit	Settlement: Face Value	-5,000,000.00	
					Day Total	-1,923,741.64
10-Feb-25	545782	National Australia Bank	Term Deposit	Settlement: Face Value	-5,000,000.00	
					Day Total	-5,000,000.00
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>
11-Feb-25	545787	National Australia Bank	Term Deposit	Settlement: Face Value	-3,000,000.00	
					Day Total	154,076.71
21-Feb-25	545807	National Australia Bank	Term Deposit	Settlement: Face Value	-4,000,000.00	
					Day Total	-4,000,000.00
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	
					<u>Deal Total</u>	<u>2,101,122.19</u>
25-Feb-25	545826	Westpac Group	Term Deposit	Settlement: Face Value	-2,000,000.00	
					Day Total	101,122.19
					<u>Total for Month</u>	<u>-10,668,542.74</u>



Lismore City Council
Cashflows Report - February 2025



Forecast Cashflows for March 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
4-Mar-25	545439	Suncorp Bank	Term Deposit	Maturity: Face Value	2,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	50,860.27
<u>Deal Total</u>					<u>2,050,860.27</u>
4-Mar-25	545447	Suncorp Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	25,191.23
<u>Deal Total</u>					<u>1,025,191.23</u>
<u>Day Total</u>					<u>3,076,051.51</u>
25-Mar-25	544961	Suncorp Bank	Term Deposit	Maturity: Face Value	5,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	251,309.59
<u>Deal Total</u>					<u>5,251,309.59</u>
<u>Day Total</u>					<u>5,251,309.59</u>
<u>Total for Month</u>					<u>8,327,361.10</u>



