

An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on 13 May 2025, 10.00am

Attachments Excluded From Agenda

Eber Butron
Acting General Manager

7 May 2025



Attachments

Reports

10.1	Public Exhibition of the Draft Reimagine Lismore Community Strategic Plan 2025-2035, Draft Delivery Program 2025-2029, Draft Operational Plan 2025-2026, Draft Long Term Financial Plan and the Community Engagement Strategy 2025 including the Community Participation Plan	
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Reimagine Lismore: A Plan for the Future

An integrated Community Strategic Plan, Delivery Program and Operational Plan

1 July 2025 to 30 June 2035

Contents

To be updated on completion

Introduction

Welcome to Reimagine Lismore: **A Plan for the Future.**

This plan integrates the Community Strategic Plan, Delivery Program and Operational Plan into one, succinct document, addressing the integrated planning and reporting principles as described in the *Local Government Act 1993 (Section 8C)*. The plan seeks to:

- Identify and prioritise key local community needs and aspirations and consider regional priorities.
- Identify strategic goals to meet those needs and aspirations.
- Develop activities and prioritise actions to work towards the strategic goals.
- Collaborate with others to maximise achievement of strategic goals.

In 2024/25, Lismore City Council adopted a rigorous and robust integrated planning and reporting approach aimed at improving community engagement, transparency and accountability. The review included desktop research, alignment with current plans and strategies, and participation in a national benchmarking exercise. This was followed by workshops with councillors, staff and the community to review the draft vision, objectives, strategies and actions. The approach embraced NSW Government's social justice principles for equity, access, participation and rights.

We express our deepest thanks to more than **1,700 community members** who completed a survey or attended a workshop and shared their ideas and suggestions. We heard from a broad and diverse cross-section of the community, including young people, families, seniors, people with disability, people with diverse cultural backgrounds, local business owners and managers, and representatives from local community organisations.

Council will regularly review this plan to ensure continued relevance in a changing environment and adherence to legislated requirements.

Acknowledgement of Country

Lismore City Council acknowledges the Widjabul Wia-bal people of the Bundjalung nation, traditional owners of the land on which we work, live and play. We acknowledge their continuing connection to the land, sea and community.

We pay our respects to the Widjabul Wia-bal people, their culture, their elders and community leaders past, present and emerging.

A message from the Mayor

I am delighted to present to you our Community Strategic Plan (CSP), a cornerstone document that charts the course for our city's future from 1 July 2025 to 30 June 2035. This plan is a testament to our collective vision and a roadmap for what we will invest in, work on, and prioritise in the coming years.

Key Highlights of Our CSP:

- **Guiding Our Investments and Priorities:** The CSP outlines the key areas where we will focus our resources and efforts. It ensures that our investments align with the needs and desires of our community.
- **Community-Driven Response:** This plan is our response to the valuable feedback and insights we have gathered from you, the residents of Lismore. Your voices have shaped this document, making it a true representation of our community's vision.
- **Shared Vision for the Future:** The CSP sets a clear and shared vision for Lismore's future. It is a collaborative effort that brings together the aspirations of our community, ensuring that we move forward with a unified purpose.

A message from the General Manager

I am pleased to present to you Council's Community Strategic Plan, Delivery Program, and Operational Plan for the period from 1 July 2025 to 30 June 2035. This comprehensive document, titled "A Plan for the Future," represents a significant milestone in our ongoing commitment to fostering a vibrant, thriving and resilient Lismore. Our strategic planning approach, adopted in 2024/2025, emphasises rigorous community engagement, transparency and accountability. We have integrated feedback from more than 1700 community members who participated in surveys and workshops, ensuring this plan reflects the diverse needs and aspirations of our community.

This plan is:

- **A mandate from the community to deliver on their priorities:** It reflects the collective voice and vision of our residents, guiding us to focus on what truly matters to them.
- **Setting the agenda for what we need to focus on:** It outlines clear priorities

	<ul style="list-style-type: none"> • Partnership for Success: As the key guiding document for Council, the CSP enables us to work in partnership with the community to achieve the priorities you have identified. Together, we can create a thriving, sustainable, and vibrant Lismore. <p>I encourage all residents to join us in this journey towards a brighter future for our city. Your continued support and participation are crucial as we work together to bring this vision to life.</p> <p>Thank you for your commitment to making Lismore a better place for everyone.</p> <p>INSERT IMAGE OF MAYOR</p>	<p>and strategic objectives that will drive our efforts over the next decade.</p> <ul style="list-style-type: none"> • Creating clarity for our workforce and our teams to deliver the aspirations of the community: It provides a roadmap for our staff, ensuring that everyone is aligned and working towards common goals. • Providing our teams with deliberate focus and connecting the work of our people to the bigger vision for Lismore: It links individual and team efforts to the broader community vision, fostering a sense of purpose and direction. <p>Key priorities identified include growing Lismore with a focus on flood resilience, improving road safety, enhancing youth services, and advocating for diverse housing options. We are committed to working collaboratively with Australian and State governments, non-governmental organisations and local stakeholders to achieve these objectives.</p> <p>This plan also underscores our dedication to environmental stewardship, economic growth and cultural enrichment. By aligning our resources and efforts, we aim to create a welcoming and thriving community for all. Together, we can build a brighter future for Lismore</p>
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Integrated Planning and Reporting Framework

The Integrated Planning & Reporting Framework guides planning and reporting activities to meet requirements under the *Local Government Act 1993* and *Local Government (General) Regulation 2021*. The Framework includes a suite of plans that set out a community vision and goals, strategic actions to achieve them, how services and projects will be resourced, how the community will be engaged, and how progress will be reported.

The **Community Strategic Plan** details the community's 10-year vision, priorities, aspirations, and strategic objectives.

The 4-year **Delivery Program** and annual **Operational Plan** details how Council will deliver and resource projects and services to address the community's strategic objectives.

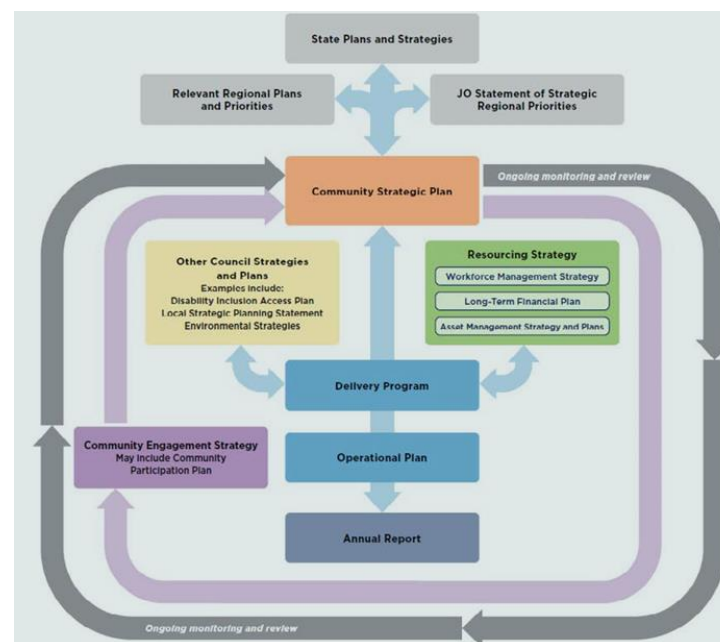
An **Annual Report** is prepared to report on Council's overall progress.

The **Community Engagement Strategy** outlines Council's principles and approach for engaging with the community and key stakeholders to inform Council decisions about projects and services.

The **Resourcing Strategy** provides information on the resources (money, assets and people) Council needs to implement the Delivery Program and Operational Plan. It includes a Long-Term Financial Plan, Asset Management Strategy, and a Workforce Management Strategy.

The **Workforce Management Strategy** details how councils will ensure they have the right people with the right skills in the right place at the right time.

The **Long-Term Financial Plan** is a rolling 10-year plan that informs decision making and demonstrates how the objectives of the



Community Strategic Plan and commitments of the 4-year Delivery Program and annual Operational Plans will be resourced and delivered over the short, medium, and long term.

The **Asset Management Strategy** provides strategic guidance and direction to manage Council assets covering roads, buildings, water and wastewater, stormwater, parks and open spaces, and other Council-owned land.

To strengthen integration, improve service delivery and community value, Lismore City Council has integrated its Community Strategic Plan, Delivery Program and Operational Plan into A **Plan for the Future**. The table below references the section in our plan that addresses integrated planning and reporting requirements.

Integrated Planning and Reporting Guidelines <u>requirements</u>	Community Strategic Plan	Delivery Program	Operational Plan	Our plan for the future	Relevant section
Provide a community vision statement	✓			✓	Community vision
Identify the main priorities and aspirations for the future of the local government area over the next 10 years.	✓			✓	Community priorities and aspirations
Provide strategic objectives for the community that address social, environmental, economic and civic leadership issues identified by the community	✓			✓	Objectives
Provide strategies for achieving each objective	✓			✓	Strategies
Identify principal activities the council will undertake to meet the objectives and implement the strategies.		✓		✓	Principal activities
Identify projects, programs or actions the council will undertake within the financial year to address the objectives.			✓	✓	Priority projects
Identify areas of service the council will review during its term.		✓		✓	Service Reviews
Specify each review to be undertaken in that year.			✓	✓	
Explain who is responsible for delivering each strategy.	✓	✓		✓	Service Team
Allocate responsibilities for each project, program or action.			✓	✓	
Include assessment methods for determining whether the objectives are being achieved.	✓	✓		✓	Community scorecard
Identify suitable measures to determine the effectiveness of the projects, programs and actions undertaken.			✓	✓	
Provide financial estimates for council's budget position for the 4-year period.		✓		✓	Financial summary
Detail budget for the actions to be undertaken in that year.			✓	✓	

Include a Statement of Revenue Policy for the year covered by the Operational Plan.



Community Strategic Plan 2025-2035

Lismore at a glance

Lismore Local Government Area (LGA), located in the heart of the Northern Rivers region of New South Wales, is a diverse and vibrant area comprising the regional city of Lismore and several surrounding villages including Nimbin, Clunes, Bexhill, Dunoon, Wyrallah, Caniaba and The Channon.

Lismore is built on the lands of the Widjabul Wia-bal people of the Bundjalung Nation, whose enduring cultural and spiritual connection to Country is deeply respected and acknowledged through local initiatives. Indigenous culture is celebrated through Bundjalung language revitalisation, art, festivals and community programs that aim to strengthen reconciliation and preserve First Nations knowledge and traditions.

Located in lush hinterland with a subtropical climate, the Lismore region is known for its beautiful rainforests, rivers and koala populations. Key attractions include the Lismore Rainforest Botanic Gardens, Whian Whian Conservation Area, Nightcap National Park, Protesters Falls and Minyon Falls.

Economically, Lismore functions as a key regional service centre. It supports a diverse range of industries including education, sports, community justice, health, retail, agriculture, and tourism. Southern Cross University and TAFE campuses contribute to innovation and skills development in the region. Agriculture remains vital, with macadamia, blueberry, dairy and beef farming among the dominant sectors.

Lismore is known as a regional arts and creative hub. Lismore Regional Gallery, local galleries and artist collectives offer a platform for emerging and established artists. Annual events such as the Lantern Parade and Nimbin MardiGrass reflect the region's progressive, inclusive and creative spirit. Nimbin, in particular, is internationally recognised for its countercultural identity, environmental activism and alternative lifestyle.

Sport plays a central role in the Lismore community, with high community participation and several notable Australian sportspeople excelling on the world stage. Key facilities include CBD sporting Complex, Hepburn Park, Albert Park and Goonellabah Sports & Aquatic Centre. Ongoing infrastructure upgrades aim to enhance local participation across a range of sports and attract regional sporting events.

When you drive into Lismore and villages, the love for the region is evident from the number of colourful hearts and positive messages of hope and resilience in windows and on buildings. Lismore is rebuilding, growing and evolving to create a vibrant and welcoming place for everyone.

Resident population

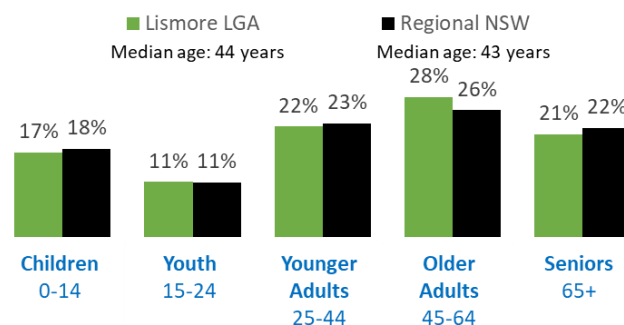
2024, ABS estimate



43,783

Age profile

2021, ABS Census

**Home ownership**Own home outright or with a mortgage
2021, ABS Census
(excludes not stated)

70.2%

Similar to 69.9% in 2016
Regional NSW, 2021: 70%**Housing diversity**Semi-detached house, townhouse, flat or apartment
2021, ABS Census
(excludes not stated)

15%

Similar to 14.8% in 2016
Regional NSW, 2021: 16.9%**Profound or severe core activity limitation**Lismore LGA,
2021, ABS Census
(excludes not stated)

7.7%

Regional NSW:
7.3%**Households that speak a non-English language**Lismore LGA,
2021, ABS Census
(excludes not stated)

5.9%

Regional NSW:
6.6%**Aboriginal and/or Torres Strait Islander people**Lismore LGA,
ABS Census, 2021

5.9%

Regional NSW:
6.6%**Completed bachelor degree or higher**

2021, ABS Census



20.9%

Up from 17.6% in 2016
Regional NSW, 2021: 17.8%**Cycle or walk to work**Among employed persons aged 15+ years, 2021, ABS Census
(base excludes work from home, did not go to work and not stated)

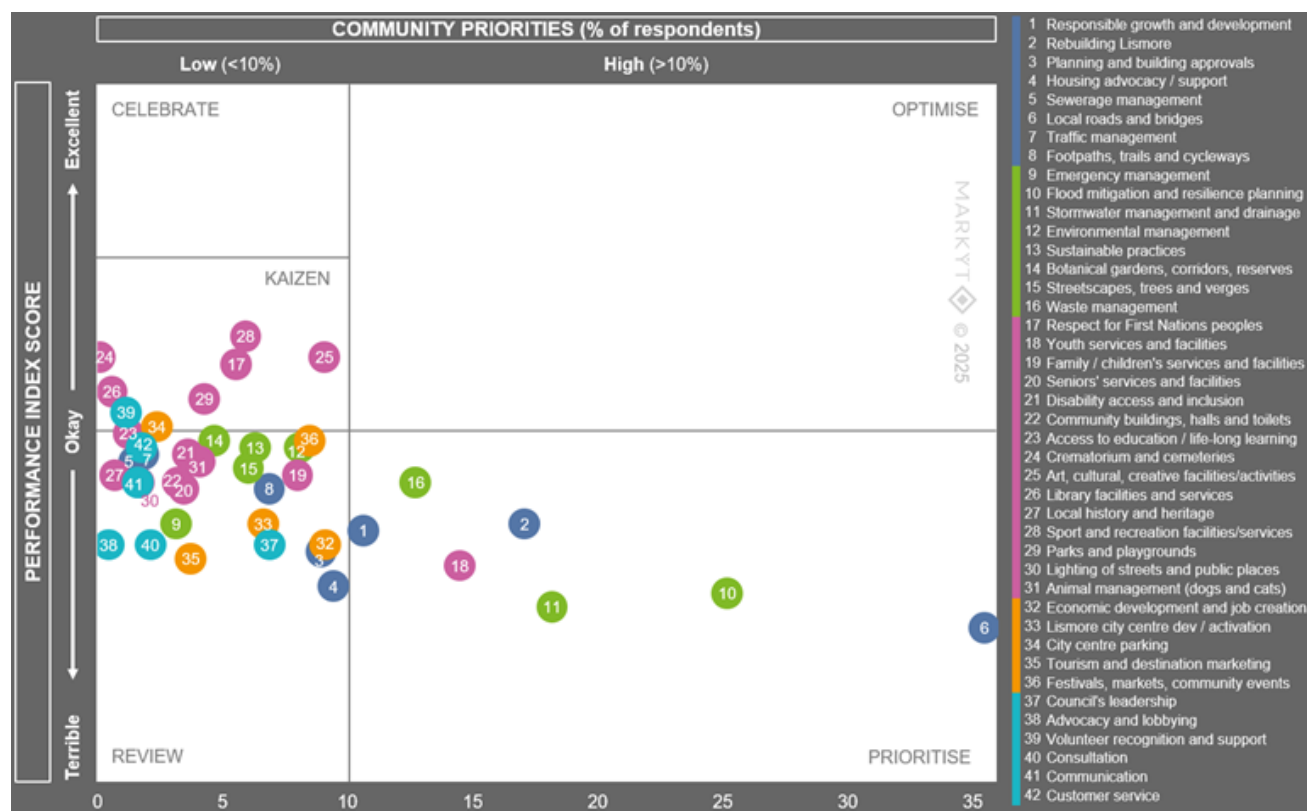
3.7%

Regional NSW: 3.8%

Community priorities and aspirations

Council assesses local needs and determines how well Lismore City Council and its partners are meeting community needs. Key partners include Federal and State governments, non-governmental organisations and others.

In 2024, 1,678 community members completed a community scorecard. Sport and recreation facilities and services were the highest performing areas. The top priorities were local roads, flood mitigation and recovery, stormwater management, building, developing and growing Lismore, youth services and facilities, waste management, and housing advocacy and support.



What the community would like...

<h3>Safer roads</h3> <p>Road safety is the top priority across the Lismore area. The community would like improved maintenance of road surfaces, potholes, edges and curbing, with high quality work and longer-lasting solutions, and more frequent grading of gravel roads.</p> <p>Other suggestions include better maintenance and repair of drains to mitigate flooding over roads, and improved management and maintenance of roadside vegetation and weeds.</p>	<h3>Effective flood mitigation</h3> <p>The community expects a clear and effective plan for flood mitigation that considers CSIRO recommendations and supports solutions to improve catchment, river and stormwater management.</p> <p>The community envisions better cleaning, repair and upgrades of existing drains, for flood pumps to be kept in good working condition, and for new drains and pumps to be installed where needed.</p>	<h3>Better youth services</h3> <p>Young people would like better places to hang out, things to do, better advertising to let them know what's on, and better public transport to get around.</p> <p>The community expect council to speak up and advocate for more government investment in youth services and creating opportunities for youth. Suggested activities include more movies, revamping community facilities, redoing basketball courts, more workshops, and more courses. Students also asked for safe places to study with free Wi-Fi.</p>
<h3>Growth, development and rebuilding of Lismore</h3> <p>The community is still experiencing impacts and hardship from the unprecedented natural disaster in 2022. Many would like impacted homes to be relocated out of the flood plain or rebuilt to be flood resilient, and damaged assets and infrastructure repaired as soon as possible.</p>	<h3>Diverse housing</h3> <p>The community want a clear plan to build more diverse housing outside of flood-prone areas.</p> <p>Suggestions include lobbying government to accelerate release of more land, invest in housing projects and speed up processing time for existing projects. Other suggestions will include reviewing planning regulations to allow more subdivisions, medium to high-density development, and housing diversity.</p>	<h3>Responsible economic growth</h3> <p>The community envisions a stronger economy through focussed efforts toward investment attraction for sustainable growth.</p> <p>They also expect Council to lobby the government for investment in enabling infrastructure to attract more businesses and industries to the area and to provide clear direction on the future of the CBD.</p>

Residents and businesses want to know more about what is happening with flood recovery efforts, timelines and plans for Lismore's future.		
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Community vision

Lismore, the heart of the Northern Rivers

We envision a vibrant community where everyone has the opportunity to succeed, supported by strong economic foundations for meaningful employment, growth and wealth creation in a thriving economy — all while celebrating our culture, fostering the arts, promoting sports and protecting our natural environment.

Objectives and strategies

Local government contributes to overall quality of life in five key performance areas – the built environment (place), natural environment, community, economic development (prosperity) and governance. For each of these areas, Lismore City Council engaged the community to establish core objectives and strategies. Our Delivery Program and Operational Plan provides further details about principal activities and priority projects Council will deliver to meet community needs.

	Place	Environment	Community	Prosperity	Leadership
Objectives	1. Plan growth to ensure Lismore retains its place as a regional city and remains the heart of the Northern Rivers.	2. Value and protect local biodiversity, natural landscapes and waterways, and strengthen resilience to natural hazards	3. Foster safe, healthy and inclusive communities for all ages, cultures and abilities	4. Support the growth of prosperous and vibrant communities	5. Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability

Strategies	<p>1.1 Provide strategic planning with diverse land uses, development opportunities and enabling infrastructure.</p> <p>1.2 Advocate for increased housing availability and choice to meet community needs.</p> <p>1.3 Provide effective water supply, wastewater infrastructure and associated services.</p> <p>1.4 Improve our roads and footpaths to provide a safer and better connected network.</p>	<p>2.1 Facilitate increased resilience to natural hazards and disasters.</p> <p>2.2 Work with partners to protect natural habitats, waterways and catchments to maintain ecosystem integrity and biological diversity.</p> <p>2.3 Maintain green infrastructure in urban areas, including green corridors, streetscapes and public open spaces</p> <p>2.4 Deliver sustainable waste management.</p>	<p>3.1 Promote respect for Aboriginal and Torres Strait Islander peoples, all cultures, and their heritage.</p> <p>3.2 Facilitate access to essential services in our city and villages for all ages, cultures and abilities.</p> <p>3.3 Support a diverse and thriving arts and culture scene.</p> <p>3.4 Provide quality sport and recreation facilities, services and programs.</p> <p>3.5 Facilitate public safety and wellbeing.</p>	<p>4.1 Stimulate economic growth, diversification and investment in established and emerging industries.</p> <p>4.2 Create vibrant, welcoming and attractive city and village centres.</p> <p>4.3 Enhance tourism and events to leverage economic and social benefits for the local community.</p>	<p>5.1 Provide responsible, transparent and accountable leadership with sustainable management of Council finances, assets, risks and human resources.</p> <p>5.2 Embed a customer-centric approach with effective engagement, communication and service delivery.</p>
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Council's role and responsibilities

Lismore City Council is committed to working with our community as well as strategic and industry partners to deliver services, facilities and projects for a stronger Lismore. From investing in road reconstructions and critical infrastructure upgrades to providing a range of community services and facilities while also supporting economic activity and events, the work of local government is as diverse as it is holistic. This broader mandate helps us cultivate a thriving, connected, healthy and resilient community and supports a more prosperous future.

Provide	We build and manage assets, ensure compliance with local government regulations and local laws, deliver a range of services to support the day-to-day functioning of our community, and support community groups to deliver critical community services.
Collaborate	We collaborate and partner with other agencies and organisations to achieve good outcomes for the community.
Advocate	We advocate on behalf of the community to Federal and State Governments, community organisations and the private industry to deliver services and funding within our community.

Our services

Lismore City Council provides a range of services to meet community needs.

A summary of our services is provided below. Full details regarding what we do can be found at www.lismore.nsw.gov.au.

Place	Environment	Community	Prosperity	Leadership
Town planning	Environmental planning and protection	Art, culture and creative services	Economic development	Customer Service
Urban and rural roads	Water and wastewater services	Sport, recreation and leisure services	City and village centre activation	Council support services
Kerbing and guttering	Lismore Recycling & Recovery Centre	Playgrounds and skate parks	Tourism services	Financial, risk, asset and resource management
Local traffic management	Nimbin Transfer Station	Crematorium and cemeteries	Community and cultural festivals and events	Council buildings
Quarry management	Waste collection services	Public amenities	Airport management	Fleet management
Paths and cycleways	Stormwater infrastructure	Universal access and inclusion		Community engagement
Water supply infrastructure	Parks and gardens	Animal management		
Sewerage management	Lismore Rainforest Botanic Gardens	Community facilities		
	Streetscapes and verges			
	Ranger services			
	Environment Education Centre			
	Rail Trail			

Key partners

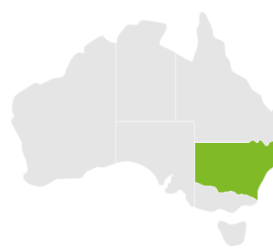
To deliver this plan and meet local community needs, Lismore City Council partners with various stakeholders including other levels of government, non-governmental organisations and the private sector.



Australian Government

The Australian Government plays a central role in managing national affairs and addressing issues that impact the country as a whole. Key responsibilities include:

- Disaster Recovery
- Indigenous affairs
- Foreign affairs
- Immigration
- Defence
- Welfare programs
- National infrastructure
- Medicare
- Economic regulation
- Education: tertiary level (universities, etc)



State Government

NSW Government addresses state-wide issues and needs. Primary responsibilities include:

- Disaster Recovery
- Police, law and order
- Public housing
- Hospitals
- Public health
- State roads
- Public transport
- Economic development
- Tourism
- Education: primary, secondary, vocational

Insert NSW map with LCC highlighted

Other partners

Lismore City Council works with a range of other stakeholders to meet community needs in health, safety, housing, transport, education, economic development and the environment, including:

- NSW Reconstruction Authority
- Northern Rivers Joint Organisation
- Neighbouring councils
- Industry and peak bodies
- Local businesses
- Non-government organisations
- Environmental groups
- Community groups
- Cultural groups

- Environmental protection
- Emergency management

- Youth services
- Land use planning
- Community services
- Emergency services

- Sporting clubs
- Event organisers
- Funding bodies

Delivery Program 2025/2026 to 2028/2029 and Operational Plan 2025/2026

Place

Objective 1. Plan growth to ensure Lismore retains its place as a regional city and remains the heart of the Northern Rivers.

Strategy 1.1 Provide strategic planning with diverse land uses, development opportunities and enabling infrastructure.

Principal activities – what we will continue to do	
Service Team	Service description
Planning and Environment	<ul style="list-style-type: none"> Assess planning proposals (land rezonings). Review and update key planning documents, including the Local Strategic Planning Statement, Local Environment Plan, Development Control Plan, Section 7.11 Developer Contributions Plan and Development Services Plan (Water, Stormwater and Wastewater).

Supporting strategies and plans	
<ul style="list-style-type: none"> Local Strategic Planning Statement Growth and Realignment Strategy Lismore Flood Risk Management Plan Local Environment Plan State Environmental Planning Policy Amendment (Agritourism) 2023 	<ul style="list-style-type: none"> Development Control Plan Economic Development Strategy Nimbin Place Plan Developer contribution plans (s7.11 and Development Services Plans)

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
1.1.1 Create land use strategies for Lismore and villages to support growth, considering requirements for different types of land uses - residential, rural, economic, agritourism, industrial and environmental.	Local Strategic Planning Statement	Strategic Planning	●	O	O	O
1.1.2 Review infrastructure, service plans and funding requirements to align with Lismore's land use strategy.	Local Strategic Planning Statement	Strategic Planning	●			

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
1.1.3 Partner with NSW Reconstruction Authority to develop precinct plans for future land use within Lismore CBD, East Lismore, North Lismore, South Lismore and the Health Precinct.	Local Strategic Planning Statement	Strategic Planning	●	●	●	●
1.1.4 Develop detailed place plans for Lismore Lake, Riverview Park and the Villages.	Local Strategic Planning Statement	Strategic Planning	●	O	O	O

● Covered by operating budget

O Additional operating or capital budget or grant required

Strategy 1.2 Advocate for increased housing availability and choice to meet community needs.

Principal activities – what we will continue to do	
Service Team	Service description
Planning and Environment	<ul style="list-style-type: none"> Assess planning proposals and development applications, and process planning consents within Ministerial timeframes. Advocate for, and guide delivery of, affordable housing within the Lismore LGA in partnership with developers and government agencies. Maintain and monitor housing approval, delivery and projection data. Work with key stakeholders to identify and solve infrastructure bottlenecks holding back development.

Supporting strategies and plans	
<ul style="list-style-type: none"> Affordable and Diverse Housing Strategy Local Environmental Plan Development Control Plan 	<ul style="list-style-type: none"> Local Strategic Planning Statement Growth and Realignment Strategy Developer Contribution Plans (s7.11 and Development Services Plans)

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
1.2.1 Explore options to enable more diverse housing and accommodation in the new Property Strategy.	Affordable and Diverse Housing Strategy Local Strategic Planning Statement	Strategic Planning	●			
1.2.2 Advocate for Homes NSW and Aboriginal Housing Office to increase supply of social and community housing across Lismore LGA.		General Manager's Office	●	●	●	●
1.2.3 Facilitate Community Housing Providers to develop land for diverse housing and other types of accommodation.		Strategic Planning; Statutory Planning	●	●	●	●
1.2.4 Review plans to facilitate and/or provide, key worker and essential worker housing.		Statutory Planning	●	●		
1.2.5 Consider planning mechanisms for housing to facilitate intergenerational farming.	Local Strategic Planning Statement; Affordable and Diverse Housing Strategy	Strategic Planning	●			
1.2.6 Advocate for the NSW Government to urgently progress plans to relocate, retrofit, raise, recycle and deconstruct buy-back properties.		General Manager's Office; Flood Restoration Portfolio	●	●		

● Covered by operating budget

○ Additional operating or capital budget or grant required

Strategy 1.3 Develop and maintain water supply, wastewater management and associated services.

Principal activities – what we will continue to do	
Service Team	Service description
Water and Wastewater	Water and wastewater services and asset management.

Planning and Environment	Review and update as required, Section 7.11 Developer Contributions Plan and Development Services Plan (Water, Stormwater and Wastewater) at a minimum every five years
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Supporting strategies and plans	
<ul style="list-style-type: none"> Lismore Growth & Realignment Strategy Strategic Business Plan for Water Supply and Wastewater Services (2014) Water Supply Asset Management Plan Drinking Water Management System 	<ul style="list-style-type: none"> Onsite Sewerage and Wastewater Management Strategy North Lismore Plateau Water and Wastewater Supply Project Management Plan Wastewater Asset Management Plan Developer Contribution Plans (s7.11 and Development Services Plans)

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
1.3.1 Ensure restoration of the East Lismore and South Lismore sewer treatment plants and Nimbin water treatment plant to meet community needs.		Flood Restoration Portfolio	●	●		
1.3.2 Review and update the Strategic Business Plan for Water Supply and Wastewater Services to plan for effective operations, and long-term financial sustainability.	Strategic Business Plan for Water Supply and Wastewater Services	Water and Wastewater; Shared Services	●			
1.3.3 Review developer fees and charges for water and wastewater servicing infrastructure to cover costs and growth projections.	Lismore Growth and Realignment Strategy; Developer Contribution Plans	Finance; Water and Wastewater	●			
1.3.4 Advocate for funding to extend the water tank program for villages and rural lands.		General Manager's Office; Water and Wastewater	O	O	O	O

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
1.3.5 Support Rous County Council looking at water security and clean energy.		General Manager's Office	●	●	●	●

● Covered by operating budget

○ Additional operating or capital budget or grant required

Strategy 1.4 Improve our roads and footpaths to provide a safer and better connected network.

Principal activities – what we will continue to do	
Service Team	Service description
Roads and Quarry	Manage the quarry, maintain urban and rural road networks, footpaths and cycleways, and plan future upgrades.
Liveable and Active Communities	Seek relevant grant funding to assist in implementing the Walking, Cycling and Micromobility Strategy
Planning and Environment	Review and update Section 7.11 Developer Contributions Plan and the Walking, Cycling and Micromobility Strategy 2024-2034.
Stakeholder Engagement	Assist with identifying areas of community priority for improvement.

Supporting strategies and plans	
<ul style="list-style-type: none"> Transport Asset Management Plan Strategic Road Review (2013) Walking, Cycling and Micromobility Strategy 2024-2034 	<ul style="list-style-type: none"> Capital Works Program Development Contribution Plan Lismore Growth & Realignment Strategy

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
1.4.1 Advocate to Transport for NSW (TfNSW) to develop and fund an Integrated Transport Plan for key strategic network improvements.		General Manager's Office;	●	●	●	●

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
1.4.2 Deliver the Flood Recovery Program to rebuild roads, bridges and culverts damaged by 2022 floods.		Flood Restoration Portfolio	●	●	●	●
1.4.3 Advocate to TfNSW for Hollingsworth Creek Bridge to be duplicated.	Lismore Growth and Realignment Strategy	General Manager's Office; Roads and Quarry	●	●	●	●
1.4.4 Advocate to TfNSW for improved traffic management at the intersection of Invercauld Rd and Ballina Rd, with consideration for traffic lights or a roundabout.		General Manager's Office; Roads and Quarry	●	●	●	●
1.4.5 Advocate to TfNSW for realignment and duplication of the Bruxner Highway from Goonellabah to Wollongbar.		General Manager's Office; Roads and Quarry	●	●	●	●
1.4.6 Advocate to TfNSW for improved traffic management at the intersection of Alphadale Rd and Bruxner Hwy, with consideration for traffic lights or a roundabout.		General Manager's Office; Roads and Quarry	●	●	●	●
1.4.7 Deliver priority roadworks in the 4-year Capital Delivery Program and keep the community informed about progress.	Capital Delivery Program	Roads and Quarry; Shared Services; Stakeholder Engagement	●	●	●	●

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
1.4.8 Reform and deliver the new Roads Operational Management Plan for improved maintenance of our road network.	Roads Operational Management Plan	Roads and Quarry; Shared Services	●	●	●	●
1.4.9 Design and implement a quality management system for the Roads department.		Roads and Quarry	●			
1.4.10 Complete missing links in the footpath and cycleway network to connect key community facilities, like schools, recreation and the university. Identified priorities include: <ul style="list-style-type: none"> ● Ballina Road to Albert Park School ● Pindari Crescent ● Southern end of Rowing Club Car Park 	Walking, Cycling and Micromobility Strategy 2024-2034	Roads and Quarry	O	O	O	O
1.4.11 Provide new paths and road improvements around the new Richmond River High Campus for improved safety.		Roads and Quarry	O	O		
1.4.12 Prepare a concept plan to support funding applications for a pedestrian bridge linking South Lismore to the CBD.		Shared Services	O			
1.4.13 Advocate for funding for the Lismore to Booyong section of the Northern Rivers Rail Trail.		General Manager's Office; Destination and Economy	●	●	●	●
1.4.14 Develop a concept and implement a CBD enhancement project including streetscapes, parking, traffic and footpaths.		Shared Services; Roads and Quarry; Open Spaces	●	O	O	O

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
1.4.15 Design and deliver new projects to improve safety for the community in public spaces and transport hubs.		Open Spaces, Shared Services			O	
1.4.16 Advocate for TfNSW to remove 4 previously identified railway bridges within North and South Lismore.	Lismore Growth and Realignment Strategy	General Manager's Office; Roads and Quarry	●	●	●	●

● Covered by operating budget

O Additional operating or capital budget or grant required

Environment

Objective 2. Value and protect local biodiversity, natural landscapes and waterways, and strengthen resilience to natural hazards.

Strategy 2.1 Facilitate increased resilience to natural hazards and disasters

Principal activities – what we will continue to do	
Service Team	Service description
Shared Services	Participate in local disaster management committees including Floodplain Management Committee, Bushfire Management Committee, Community Resilience Network, Local Rescue Committee, Local Emergency Management Committee. Fulfill our responsibilities of the Northern Rivers Emergency Management Plan
Planning and Environment	Monitor and update the Lismore Flood Risk Management Plan and manage the Lismore Flood Risk Management Committee Maintain up to date natural hazard data Review, update and implement Council's environmental strategies, including actions related to climate resilience and preparedness
Stakeholder Engagement	Engage with the established community hall organisers in Lismore villages quarterly to contribute to resilience building in our rural locations

Supporting strategies and plans	
<ul style="list-style-type: none"> Lismore Flood Risk Management Plan Northern Rivers Emergency Management Plan Lismore Urban Stormwater Management Plan Vol 1 Stormwater Asset Management Plan 	<ul style="list-style-type: none"> Biodiversity Management Strategy Urban Green Corridors Plan Richmond River Coastal Zone Management Plan Climate Resilience Policy 2020

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
2.1.1 Advocate for State and Federal Government to fund and implement CSIRO recommendations for flood mitigation.		General Manager's Office	●	●		
2.1.2 Deliver outstanding approved projects for flood resilience: <ul style="list-style-type: none"> Brown Creek Channel Browns Creek Inlet Browns Creek Pump Station 		Flood Restoration Portfolio	●	●	●	

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
<ul style="list-style-type: none"> Fibre Connect Pump Stations Project Lower Hollingworth Creek Pump Station Magellan Street Pump Station Snow Street Pump Station Upper Hollingworth Creek Flood Gate 						
2.1.3 Advocate and partner with the NSW Reconstruction Authority to develop a Disaster Adaption Plan.	Lismore Flood Risk Management Plan	Shared Services; Strategic Planning	●	●	●	
2.1.4 Partner with adjoining councils to develop a Regional Masterplan delivered by CSIRO.	Local Strategic Planning Statement	Strategic Planning	●	●		
2.1.5 Review the Lismore Flood Risk Management Plan in accordance with CSIRO mapping and data.	Lismore Flood Risk Management Plan	Shared Services Strategic Planning		●		
2.1.6 Review the Lismore LGA Climate Resilience and Adaptation Strategy and seek funding to deliver.	Climate Resilience Policy 2020	Environmental Strategies Strategic Planning				●
2.1.7 Implement identified priority projects in the Urban Stormwater Management Plan.	Urban Stormwater Management Plan	Water and Wastewater	O	O	O	O
2.1.8 Finalise and implement our Emergency Management Framework and develop priority actions.	Northern Rivers Emergency Management Plan	Shared Services	●			

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
2.1.9 Create and implement an annual community awareness campaign to improve preparedness for natural hazards and disasters including fire ants, floods, fire, cyclones and landslips.	Community Engagement Strategy	Communication and Engagement	O	O	O	O
2.1.10 Advocate for BOM to replace and upgrade telemetry weather systems, including digital gauges and cameras.	Lismore Flood Risk Management Plan	General Manager's Office; Shared Services	●	●		
2.1.11 Progressively install flood awareness cameras and signs on roads and bridges identified as high risk of flooding and cutting off community.	Lismore Flood Risk Management Plan	Roads and Quarry	O	O	O	O
2.1.12 Introduce automated Property Flood Certificates for rural residents with information on potential flood risks to support insurance or building applications.	Lismore Flood Risk Management Plan	Statutory Planning	●			
2.1.13 Identify fire risk hazards on Council managed property in urban areas and seek funding to mitigate.	Open Spaces Strategy	Open Spaces	●	●	●	●

● Covered by operating budget

O Additional operating or capital budget or grant **required**

Strategy 2.2 Work with partners to protect natural habitats, waterways and catchments to maintain ecosystem integrity and biological diversity

Principal activities – what we will continue to do	
Service Team	Service description
Planning and Environment	<p>Review and implement priority projects and recommendations in supporting strategies, plans, reports and programs (listed below).</p> <p>Manage the impacts of development in water catchment areas through compliance with the Lismore LEP, DCP and Lismore City Council and Rous County Council's guidelines on On-Site Sewage and Wastewater Management.</p> <p>Deliver the Rural Landholder Initiative program, including grants for rural landholders.</p>

Supporting strategies and plans	
<ul style="list-style-type: none"> Biodiversity Management Strategy Richmond River Coastal Management Program Urban Green Corridors Plan 	<ul style="list-style-type: none"> Roadside High Conversation Value Vegetation Management Plan Comprehensive Koala Plan of Management for South East Lismore Wildlife Roadkill Mitigation Report

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
2.2.1 Review the Biodiversity Management Strategy and identify priority actions.	Biodiversity Management Strategy	Environmental Strategies	●			
2.2.2 Support community groups to implement the Urban Landcare Program.	Biodiversity Management Strategy	Environmental Strategies	●	●	●	●
2.2.3 Prioritise and implement projects in the Urban Rivers and Catchment Project: Regenerating for resilience in Lismore's urban endangered rainforests.	Biodiversity Management Strategy	Environmental Strategies	●	0	0	0

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
2.2.4 Undertake a 3-yearly audit and replacement of guideposts that mark out areas along the roadside with High Conservation Value.	Biodiversity Management Strategy	Environmental Strategies			O	
2.2.5 Review the Comprehensive Koala Plan of Management and implement priority actions.	Comprehensive Koala Plan of Management for South East Lismore	Environmental Strategies	●	O	O	O
2.2.6 Participate in the development of a Richmond River Coastal Zone Management Plan.	Richmond River Coastal Zone Management Plan	Environmental Strategies	●			
2.2.7 Partner with Rous County Council to deliver the Northern Rivers Watershed Initiative Project for Lismore to improve catchment health, natural flood mitigation, water security and landscape hydration.	Biodiversity Management Plan; Lismore Flood Risk Management Plan	Environmental Strategies	O	O	O	O
2.2.8 Investigate potential biobanking sites in Lismore for Biodiversity Conservation Trust stewardship to offset the impact of development on biodiversity.	Biodiversity Management Plan; Local Strategic Planning Statement	Environmental Strategies	●			

● Covered by operating budget

O Additional operating or capital budget or grant **required**

Strategy 2.3 Maintain green infrastructure in urban areas, including green corridors, streetscapes and public open spaces.

Principal activities – what we will continue to do	
Service Team	Service description
Planning and Environment	Engage with private landholders within the Urban Green Corridor and provide advice, support and funding, wherever possible through additional grants opportunities, to encourage and undertake restoration on private land. Review and implement priority projects related to urban green infrastructure in supporting strategies and plans (listed below).
Fleet and Open Spaces	Maintain streetscapes, parks, gardens and open spaces.

Supporting strategies and plans	
<ul style="list-style-type: none"> Open Space Strategy 2024-2034 Urban Green Corridors Plan Pocket Park Management Plan 	<ul style="list-style-type: none"> Biodiversity Management Strategy Nimbin Place Plan

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
2.3.1 Identify key urban areas for streetscape rejuvenation in Lismore and villages.	Open Spaces Strategy 2024-2034	Open Spaces Destination and Economy		●		
2.3.2 Prioritise and deliver projects in the Urban Green Corridors Plan.	Urban Green Corridors Plan	Environmental Strategies	●	O	O	O
2.3.3 Prioritise and deliver projects in the Open Space Strategy 2024-2034.	Open Space Strategy 2024-2034	Open Spaces	●	O	O	O
2.3.4 Implement priority projects in village place plans.	Nimbin Place Plan	Open Spaces	O	O	O	O

● Covered by operating budget

O Additional operating or capital budget or grant **required**

Strategy 2.4 Deliver sustainable waste management.

Principal activities – what we will continue to do	
Service Team	Service description
Waste Operations	Waste management operations. Waste education.

Supporting strategies and plans	
<ul style="list-style-type: none"> Climate Resilience Policy 2020 Lismore Waste Services Review 22-32 - Balanced Regional Model A Waste and Resource Recovery Infrastructure Plan 2022 	<ul style="list-style-type: none"> Local Strategic Planning Statement Biodiversity Management Strategy

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
2.4.1 Restore the existing landfill site at Wyrallah Road that was damaged in the 2022 floods.		Flood Restoration Portfolio	O			
2.4.2 Progress planning for a new regional landfill site to service future needs.	Lismore Waste Services Review 22-32 - Balanced Regional Model A	Shared Services	O	O		
2.4.3 Complete master planning for improved resource recovery at Wyrallah Road including feasibility for a circular economy hub.		Waste Operations		O	O	
2.4.4 Implement a 4-year improvement pathway to make waste operations more efficient, effective and compliant.		Waste Operations	●	●	●	●
2.4.5 Investigate commercial partners for transport and processing of our comingled recycling and resource recovery towards a circular economy.		Waste Operations	●			
2.4.6 Support opportunities for regional Food Organics Green Organic (FOGO) waste management		Waste Operations	●	●	●	●

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
solutions.						
2.4.7 Investigate options to provide public bins for compostable waste.		Waste Operations; Open Spaces			●	
2.4.8 Investigate environmentally friendly waste management solutions, such as biogas waste to energy.		Environmental Strategies; Waste Operations				0

● Covered by operating budget

0 Additional operating or capital budget or grant **required**

Community

Objective 3. Foster safe, healthy and inclusive communities for all ages, cultures and abilities.

Strategy 3.1 Promote respect for Aboriginal and Torres Strait Islander peoples, all cultures and their heritage

Principal activities – what we will continue to do	
Service Team	Service description
Planning and Environment	Engage with the Widjabul Wia-bul Gurrumbil Prescribed Body Corporate, Ngulingah LALC, Elders and local Aboriginal community members on development applications, LEP amendments and preparation of land use strategies. Deliver priority actions within supporting plans and strategies (such as those listed below) that promote understanding and respect for First Nations peoples, cultures and heritage.
Shared Services	Native Title specialists provide in-house advice on proposed activity, lease and development affecting crown land.
People and Culture	Implement internal actions of the Reconciliation Action Plan across Council.
Customer Service	Raise flags at Lismore City Council corporate centre Monday to Friday.
All teams	Engage with our Aboriginal community in accordance with our Community Engagement Strategy.
Mayor and Senior Leaders	Conduct Acknowledgement of Country before council meetings and significant events

Supporting strategies and plans	
<ul style="list-style-type: none"> Reconciliation Action Plan Community Engagement Strategy 2025 	<ul style="list-style-type: none"> Biodiversity Management Strategy Regenerating for resilience in Lismore's urban endangered rainforests project

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
3.1.1 Implement the Reconciliation Action Plan, including NAIDOC events.	Reconciliation Action Plan	People and Culture; Stakeholder Engagement	●	●	●	●
3.1.2 Partner with local Aboriginal communities and stakeholders to establish an Aboriginal Engagement Framework and embed across Council operations.	Community Engagement Strategy 2025;	Stakeholder Engagement	●	●	●	●

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
	Reconciliation Action Plan					
3.1.3 Implement Council decision to handback council owned land at North Lismore Plateau to local traditional landowners.	Local Strategic Planning Statement	Property Services	●	●	●	●

● Covered by operating budget

○ Additional operating or capital budget required

Strategy 3.2 Facilitate access to essential services in our city and villages for all ages, cultures and abilities.

Principal activities – what we will continue to do	
Service Team	Service description
General Manager's Office	Advocate for the NSW Government and Australian Government to deliver and fund essential community services for all ages, cultures and abilities, including childcare, youth services, and in-home and aged care support services.
Liveable and Active Communities	Provide facilities, activities and events to engage all ages, cultures and abilities, including Goonellabah Sports & Aquatic Centre, Lismore Memorial Baths, Lismore Regional Gallery, CBD Sports Precinct and local skateparks.
Fleet and Open Spaces	Provide and maintain public amenities, including public toilets, crematorium and cemeteries
Shared Services	Design with accessibility at the forefront of our planning and seek funding to improve the accessibility of our facilities and city.

Supporting strategies and plans	
<ul style="list-style-type: none"> Richmond Tweed Regional Library Strategic Plan Lismore Regional Gallery Strategic Plan Nimbin Place Plan 	<ul style="list-style-type: none"> Reconciliation Action Plan Disability Inclusion Action Plan Community Engagement Strategy 2025

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
3.2.1 Develop a property strategy and framework to activate community facilities.		Shared Services	●			

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
3.2.2 Implement priority projects in the Disability Inclusion Action Plan.	Disability Inclusion Action Plan	Stakeholder Engagement	O	O	O	O
3.2.3 Extend the Lismore library program to meet diverse needs by age, culture and abilities.	Richmond Tweed Regional Library Strategic Plan	Richmond Tweed Regional Library	O	O	O	O
3.2.4 Facilitate improved access to student study areas, homework clubs and free Wi-Fi access.			O	O		
3.2.5 Review the promotion of youth programs and activities in Council facilities to increase youth awareness and engagement.	Community Engagement Strategy 2025	Communications and Engagement	●			
3.2.6 Advocate for relevant agencies and private partnerships to extend the delivery and promotion of youth programs and services.		General Manager's Office; Customer Experience	●	●	●	●
3.2.7 Advocate for funding to install a solar hot water system in the Nimbin amenities block		General Manager's Office	●	●		

● Covered by operating budget

O Additional operating or capital budget required

Strategy 3.3

Support a diverse and thriving arts and culture scene.

Principal activities – what we will continue to do	
Service Team	Service description
Richmond Tweed Regional Library	Provide resources, programs, activities and exhibitions to support life-long discovery and learning for all ages, cultures and abilities.
Lismore Regional Gallery	Provide arts and cultural programs and exhibitions.
Events and Facilities	Work to support and attract event operators to Lismore to activate the city and contribute to a diverse and thriving arts and culture scene.

Supporting strategies and plans						
<ul style="list-style-type: none">Richmond Tweed Regional Library Strategic PlanLismore Regional Gallery Strategic PlanReconciliation Action PlanDestination Management Plan			<ul style="list-style-type: none">Nimbin Place PlanNSW Government’s Lismore Regional City Action Plan 2036Disability Inclusion Action Plan			
Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
3.3.1 Collaborate with Destination NSW, Create NSW and local arts organisations to support the local Aboriginal arts community.	Destination Management Plan; Reconciliation Action Plan	Lismore Regional Gallery	●	●	●	●
3.3.2 Establish and implement a sustainable Lismore Regional Gallery Strategic Plan.	Lismore Regional Gallery Strategic Plan		●			
3.3.3 Seek strategic sponsorship and partnerships to support operations of Lismore Regional Gallery.			●	●	●	●
3.3.4 Support the development of local arts and artists through programs and advocacy.			●	●	●	●
3.3.5 Expand the program of activities and events for artists and audiences living with disability.	Disability Inclusion Action Plan			O		
3.3.6 Facilitate a public art project to recognise and celebrate the Sister City relationship with Yamato Takada, Japan.		General Manager's Office; Lismore Regional Gallery	●			

● Covered by operating budget

O Additional operating or capital budget or grant required

Strategy 3.4**Provide quality sport and recreation facilities, services and programs.**

Principal activities – what we will continue to do	
Service Team	Service description
Liveable and Active Communities	Manage and operate aquatic, sporting and leisure centres. Support sporting clubs to attract funding to expand facilities, programs and memberships across the LGA.
Fleet and Open Spaces	Maintain recreation and open space facilities so they are fit for purpose and available to the community.
Destination and Economy	Identify, develop and seek funding for projects to increase the amenity and accessibility of public open spaces.
Communications and Marketing	Promote and seek funding for active lifestyle opportunities.

Supporting strategies and plans	
<ul style="list-style-type: none"> NSW Government's Lismore Regional City Action Plan 2036 Open Spaces Asset Management Plan Lismore Parklands Master Plan 	<ul style="list-style-type: none"> Oakes/Crozier Field Redevelopment Strategy Sport and Recreation Plan

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
3.4.1 Develop plans of management for Council managed land.		Open Spaces	●	●	●	●
3.4.2 Implement priority actions within the Sport and Recreation Strategy.	Sport and Recreation Strategy	Liveable and Active Communities	○	○	○	○
3.4.3 Activate the new Lismore Skatepark with workshops and events.		Events	●	○	○	○
3.4.4 Activate Nimbin Skatepark with workshops and events.		Events	●	○	○	○
3.4.5 Renew play and recreation facilities at Spinaze Park	Open Spaces Strategy	Open Spaces	●			
3.4.6 Upgrade Nesbitt Park in South Lismore and improve linkages to surrounding areas.	Open Spaces Strategy	Open Spaces; Roads and Quarry	○			

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
3.4.7 Implement the Wade Park Master Plan in Lismore.	Open Spaces Strategy	Open Spaces	O	O	O	O
3.4.8 Upgrade the existing basketball court in Nimbin to provide a multipurpose sports court.	Nimbin Place Plan	Open Spaces			O	
3.4.9 Upgrade Albert Park Baseball/Softball Complex.	Sport and Recreation Strategy	Shared Services			O	O
3.4.10 Upgrade Nimbin Pool.	Nimbin Place Plan	Shared Services				O
3.4.11 Seek opportunities to reinstate Lismore Lake Pool.		Shared Services				O

● Covered by operating budget

O Additional operating or capital budget or grant required

Strategy 3.5 Facilitate public safety and wellbeing.

Principal activities – what we will continue to do	
Service Team	Service description
Law Enforcement	Monitor the CCTV network and deliver the Street Beat program. Provide animal management, including promotion of responsible animal ownership, pound management and rehoming services for dogs and cats, and removal of wandering stock from public areas. Regulate parking requirements.
Fleet and Open Spaces	Provide safe, well maintained Council buildings and facilities.

Supporting strategies and plans	
<ul style="list-style-type: none"> Walking, Cycling and Micromobility Strategy 	<ul style="list-style-type: none"> Sport and Recreation Plan

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
3.5.1 Partner with NSW Police to implement recommendations from the Lismore Transit Centre Crime Prevention Through Environmental Design (CPTED) Review.		Open Spaces; Operational Compliance	O	O	O	O
3.5.2 Collaborate with NSW Police, NSW Health, NSW Communities and Justice, and other relevant partners to agree on priority initiatives to reduce anti-social behaviour.		Open Spaces; Operational Compliance	●			
3.5.3 Include consideration for lighting improvements in place and precinct plans and seek funding to implement.		Strategic Planning; Open Spaces; Shared Services	●	●	●	●
3.5.4 Advocate for more youth diversion programs for at-risk young people.		Customer Experience	●	●	●	●
3.5.5 Seek funding to build a footpath/cycleway from Dunoon		Liveable and	O	O	O	O

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
to Modanville.		Active Communities				

- ☒ Covered by operating budget
- ☐ Additional operating or capital budget or grant **required**

Prosperity

Objective 4. Support the growth of prosperous and vibrant communities.

Strategy 4.1 Stimulate economic growth, diversification and investment in established and emerging industries.

Principal activities – what we will continue to do							
Service Team		Service description					
Economic Development		Work with NSW and Australian governments and private industry to understand emerging industry growth areas and position Lismore for investment.					
Destination and Economy		Network with Lismore and Nimbin Chambers of Commerce. Support business development, innovation and economic activity through strategic initiatives. Promote business and tourism within the local area.					
Supporting strategies and plans							
<ul style="list-style-type: none">Economic Development StrategyBusiness Activation Plan 2024 - 2026			<ul style="list-style-type: none">NSW Government’s Lismore Regional City Action Plan 2036				
Strategic initiatives							
Priority projects		Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
4.1.1	Review, update and implement the Economic Development Strategy.	Economic Development Strategy	Strategic Planning	●	○	○	○
4.1.2	Prepare a business case to establish land east of Goonellabah to be used for residential, commercial and industrial purposes.		Strategic Planning		●		
4.1.3	Develop an investment prospectus for Lismore and villages.	Economic Development Strategy	Destination and Economy; Strategic Planning	●			
4.1.4	Advocate to relevant government agencies including Department of Regional NSW and Department of Primary Industries to support regenerative and sustainable agriculture and increase local food		Planning and Environment	●	●	●	●

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
security.						
4.1.5 Work with key education and health providers to pursue shared economic and growth objectives.		Destination and Economy	●	●	●	●
4.1.6 Advocate to Government agencies to implement insurance reform and address insurance issues facing local business and residents.		General Manager's Office	●			
4.1.7 Develop and implement a strategic pathway for the Airport.		Open Spaces	●	○	○	○

● Covered by operating budget

○ Additional operating or capital budget or grant required

Strategy 4.2 Create vibrant, welcoming and attractive city and village centres.

Principal activities – what we will continue to do	
Service Team	Service description
Destination and Economy	Provide business engagement and support via activation plans, marketing campaigns, grants and sponsorships.
Customer Experience	Coordinate City brand management.
Parks and Open Spaces	Maintain community spaces and streetscapes

Supporting strategies and plans	
● Lismore Regional City Action Plan (NSW Govt)	● Nimbin Place Plan

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
4.2.1 Establish or support Service Teams to implement a works program to improve the overall appearance and sense of pride in Lismore CBD and village centres.		Open Spaces	●			

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
4.2.2 Work with partners to develop and deliver City and village centre activation programs with events and activities to engage local businesses and attract shoppers and visitors.		Destination and Economy	●	●	●	●
4.2.3 Support initiatives to stimulate the night-time economy in Lismore CBD.		Destination and Economy	●	●	●	●
4.2.4 Develop the Wilsons River Bridge to Bridge Master Plan to activate the waterfront precinct.		Strategic Planning Shared Services	O			
4.2.5 Implement the priority projects of the Nimbin Place Plan: <ul style="list-style-type: none"> ● Peace Park ● Allsopp Park ● Main Street 	Nimbin Place Plan	Open Spaces Shared Services	O	O	O	O
4.2.6 4.7.6. Develop an entrance beautification plan, including consideration for signage and plantings for Lismore and villages.		Open spaces	O	O	O	O

● Covered by operating budget

O Additional operating or capital budget or grant required

Strategy 4.3 Enhance tourism and events to leverage economic and social benefits for the local community.

Principal activities – what we will continue to do							
Service Team		Service description					
Destination and Economy		Deliver tourism services.					
Liveable and Active Communities		Proactively drive event activation across Lismore and seek sponsorships for major events.					
Fleet and Open Spaces		Airport management.					
Supporting strategies and plans							
<ul style="list-style-type: none">Destination Management PlanEvents Strategy			<ul style="list-style-type: none">Sport and Recreation StrategyRoads Operational Management Plan				
Strategic initiatives							
Priority projects		Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
4.3.1	Implement key actions from the Destination Management Plan.	Destination Management Plan	Destination and Economy	O	O	O	O
4.3.2	Develop and fund a grant program to support community events.	Events Strategy	Liveable and Active Communities	●	O	O	O
4.3.3	Create an Events Prospectus to attract new, and support existing, investors and event operators to activate local facilities and open spaces in Lismore city and villages.		Destination and Economy	●			
4.3.4	Work with the NSW National Parks & Wildlife Service to improve access and education around hikes and adventure sports opportunities across Lismore.	Sport and Recreation Strategy	Destination and Economy; Liveable and Active Communities		●	●	
4.3.5	Develop events and activities to activate and		Events team	O	O	O	

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
leverage the Rail Trail.						
4.3.6 Investigate management models for the operation of the Rail Trail.		Destination and Economy	O	O	O	
4.3.7 Ensure transport networks leading to key natural attractions are prioritised for completion in the Roads Operational Management Plan.	Roads Operational Management Plan	Roads and Quarry	●	●	●	●
4.3.8 Formalise carparking at Whian Whian Falls.		Roads and Quarry			O	
4.3.9 Review carparking needs at key natural attractions.		Roads and Quarry; Open Spaces				O

● Covered by operating budget

O Additional operating or capital budget or grant required

Leadership

Objective 5. Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability

Strategy 5.1 Provide responsible, transparent and accountable leadership with sustainable management of Council finances, assets, risks and human resources.

Principal activities – what we will continue to do						
Service Team	Service description					
Governance & Risk	Council support, governance and risk management.					
Finance	Financial services.					
Fleet and Open Spaces	Asset management, project management and design services.					
People and Culture	People and culture services.					
Technology and Innovation	IT services.					

Supporting strategies and plans		
<ul style="list-style-type: none"> Long Term Financial Plan Strategic Asset Management Plan 	<ul style="list-style-type: none"> Risk Register Workforce Management Strategy 2025 	<ul style="list-style-type: none"> Equal Employment Opportunity Management Plan 2018-2021

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
5.1.1 Review rating categories, charges, modelling and options.	Long Term Financial Plan	Finance	●			
5.1.2 Develop and implement a Financial Improvement Program to uplift Council's financial performance and support long term financial sustainability.			●			
5.1.3 Develop a public facing reporting tool for community to stay informed about progress on key projects and KPIs.	Community Strategic Plan	Technology and Innovation	●			
5.1.4 Implement the Lismore City Council Workforce Management Strategy 2025 and periodic employee survey to track progress against key performance indicators.	Workforce Management Strategy 2025	People and Culture	●	●	●	●

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
5.1.5 Prepare a technology roadmap to guide the prioritisation of system upgrades or development and adoption of new technologies to achieve organisational outcomes.		Innovation and Technology	●			
5.1.6 Investigate options to increase Lismore City Council's CBD presence.		Shared Services	●			
5.1.7 Implement a Risk Management Strategy and embed the Risk Register.		Governance and Risk	●	●	●	●

● Covered by operating budget

○ Additional operating or capital budget or grant required

Strategy 5.2 Embed a customer-centric approach with effective engagement, communication and service delivery.

Principal activities – what we will continue to do	
Service Team	Service description
Communications and Engagement	Plan communications to support projects and programs and manage the reputation of council. Manage engagement for projects and programs to inform service and project design and in accordance with our Community Engagement Strategy.
Customer Contact	Primary point of contact for customers to engage with Council, administrative support including parking permits, rates notices and facility bookings.

Supporting strategies and plans	
<ul style="list-style-type: none"> Community Engagement Strategy 2025 	

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
5.2.1 Review and update the Customer/Community Service Charter.	Community Engagement Strategy 2025	Customer Experience	●			
5.2.2 Review and update the Customer Relationship Management system to support improved organisation of customer information, communication and customer service.		Customer Experience; Technology and Innovation	○	○	○	
5.2.3 Implement the new Community Engagement Strategy 2025.		Communications and Engagement	●	●	●	●
5.2.4 Implement a community sentiment survey to track performance levels against key indicators in this Plan.		Corporate Planning		○		○
5.2.5 Create an annual calendar of strategic communications and public education campaigns to coordinate timely and effective delivery of information throughout the year.		Communications and Engagement	●	●	●	●

Strategic initiatives						
Priority projects	Linked strategies	Service Team	2025/2026	2026/2027	2027/2028	2028/2029
5.2.6 Review Council's communication channels (print, online and in person) to improve efficiencies and effectiveness in reaching and engaging with diverse community groups.		Communications and Engagement	●			
5.2.7 Develop a more effective Complaints Management Framework.		Governance; Customer Experience		●		

● Covered by operating budget

○ Additional operating or capital budget or grant required

Service Reviews

Service reviews are a valuable tool for Lismore City Council as we seek to improve services and meet the evolving needs of our community.

A rolling program of service reviews and audits can bring extensive benefits, such as the ability to respond to changing customer priorities and needs, define the right mix of services and align services with the Council's vision. Service reviews can also help to identify statutory and non-statutory services and consider potential divestment options, generate financial savings, optimise service levels, and build staff capacity and skills.

By conducting regular service reviews, Lismore City Council can ensure it is delivering value for money to our community. A summary of service reviews to be conducted during the term of this plan are listed below:

Service	Purpose of the review
Reporting	Establish a set of key performance indicators (KPIs) to report against objectives, strategies and priority projects in this plan.
Waste education	Review and update the community waste education program.
Asset management	Review Council's property assets and develop an effective property management strategy.
Open Spaces	Undertake a service level review of parks and open space
Universal access	Complete a review of universal access play equipment needs in existing playgrounds and priorities to consider.
Communications and marketing	Review Council's communication channels (print, online and in person) to improve efficiencies and effectiveness in reaching and engaging with diverse community groups.

Organisational structure

Council determines a staff structure to support the Council and General Manager to deliver programs and activities detailed within the Delivery Program and Operational Plan. An overview of the directorates, divisions and teams is provided below.

Directorate	Division	Teams		
Corporate and Community	Richmond Tweed Regional Library	Lismore Library	Goonellabah Library	
	Planning and Environment	Strategic Planning Environmental Strategies	Statutory Planning Development Compliance	
	Destination and Economy	City Activation	Economic Development	Destination Management
	Customer Experience	Marketing & Communication	Customer Contact	Stakeholder Engagement
	Liveable and Active Communities	Events Management	Lismore Regional Gallery	Leisure Facilities Management
	Corporate Services	Technology and Innovation	People and Culture	
	Legal Services	Governance Risk	Records Management Procurement	Corporate Planning and Reporting
Operating and Financial	Flood Restoration	Flood Restoration Portfolio		
	Finance	Rating	Accounting	Financial Management
	Shared Services	Operational Compliance Law Enforcement Property Services	Design Services Asset Management	Project Management Emergency Management
	Water and Waste	Waste Operations	Water Treatment	Wastewater management
	Fleet and Open Spaces	Parks and Open Spaces	Sign Shop Fleet Management	Property Maintenance Airport Management

Directorate	Division	Teams		
		Cemeteries and Crematorium Management		
	Roads and Quarry	Engineering & Maintenance	Roads Planning	Quarry Operations
	Work Health and Safety	Work Health and Safety		

Financial summary

Detailed estimates across each year of programmed activities can be found in the Budget by Program.

Please refer to the following documents for further information, available on Council's website:

- Budget by Program
- Fees & Charges
- Revenue Policy

Community scorecard

Lismore City Council draws on various sources to track and report on actual and perceived performance. Key sources include the Australian Bureau of Statistics (ABS), National Institute of Economic and Industry Research (NIEIR) and various state government agencies.

In 2024, a representative sample of 1,678 community members completed a Community Scorecard to assess services delivered by Lismore City Council and its key partners, including Federal and State governments, non-governmental organisations and other partners. Council has set a target to be on par or above industry average in all service areas over the next 10 years.

Strategy		Measure	Source	Current	Target	Status
Place	Overall liveability	Place to live (performance index score out of 100)	Community sentiment survey*	63	74+	●
		SEIFA index of relative socio-economic disadvantage for Lismore City Council	ABS, 2021	966	1,000+	●
	1.1 Provide strategic planning with diverse land uses, development opportunities and enabling infrastructure.	Estimated residential population	ABS, 2024	43,783	Increase	
		Total value of building approvals	Lismore City Council, 23-24	\$85 M	Increase	
		Community perceptions (performance index score):				
		• Responsible growth and development	Community sentiment survey*	36	44+	●
		• Flood recovery program: Rebuilding Lismore		37	50+	●
		• Planning and building approvals		33	42+	●
	1.2 Advocate for increased housing availability and choice to meet community needs.	Value of building approvals: residential	Lismore City Council, 23-24	\$43 M	Increase	
		Home ownership	ABS, 2011	70%	70%+ (equal or greater than regional NSW)	●
		Housing diversity: % of all dwellings that are a semi-detached house, townhouse, flat or apartment (excludes not stated)	ABS, 2021	15%	16.9%+ (equal or greater than regional NSW)	●
		Community perceptions (performance index score):	Community sentiment survey*	28	47+	●
		• Housing				

	Strategy	Measure	Source	Current	Target	Status
	1.3 Develop and maintain water supply, wastewater management and associated services.	Community perceptions (performance index score): • Sewerage management	Community sentiment survey*	46	58+	●
	1.4 Improve our roads and footpaths to provide a safer and better connected network.	Community perceptions (performance index score):				
		• Local roads and bridges	Community sentiment survey*	22	46+	●
		• Traffic management		47	50+	●
		• Footpaths, trails and cycleways		42	51+	●
Environment	2.1 Facilitate increased resilience to natural disasters.	Community perceptions (performance index score): • Emergency management • Flood mitigation and resilience planning • Stormwater management and drainage	Community sentiment survey*	37 27 25	55+ 50+ 48+	● ● ●
	2.2 Work with partners to protect natural habitats, waterways and catchments to maintain ecosystem integrity and biological diversity	Amount of restored and revegetated native vegetation	Lismore City Council, 21-24 avg p/a	33ha	Increase	
		Amount of restored and revegetated koala habitat	Lismore City Council, 21-24 avg p/a	15ha	Increase	
		Amount of restored riparian area	Lismore City Council, 21-24 avg p/a	5km	Increase	
		Amount of riparian area excluded from livestock	Lismore City Council, 21-24 avg p/a	3.5km	Increase	
		Council's greenhouse gas emissions	Lismore City Council, 22-23	20,102t CO2-e	Decrease	
		Renewable energy generated from Council sites	Lismore City Council, 2024	663,515kWh	Increase	
		Community perceptions (performance index score): • Conservation and environmental management • Sustainable practices	Community sentiment survey*	48 48	52+ 53+	● ●
	2.3 Enhance green infrastructure in urban areas, including green corridors, streetscapes and public open spaces.	Community perceptions (performance index score): • Botanical gardens, nature corridors, reserves	Community sentiment survey*	49	50+	●

Strategy	Measure	Source	Current	Target	Status
2.4 Deliver sustainable waste management.	• Streetscapes, trees and verges		45	52+	●
	Overall diversion from landfill	Lismore City Council, 21-24	44.1%		
	Community perceptions (performance index score): • Waste management	Community sentiment survey*	43	59+	●

* MARKYT® Community Scorecard, 2024

	Strategy	Measure	Source	Current	Target	Status	
Community	3.1 Promote respect for Aboriginal and Torres Strait Islander peoples, cultures and heritage.	Identify as Aboriginal and/or Torres Strait Islander	ABS, 2021	5.9%	6.6%+ (equal or greater than regional NSW)	<div></div>	
		Community perceptions (performance index score): <ul style="list-style-type: none">Reconciliation (respect shown for First Nations peoples, cultures and heritage)	Community sentiment survey*	60	62+	<div></div>	
	3.2 Facilitate access to essential services in our city and villages for all ages, cultures and abilities.	In tertiary education (university, TAFE or vocation)	ABS, 2021	6.1%	> 5.9% (equal or greater than regional NSW)	<div></div>	
		Completed bachelor degree or higher	ABS, 2021	20.9%	> 17.8% (equal or greater than regional NSW)	<div></div>	
		Community perceptions (performance index score):					
		<ul style="list-style-type: none">Youth services and facilities		31	47+	<div></div>	
		<ul style="list-style-type: none">Family and children's services and facilities		44	54+	<div></div>	
		<ul style="list-style-type: none">Seniors' services and facilities	Community sentiment survey*	42	53+	<div></div>	
		<ul style="list-style-type: none">Disability access and inclusion		47	50+	<div></div>	
		<ul style="list-style-type: none">Community buildings, halls and public toilets		43	55+	<div></div>	
		<ul style="list-style-type: none">Education and life-long learning		50	49+	<div></div>	
		<ul style="list-style-type: none">Health and community services		NA	55+	<div></div>	
	<ul style="list-style-type: none">Crematorium and cemeteries	61	63+	<div></div>			
	3.3 Support a diverse and thriving arts and culture scene.	Community perceptions (performance index score):					
		<ul style="list-style-type: none">Art, cultural and creative facilities and activities	Community sentiment survey*	61	65+	<div></div>	
<ul style="list-style-type: none">Library facilities and services		56		70+	<div></div>		

	Strategy	Measure	Source	Current	Target	Status
	3.4 Provide quality sport and recreation facilities, services and programs.	• Local history and heritage		44	58+	●
		Community perceptions (performance index score):	Community sentiment survey*	64	64+	●
		• Sport and recreation facilities and services		55	64+	●
	3.5 Facilitate public safety and wellbeing.	• Parks and playgrounds				
		Crime rate per 100,000 residents	BOCSAR, 2024	11,842	<9,865 (less than regional NSW)	●
		Community perceptions (performance index score):	Community sentiment survey*	NA	46+	●
		• Community safety and crime prevention		43	51+	●
Prosperity	4.1 Stimulate economic growth, diversification and investment in established and emerging industries, including agriculture, health, education, retail, tourism and culture.	• Animal management (dogs and cats)		46	52+	●
		Gross regional product	NIEIR, 2023	\$3.11 B	Increase	
		Local businesses	ABS, 2024	4,433	Increase	
		Local jobs	NIEIR, 2023	26,192	Increase	
		Unemployment rate	Dept of Employment, Dec 2024	4.6%	< 3.6% (less than regional NSW)	●
	4.2 Create vibrant, welcoming and attractive city and village centres.	Community perceptions (performance index score):	Community sentiment survey*			
		• Economic development and job creation		34	43+	●
	4.3 Enhance tourism and events to leverage economic and social benefits for the local community.	Community perceptions (performance index score):	Community sentiment survey*			
		• Lismore city centre		37	46+	●
Leadership	5.1 Provide responsible, transparent and accountable leadership with sustainable management of Council finances, assets, risks and human resources.	Tourism sales	Lismore City Council, 2023	\$336.3 million	Increase	
		Community perceptions (performance index score):	Community sentiment survey*			
		• Tourism and destination marketing		32	48+	●
		• Festivals, markets and community events		49	63+	●
		Number of Code of Conduct complaints	Lismore City Council, 21-24 avg p/a	32	Decrease	
		Proportion of resolutions in closed session from all Council resolutions	Lismore City Council, 21-24	7.5%	Passive	
		Volunteering rate among 15+ year olds (excludes not stated)	ABS, 2021	19.2%	< 16.7%	●

Strategy		Measure	Source	Current	Target	Status	
					(above regional NSW)		
		Community perceptions (performance index score):					
		• Council's leadership	Community sentiment survey*	34	44+	●	
		• Governing organisation		37	51+	●	
		• Financial management (value from rates)		28	41+	●	
		• Advocacy and lobbying		34	41+	●	
		• Volunteer recognition and support		53	59+	●	
	5.2	Embed a customer-centric approach with effective engagement, communication and service delivery.	Community perceptions (performance index score):				
		• Consultation	Community sentiment survey*	34	40+	●	
		• Communication		43	44+	●	
		• Customer service		48	56+	●	

* MARKYT® Community Scorecard, 2024

Do you have an idea or suggestion to make Lismore and villages more vibrant, sustainable and welcoming?

Please reach out to your elected member or the responsible officer at Lismore City Council to share your thoughts and ideas.

In person: 43 Oliver Avenue, Goonellabah NSW

Phone: (02) 6625 0500

Email: council@lismore.nsw.gov.au

insert social media icons

Website: www.lismore.nsw.gov.au

Lismore
City Council

Draft Community Engagement Strategy



Acknowledgement of Country

Lismore City Council acknowledges the
Widjabul/Wia-bal people of the Bundjalung nation,
traditional owners of the land on which
we work, live and play.

We acknowledge their continuing
connection to the land, sea and community.

We pay our respects to the Widjabul/Wia-bal
people, their culture, their elders
and community leaders past,
present and emerging.

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Introduction

Community is at the heart of everything that Lismore City Council does. Local knowledge, ideas and input are essential in guiding Council's decisions and actions, and in bringing our community vision to life.

Lismore, the heart of the Northern Rivers

A vibrant, sustainable and welcoming place to live, work and visit, with active, creative and connected communities, a thriving economy, flood-resilient infrastructure, affordable housing and strong focus on environmental stewardship.

This Community Engagement Strategy (CES) outlines Lismore City Council's (Council's) approach to community engagement. It details who, when and how Council intends to engage about Council strategies, programs, projects, updates and events.

It also fulfils our legislative requirement under Section 402(A) of the *Local Government Act 1993* and the Integrated Planning & Reporting (IP&R) Framework, and incorporates Council's Community Participation Plan, a requirement in the *Environmental Planning and Assessment Act 1979* (EP&A Act).



What is community engagement?

Council delivers more than 50 direct services to support the day-to-day functioning of our community, and manages an asset portfolio of more than \$2.5 billion.

Community engagement is central to local government decision-making and democracy. It creates opportunities for Council to connect with community and build relationships, share information, listen to feedback, and identify needs and priorities, ultimately creating the evidence needed for Council's planning and decision-making.

Engagement occurs for many purposes, in many ways, and across different Council functions. It can range from sending rates notices to property owners and sharing updates on social media, to collecting feedback across the local government area (LGA) to inform Council projects, policies, and plans.

Lismore's community includes everyone who lives, works, studies and visits our region. It also comprises the organisations, government departments, institutions, advocacy groups and peak bodies located or operating in our region.

A stakeholder refers to anyone with an interest in or who is impacted by a project.

Why is it important?

- It keeps the community informed.
- It provides opportunities for community to provide input and share ideas.
- It helps Council to understand local community needs and make evidence-based decision.
- It helps the community to understand the purpose, benefit and intent of council's projects, programs and decisions.
- It builds trust and strengthens collaboration between Council and the community.
- It actively seeks diverse voices and provides opportunities for harder to reach communities to be part of important conversations.
- It fulfills Council's mandate to engage on certain matters.

What do we engage about?

Council engages the community on many matters happening in our LGA. This can include:

- Capital works and ongoing maintenance projects, like roadworks or drainage works
- Local activities and events
- Changes to services and operations
- Development applications and planning proposals (see Community Participation Plan, Appendix 1)
- Other relevant matters affecting our community and stakeholders.

We also engage with community to shape strategic planning and service delivery. This includes for:

- Community strategic plans, delivery programs and budgets
- Policies and strategic plans
- Planning matters including development control plans and the Local Environmental Plan
- Major infrastructure and capital works projects.



Community engagement in tough times

Our community has faced unprecedented challenges in recent years, with the 2022 natural disaster marking the most significant in our region's history. The impact has been profound, but it's also showcased the strength and resilience of our community, along with the importance of good communication and collaboration.

Community engagement has been central to the recovery process. Our community has shared their unique experiences and insights, offering fresh perspectives, new ideas, and opportunities. Council has been listening and collaborating to rebuild and plan for a stronger, more resilient Lismore.

As we move forward, we will continue to work with our community to ensure our projects, policies, and plans reflect the diverse needs of our growing and changing population. Community engagement will be essential in ensuring we get this right.

What are our legislative requirements?

As the level of government closest to the community, engagement is fundamental for Council. Some projects require a mandatory engagement process. In other cases, it is a choice and key to achieving successful outcomes. At Council, engaging with our community is a shared responsibility across the organisation.

Local Government Act 1993

- Section 402(A) requires that: councils establish and implement a community engagement strategy to involve the local community in the development of plans, policies and programs, and for the purpose of determining its activities (other than routine administrative matters).
- Section 406 requires that: councils in NSW use the Integrated Planning and Reporting (IP&R) framework to guide their planning and reporting activities. Figure 1 demonstrates the importance of community engagement within this framework.

Environmental Planning Assessment Act 1979

- Division 2.6 requires that: all planning authorities, including councils, outline how and when the community will be engaged across planning functions, such as policy making and development assessment. There are mandatory statutory timeframes for the public exhibition of planning related documents and applications including planning proposals, planning agreements and development applications.
- See Appendix 1 for the Community Participation Plan.

Other requirements

- | | |
|--|--|
| • <i>Crown Lands Management Act 2016</i> | • <i>Disability Inclusion Act 2014</i> |
| • <i>Roads Act 1993</i> | • <i>Children's Guardian Act 2019</i> |
| • <i>Multicultural NSW Act 2000</i> | • <i>Geographical Names Act 1966.</i> |

Integrated Planning and Reporting framework

This Community Engagement Strategy is part of the suite of strategic documents that create the IP&R framework. Engagement links to other legislated Council documents, including:

- Community Strategic Plan (10 years)
- Delivery Program (4 years)
- Operational Plan (1 year)
- Resourcing Strategy.

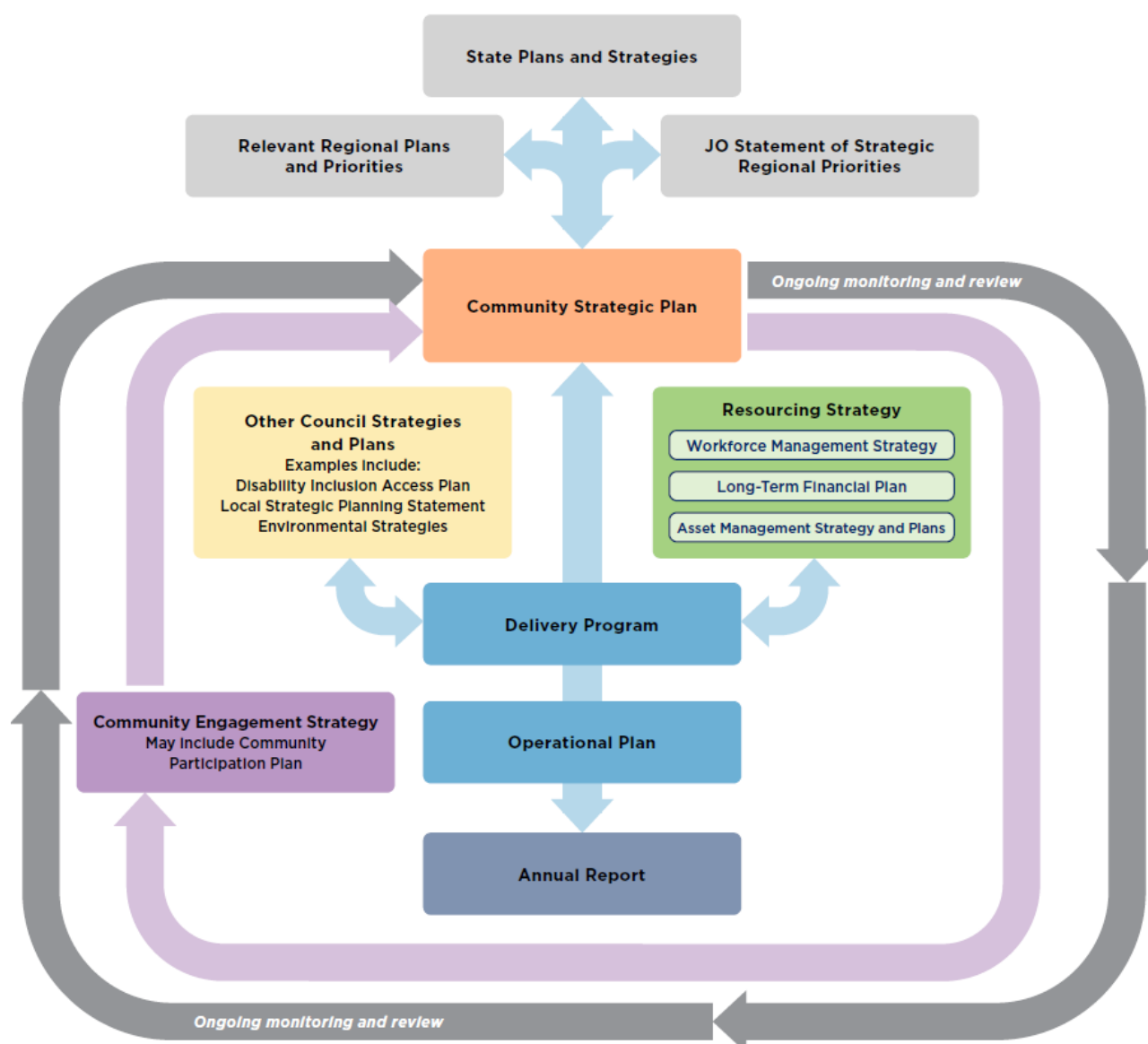
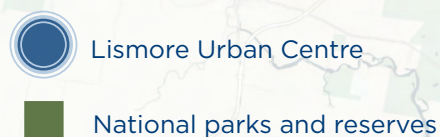


Figure 1. IP&R framework (Source: NSW Office of Local Government, 2024)

About Lismore

Lismore is home to more than 45,000 people living across 1,289km².

If we are to engage well, we need to understand who the community is that we are engaging with and how we can best support them to participate.





Our population is growing

There are 45,436 people who call Lismore home¹. By 2046, our population is forecast to grow to more than 51,000 people².



Our residents are geographically spread

Although 65% of our population live in urban areas, we have many villages spread across our Council area³.



People of all ages live with disability

Around 7.1% of our population live with disability and require assistance in daily life⁴. This is slightly higher than the Regional NSW average (6.8%).



We're an ageing community

Our median age is 44 years. Around 21% of our population are under 18 years old, and 21% aged 65 or older⁵. This is similar to the demographic profile of Regional NSW.



Volunteerism is high

Almost 6,500 people, or 17.7% of our residents volunteer⁶. This is higher than the Regional NSW average of 15.5%



Many residents also work locally

Lismore has a workforce of 21,537 people, with 83% (17,926) living and working in the Council area⁷.



^{1, 3, 4, 5, 6} Australian Bureau of Statistics, Census of Population and Housing 2021

² forecast.id 2025

⁷ National Skills Commission, Small Area Labour Markets as of March Quarter 2023

5.7% of our population are First Nations⁹

We recognise the Widjabal/Wia-bal people of the Bundjalung nation, and all First Nations peoples who live, work and visit our area.



Growing in cultural diversity

A smaller number of our people speak a language other than English, but this is growing – from 5.2% in 2011 to 6.6% in 2021⁸.

German, Italian and Punjabi are the most common languages other than English.



Most of us live in houses

Most dwellings in Lismore are low-density, detached houses (84%). This is comparable to the Regional NSW average (81%)¹⁰.

In Lismore, most homes are owner-occupied (65%), and 26% of our people are renters.



Access to roads and parks

Our area has 804 km of sealed roads, 411 km of unsealed roads, 76 km of footpaths, and 29 km of cycleways.

Council maintains 277 ha of open space, equal to around 711 football fields, along with 277 parks and 45 playgrounds.



^{8, 9, 10} Australian Bureau of Statistics, Census of Population and Housing 2021



Our stakeholders

Lismore is home to a great mix of people with different needs, interests and connections to the region. Council acknowledges the complexity of our stakeholder network and will take the following groups into account in our community engagement process.

- People who live, work or study in Lismore
- Visitors to Lismore
- Aboriginal and Torres Strait Islander community and the Widjabul/Wia-bal people
- Non-residential property owners
- Businesses operating in Lismore
- Community organisations and volunteer groups
- Sporting groups
- Universities, colleges and schools
- Service providers and interagency networks
- Neighbouring councils and regional organisations
- Emergency services
- Local media
- Local members of State and Federal Parliament
- Government departments and agencies, e.g. NSW Reconstruction Authority, Transport for NSW
- Council employees.



Council recognises that some people in Lismore face barriers to participation. It is our responsibility to make engagement as accessible and inclusive as possible, so that everyone can participate.

We will need to customise our engagement strategies, including for:

- Aboriginal and Torres Strait Islander communities
- Young people
- Older people and people living in aged care facilities
- People with disability
- Business community
- People from culturally and linguistically diverse communities
- LGBTQIA+ community
- People living in rural villages.

More information about how we can tailor our engagement to support our communities of interest in 'Our communications and engagement tools'.

In 2022, the Widiabal/Wia-bal people of the Bundjalung Nation became Native Title holders for an area of more than 11,500 hectares in Lismore.

Council is currently investigating what Native Title means for Council processes and engagement, and will develop a framework to set the parameters for how and when Council engages with the Widiabal Wia-bal Gurrumbil Aboriginal Corporation Registered Native Title Body Corporate and other Aboriginal and Torres Strait Islander representatives in Council projects.



Our engagement approach

Council's approach to community engagement is guided by six principles.

We base our engagement on the **social justice principles** of access, equity, participation and rights.



We engage **with purpose**, using engagement methods appropriate to a project's significance, impact, and/or opportunity for community influence the outcome.



We are **transparent** about the purpose, process and scope of engagement. We give people the information they need to understand what is happening and participate in engagement processes.



We make sure our engagement is **accessible** by using plain language and providing different channels, engagement times and locations, making it easy for everyone in our community to participate.



We deliver **inclusive** engagement by addressing barriers to participation and actively seeking diverse community views.



We take a **proactive approach**, fostering two-way dialogue, being responsive, and building meaningful relationships with our community and stakeholder groups.



Council is focused on meaningful engagement and does not wish to engage for engagement's sake. When community has already provided valuable input, either earlier in the project or for similar projects, further engagement may not be necessary.

There are also some situations where community input cannot change the outcome. This is when Council is required to take specific action, including when decisions are guided by legal, contractual, or technical requirements. For example, some infrastructure projects require specific engineering standards that don't allow for changes to the design.

Scale of engagement

Council will take multiple factors into account when determining the need for and scale of engagement. This includes the level of impact, geographic scale, project profile and level of community interest. The scale of engagement will be reflected in the resources allocated, as well as the channels and activities undertaken.

We aim for community engagement to be timely, clear and responsive to both a project's requirements and the needs of participants.

Our goal is for all engagement activities to be conducted effectively and meaningfully, helping to build trust and positive relationships with community and stakeholders.



Determining the level of impact

Council recognises that different projects have different levels of impact – either potential, real or perceived. When considering the need and/or scale of engagement, Council will take the level of impact into account.


Higher impact	Lower impact
<ul style="list-style-type: none"> Impact is at a regional and/or larger scale, (e.g. broader population, natural environment impact, land use or heritage) It has significant existing or potential community interest It has the potential to generate controversy or conflict Budget is significant Potential high impact on Council strategies and directions. <p>Examples include LGA-wide strategies, special rate variations, long-term planning policies, changes in Council services, significant infrastructure projects, and major events.</p>	<ul style="list-style-type: none"> Impact is at a localised and/or small scale, (e.g. street, village, or particular facility or service user) It has low existing or potential community interest It has minimal risk in generating controversy or conflict Budget is small Minimal impact on Council strategies and objectives. <p>Examples include place-specific action plans, regular street works, minor upgrade to local park, or minor changes to local programs.</p>

Determining the level of engagement

Our engagement approach is guided by the International Association for Public Participation (IAP2) spectrum. It acknowledges that there are different levels of engagement depending on the goals, timeframes, resources, and community influence on decision-making.

Council regularly conducts engagement activities at the 'Inform' and 'Consult' levels, such as for

minor capital works projects like resealing roads or pipeline replacements. For higher impact projects, Council delivers more 'Involve' and 'Collaborate' engagement activities where the community has greater opportunity to influence the outcome.

Engagement level	Inform	Consult	Involve	Collaborate	Empower
What is the goal?	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
What is the level of influence?					
Example engagement methods	<ul style="list-style-type: none"> Website information Newsletter Social media Letters Roadside message board Signage 	<ul style="list-style-type: none"> Surveys Public exhibition Call for submissions Focus groups 	<ul style="list-style-type: none"> Workshops Meetings Site visits 	<ul style="list-style-type: none"> Advisory groups Reference groups Working groups Community panels 	<ul style="list-style-type: none"> Local government elections Referendum
Example of when/how Council might do this	Road reseal in rural location	Rezoning of land	Development of a place plan	Working with the community to design a new facility	Every four years the community is empowered at local government elections to make the final decision on the councillors that represent them

Engagement steps

Setting standards for engagement helps to create a consistent engagement approach across Council, deliver meaningful engagement programs, and foster a culture that values engagement. The following diagram outlines the steps in our engagement process.

Some projects will not require community engagement and the process will stop after Step 1. Lower impact projects may require a light engagement program, while higher impact projects may go through this process, or parts of this process, multiple times throughout the project.

Step 1: Scope the need for community engagement

- Is community engagement a legislative requirement?
- How complex is the project?
- What is the potential impact on the community?
- What level of community engagement would be required?

Step 2: Develop engagement and communications plan

- What is the purpose of engagement?
- Who will be impacted by the project and who do we need to engage with?
- Has there been any recent engagement with this community or on this issue that we can learn from or build on?
- Which engagement and communications methods will we use?
- What resources are available?
- Are we aligning with our engagement principles?
- Are there any risks we need to consider?

Step 3: Deliver engagement and communications plan

- Rollout engagement and communications plan
- Analyse and report on engagement outcomes throughout the project
- Share outcomes with appropriate Council teams and other external stakeholders (if applicable)
- Amend and adjust activity as required.

Step 4: Close the loop

- Thank people for their time and contribution
- Acknowledge how the engagement impacted the outcome
- Share how community and stakeholders have informed the project, or not, and why.

Step 5: Evaluate the success of the engagement approach and share learnings

- Did we achieve the objectives of the engagement process?
- Did participants understand and accept their level of influence?
- Were the findings from engagement valuable in influencing the outcome or decision?
- Which engagement method or activity had the highest level of participation and/or yielded the most valuable data?

Engagement roles and responsibilities

Engaging with community is the responsibility of the entire organisation, with a range of Council departments taking on different roles to implement this CES and engage meaningfully.

Stakeholder Engagement team

Support Council operational teams with advice, planning, development and delivery of engagement and communications for higher impact projects, and responsible for improving engagement processes and promoting a culture of meaningful engagement in Council.



Council teams

Include engagement in planning for projects, services and activities and deliver some engagement activities with community and stakeholders.



Councillors

Represent the interests of residents, ratepayers and the broader community in decision-making.



Executive Leadership

Provide guidance on project impact, stakeholder influence and risk, and responsible for setting the engagement culture and implementing the CES.



Our communications and engagement tools

There are many different communications and engagement methods available. It's important for Council to choose and tailor these methods based on the project's goals, impact, scale and budget. The mix of activities should also consider the characteristics and needs of who you are engaging with.

The tables below outline a broad range of communications and engagement activities Council could use, and their alignment to the IAP2 Spectrum. They also specify the likely level of resourcing required to design and deliver the activity, and, if required, analyse and report their findings.

Communications approaches

Activity	Description	Resourcing requirements	Inform	Consult	Involve	Collaborate	Empower
Advertising notices	Publicly displayed advertisements providing information about a project or engagement opportunities.	\$\$	●				
Electronic direct mail (eDM)	An email message sent directly to a targeted group or to share updates to your Say subscribers.	\$	●	●			
Flyers	Printed materials with clear information about a project or issue and/or how the community can participate in engagement.	\$\$	●				
Letterbox drop	Printed materials delivered directly to households or ratepayers' nominated mailing addresses.	\$\$\$	●	●	●		
Lismore-wide notification	Direct mail (e.g. flyers, leaflets, or letterbox drops) distributed to the entire LGA, targeting households, ratepayers, or both.	\$\$\$	●	●	●		
Media release	A media release distributed publicly and media opportunities pursued with local official news industry including local radio, TV and News journalists from publications including the Echo, Northern Star, Lismore App and other industry outlets managed under accountability instruments including industry codes of ethics and journalistic norms and practices.	\$	●				

Activity	Description	Resourcing requirements	Inform	Consult	Involve	Collaborate	Empower
Newsletter	A print or online publication with information on project updates, engagement opportunities, and how community input has contributed to Council decisions.	\$\$	●	●			
Notification of impacted stakeholders	Notification to individuals or groups identified as being affected by a proposal. Multiple methods can be applied, such as written notices, flyers, emails, targeted social media posts and site notices.	\$	●	●			
Works / written notifications	Personalised letters sent to affected or interested community members and stakeholders. This includes for upcoming works, roadworks, water supply, sewerage and stormwater works. This may also be a legal requirement.	\$	●				
Physical exhibition of documents	Printed materials made available for public viewing, typically displayed at Council's Customer Service Centre or libraries during the exhibition period.	\$	●				
Website pages and notices	Dedicated project pages and Development Application details published on Council's website and the NSW Planning Portal.	\$	●				
Radio	Local radio advertisements or interviews sharing project updates and promoting engagement opportunities.	\$\$	●				
Signage	Temporary notices, signs, banners or advertisements to inform about Development Applications, community engagement opportunities, or other activities and events in the LGA. Council typically uses corflute signage.	\$\$	●	●			
Social media	Posts and paid advertisements on Council's social media platforms.	\$	●	●			

Engagement methods

Activity	Description	Resourcing requirements	Inform	Consult	Involve	Collaborate	Empower
Advisory / Reference group	A group utilised by Council, comprising individuals with specific subject matter expertise or lived experience, to provide advice and feedback.	\$\$			●	●	
Briefing	Presentations and discussions with community or stakeholder groups to inform, gather feedback, or explore ideas and options.	\$	●	●	●	●	
Community workshop	A structured, collaborative method for exploring specific, complex issues, where participants work in small groups, either online or in person.	\$\$		●	●	●	
Focus group	Small, facilitated group discussions on a specific topic, encouraging open dialogue through a guided set of questions.	\$\$		●	●	●	
Interactive online tools	Activities on the Your Say Lismore website that allow community participation, such as idea boards and interactive maps.	\$	●	●	●		
Interviews	One-on-one discussions to explore and understand community or stakeholder perspectives, needs, and feedback.	\$		●	●	●	
Meeting (e.g. Council meetings, interagency meetings)	Small group facilitated conversations.	\$	●	●	●	●	
Online engagement portal	Website for sharing information and enabling community participation. Council's consultation portal is Your Say Lismore - yoursay.lismore.nsw.gov.au	\$	●	●	●		
Online survey	A survey, typically featuring quantitative questions, available via Your Say Lismore (or other) for community and stakeholder participation.	\$\$		●	●	●	
Onsite consultation	Small, localised meetings attended by Council employees, residents, stakeholders and/or Councillors.	\$	●	●			
Pop-up	A place based temporary activation where community engage with Council employees or Councillors and learn about a project or provide feedback.	\$\$	●	●	●		

Activity	Description	Resourcing requirements	Inform	Consult	Involve	Collaborate	Empower
Direct public submissions	A process for collecting feedback, typically submitted via an online engagement portal, email, or written submission.	\$		●			
Representative survey	A series of questions posed to a sample of the community, weighted to reflect the area's demographics. This provides a more accurate view of community sentiment. Surveys may be conducted online, by telephone or by mail.	\$\$\$		●	●	●	
Walking tour / Walkshops	Community and stakeholders are invited to walk together through a specific site or area, and provide commentary and feedback.	\$\$	●	●	●	●	
Webinar	An interactive, web-based seminar or presentation that may include live video streaming, voting, commenting, and Q&A features.	\$	●				



Tailoring engagement

Council recognises that some people in Lismore face barriers to participation. With thoughtful design and by tailoring our communications and engagement activities, we can create opportunities for everyone to participate and have their say.

Communities of interest who may require tailored engagement approaches:



Aboriginal and Torres Strait Islander communities

Around 2,300 of us live in the Lismore area, making up 5.7% of our residents.



Young people

More than 15% of the Lismore population, or 6,700 people, are aged 12 to 24 years.



Older people

We make up a large proportion of the Lismore population, with around 12,650 of us aged 60 years.



People from culturally and linguistically diverse communities

Around 4,600 people in Lismore were born overseas, with a growing number of Filipino, German, Dutch, and Chinese speakers.

Business community

There are around 4,430 local businesses operating in Lismore.



People living with disability

Disability is broad and complex, with some people having visible disabilities, and others invisible ones. In Lismore, approximately 3,130 people live with disability.



People living in rural villages

Approximately 35% of our Lismore population live in rural villages.



LGBTQIA+ community

We're known as the Rainbow Region, with a significant LGBTQIA+ community living across our Council area.

The examples below are considerations to help us think about how we can make our engagement more accessible and inclusive for our communities of interests.

Engagement considerations

- Choose accessible locations for in-person engagement activities
- Communication through both traditional (e.g. newspapers, noticeboards) and digital channels (e.g. social media).
- Offer both in-person (e.g. workshops) and online (e.g. surveys, forms) engagement options
- Provide information in plain language and accessible formats (e.g. large print, translations, easy-read, icons, infographics)
- Offer quick and flexible feedback opportunities
- Create engagement opportunities outside of regular working hours
- Create safe, respectful, and welcoming environments for engagement
- Support participation with light refreshments and transport where needed
- Protect privacy and be sensitive when discussing personal matters
- Promote engagement opportunities in public spaces (e.g. libraries, community halls, shopping centres) and through local networks and community groups
- Respect cultural practices and important cultural or religious dates/times
- Offer both verbal (e.g. discussions) and non-verbal (e.g. arts, online poll) participation methods
- Create opportunities for peer-to-peer engagement initiatives.





Measures of effectiveness

Council will continue to improve our engagement approach and work towards best practice.

We will collect feedback from community, insights from project teams, and data from our website to evaluate engagement outcomes, and incorporate these into Council's monitoring and reporting cycle.

We will consider the following to measure effectiveness:

- Participation rates in engagement activities
- Suitability of the engagement methods used

- Participant demographics to assess how well the engagement data represents the broader community
- Quality of feedback received and relevance to the plan or project.

Closing the loop is important. This means reporting to community on outcomes so participants understand how their participation has impacted decision-making.

Building an engagement culture

Our committed actions

No.	Action	Funding	When
1	Build an engagement toolkit for project and service leads	\$	Year 1
2	Create an engagement Take5 at project prestart for frontline outdoor employees	U	Year 1
3	Establish a CRM platform for stakeholder engagement information	G	Year 2
4	Develop an Aboriginal Engagement Framework	U	Year 2
5	Create an integrated Communications and Engagement Calendar	\$	Year 1
6	Provide industry standard training for relevant employees	\$	Ongoing
7	Review Council's communication channels (print, online and in person) to improve efficiencies and effectiveness in reaching and engaging with diverse community groups	\$	Year 2
8	Embed key engagement consideration into each project phase in Council's new project management framework.	\$	Ongoing

(\$) Funding allocated (U) Not yet funded (G) Grant dependent



Review of this Strategy

This Strategy aligns with the guidelines and standards set by the NSW Office of Local Government (OLG).

This document will be regularly monitored and reviewed to remain compliant with legislation, incorporate ongoing learnings, and meet community expectations.

At a minimum, it will be reviewed every four years in line with Council election and the Integrated Planning and Reporting review cycle.





Appendix: Community Participation Plan

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Strategic Plan 2025-2035, Draft Delivery Program 2025-2029, Draft Operational Plan 2025-2026,
Draft Long Term Financial Plan and the Community Engagement Strategy 2025 including the
Community Participation Plan

Introduction

This Community Participation Plan (CPP) outlines when and how Lismore City Council (Council) will engage with the community across the range of planning functions it carries out.

The *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) sets out a range of mandatory minimum requirements for Council.

What are Council's planning functions?

Council's planning functions are divided into two different areas – strategic planning and development assessment. This CPP sets out the engagement requirements associated with these different planning functions.

- **Strategic planning:** Strategic planning is the process of developing long term policies, plans and strategies to guide future land use, development, and infrastructure decisions. It seeks to balance economic, social, environmental and cultural values while considering the needs of different stakeholders.
Examples include Council's Local Strategic Planning Statement and the Nimbin Place Plan.
- **Development assessment:** Council is the consent authority for a range of different developments across the LGA. Development assessment is the process of evaluating and deciding on a proposed development to ensure it aligns with planning instruments and policies, and manages potential impacts on the environment and community.
Examples of development assessment can include a range of different land use and development activities – from residential subdivisions to large retail developments and new dwellings, to removal of native vegetation.

There are also some other planning functions of Lismore City Council that sit outside of strategic and statutory planning, these are associated with our other roles as a land manager, infrastructure provider etc. The engagement processes associated with these functions are also set out in this CPP.

Principles of the Community Participation Plan

The EP&A Act provides Council with guidance to make it clear and easy for the community to participate in planning decisions. The following principles underpin Council's CPP, as set out in the EP&A Act:

- a) The community has a right to be informed about planning matters that affect it.
- b) Council will encourage effective and ongoing partnerships with the community to provide meaningful opportunities for community participation in planning.
- c) Planning information will be in plain language, easily accessible and in a form that facilitates community participation in planning.
- d) The community will be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered.
- e) Community participation will be inclusive and Council will actively seek views that are representative of the community.
- f) Members of the community who are affected by proposed major development will be consulted by the proponent before an application for planning approval is made.
- g) Planning decisions will be made in an open and transparent way and the community will be provided with reasons for those decisions (including how community views have been taken into account).
- h) Community participation methods (and the reasons given for planning decisions) should be appropriate, having regard to the significance and likely impact of the proposed development.

Strategic planning

Strategic planning sets out the long-term vision for land use and development in Lismore. It provides the basis for determining what can be done on your land.

Strategic plans can either be:

- **Statutory plans:** Plans made under legislation, known as Environmental Planning Instruments (EPIs).
- **Non-statutory:** Plans that offer guidance for development and establish frameworks for land use, along with place specific planning considerations.

Legislation establishes the minimum mandatory requirements for the exhibition of some strategic plans, so that the community can have their say before they are considered and/or adopted by Council.

Council recognises that the community should be given genuine opportunities to participate early in strategic planning processes to help shape the vision and future for Lismore.

The following tables set out the mandatory and non-mandatory exhibition timelines for different types of strategic plans.



Engagement requirements for statutory plans

The mandatory community participation requirements are outlined in the table below and reflect the minimum public exhibition periods stipulated in Schedule 1 of the EP&A Act.

Table 1 - Strategic planning mandatory exhibition timeframes

Type of plan	Description	Minimum exhibition requirements
Draft Local Strategic Planning Statements	The primary aim is to outline the 20-year vision for land use in the Lismore LGA and the special characteristics which contribute to our local identity.	<p>28 days as specified in Schedule 1 of the EP&A Act 1979</p> <p>Advertising</p> <ul style="list-style-type: none"> • Notice distributed to the area affected by the plan. • Documentation is available on Council's website under 'Your Say Lismore' and at Council's Corporate Centre at 43 Oliver Avenue, Goonellabah. <p>Submissions</p> <ul style="list-style-type: none"> • Submissions can be made online via Your Say Lismore, or addressed to the General Manager, Lismore City Council, PO Box 23A, Lismore, NSW 2480, or emailed to council@lismore.nsw.gov.au. • If you make a submission (either objecting or supporting), you are required to disclose any reportable political donations or gifts made to a Councillor or Council employee within the period commencing two years before the application was made. • Submissions received during the exhibition period will be made publicly available on Council's website, unless marked confidential.

Type of plan	Description	Minimum exhibition requirements
Amendments to the Lismore Local Environmental Plan (LEP) (Planning Proposals)	<p>A LEP provides details of the zoning of all land across Lismore as well as development standards. They outline the types of development that are allowed in each zone, and those that do not need development consent.</p> <p>Planning proposals for LEPs are subject to a Gateway Determination whereby the NSW Department of Planning, Housing and Infrastructure may specify additional engagement requirements..</p>	<p>28 days as specified in Schedule 1 of the EP&A Act 1979 unless a different timeframe is specified in the Gateway Determination (as specified in the EP&A Regulation)</p> <p>Advertising</p> <ul style="list-style-type: none"> • Notice distributed to the area affected by the Planning Proposal. • Letter sent to landowners adjoining the subject land, if site-specific. • Documentation is available on Council's website under 'Your Say Lismore' and at Council's Corporate Centre at 43 Oliver Avenue, Goonellabah. <p>Submissions</p> <ul style="list-style-type: none"> • Submissions can be made online via Your Say Lismore, or addressed to the General Manager, Lismore City Council, PO Box 23A, Lismore, NSW 2480, or emailed to council@lismore.nsw.gov.au. • If you make a submission (either objecting or supporting), you are required to disclose any reportable political donations or gifts made to a Councillor or Council employee within the period commencing two years before the application was made.
Draft Development Control Plans (DCP)	<p>A Development Control Plan contains development standards to guide development and complement the planning controls contained in the Lismore LEP</p>	<p>28 days</p> <p>Advertising</p> <ul style="list-style-type: none"> • Notice distributed to the area affected by the draft DCP. • Documentation is available on Council's website under 'Your Say Lismore' and at Council's Corporate Centre at 43 Oliver Avenue, Goonellabah. <p>Submissions</p> <ul style="list-style-type: none"> • Submissions can be made online via Your Say Lismore, or addressed to the General Manager, Lismore City Council, PO Box 23A, Lismore or emailed to council@lismore.nsw.gov.au. • If you make a submission (either objecting or supporting), you are required to disclose any reportable political donations or gifts made to a Councillor or Council employee within the period commencing two (2) years before the application was made. <p>Notification of Council decision</p> <ul style="list-style-type: none"> • Council must give notice of its decision on its website within 28 days after the decision is made under Clause 14(2) of the EP&A Regulation 2021.

Engagement requirements for non-mandatory plans

The minimum exhibition periods for non-mandatory strategic plans are outlined in the table below.

Refer to the Community Engagement Strategy for other Council planning and policy documents with no legislative requirements (e.g. master plans).

Table 2 - Strategic planning non-mandatory exhibition timeframes

Type of plan	Description	Non-mandatory minimum exhibition period
Draft City-wide plans and place based plans	<p>City-wide plans provide planning frameworks for a broad range of land use planning and development issues. They can be in the form of a strategy, plan of management, guideline or policy such as the Affordable and Diverse Housing Strategy.</p> <p>Plans can also be location or place-specific, and identify a vision, principles, strategies and actions for a local area such as the Nimbin Place Plan.</p>	<p>28 days</p> <p>Advertising</p> <ul style="list-style-type: none"> Documentation is available on Council's website under 'Your Say Lismore' and at Council's Corporate Centre at 43 Oliver Avenue, Goonellabah. <p>Submissions</p> <ul style="list-style-type: none"> Submissions can be made online via Your Say Lismore, or addressed to the General Manager, Lismore City Council, PO Box 23A, Lismore or emailed to council@lismore.nsw.gov.au. If you make a submission (either objecting or supporting), you are required to disclose any reportable political donations or gifts made to a Councillor or Council employee within the period commencing two (2) years before the application was made.

Development assessment

Development assessment refers to the process of Council, as a consent authority, assessing and determining applications for a variety of development types across Lismore.

Development assessment is regulated under Part 4 of the EP&A Act. Development requiring advertising is prescribed by the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).

What do we mean by development?

For the purposes of planning, development can refer to:

- the use of land
- the subdivision of land
- the erection of a building
- the carrying out of a work
- the demolition of a building or work
- any other act, matter or thing that may be controlled by an environmental planning instrument.

The different types of development assessment

Development assessment requirements can vary based on the type of development, or its location. The Lismore LEP specifies if development:

- is permitted without consent
- is prohibited
- is permitted with consent.

Developments that need consent can further be broken up based on the scale of the project. This includes:

- **State significant development**, where approval is considered by the NSW Minister for Planning or the NSW Independent Planning Commission
- **Regionally significant development**, where approval is considered by a regional planning panel
- **Local development**, where Council is the approval authority.

This CPP addresses the community engagement process for local development applications where Council is the consent authority.

The plan does not address the community engagement processes for state or regionally significant development. This process is managed by the NSW Government.

Lismore City Council

Meeting held 13 May 2025 - 10.1 - Public Exhibition of the Draft R... Strategic Plan 2025-2035, Draft Delivery Program 2025-2029, Draft Operational Plan 2025-2026, Draft Long Term Financial Plan and the Community Engagement Strategy 2025 including the Community Participation Plan





Engagement requirements for local development

Development applications (DAs) for local development vary widely. The type of community engagement undertaken is determined by the complexity and impact of the proposal.

This CPP establishes three development application engagement categories:

1. **Expected applications** – negligible adverse impacts
2. **Moderate applications** – potential for minor adverse impacts to limited properties
3. **Significant applications** – potential adverse impacts to wider community.

Each category has its own engagement methods and requirements. The more significant the impacts, the wider the community engagement required.

How does Council determine the development application engagement category?

The choice of engagement category is based on the potential for adverse impacts, combined with the scale of the development. Council's delegated planning officers assess each development application on its merits in relation to the statutory obligations. The following matters are taken into consideration:

- building design, siting and bulk
- views to and from the land
- potential overshadowing impacts on adjoining residences
- likely privacy impacts on adjoining and nearby residences
- the ecological values of the site and surrounding area
- environmental hazards posed by the development such as noise, vibration and odour
- the presence of coastal hazards on the site
- likely impacts on a listed heritage item
- the presence of Aboriginal objects or an Aboriginal place of heritage significance on or near the site
- the potential social and/or economic impacts of the proposal
- likely impacts on pedestrian or vehicular access, parking availability and traffic volumes in the locality
- the potential impact on the established streetscape and local character
- safety and security issues associated with the development
- the extent of earthworks proposed
- the potential impact of stormwater infrastructure and flows on adjoining or nearby properties
- significant non-compliance with a development standard within Lismore Local Environmental Plan or development control within Lismore Development Control Plan.

Expected applications

Development applications with negligible adverse impacts

These are proposals that are expected in the zone, or due to the prevailing uses in the area. These development applications are generally assessed by Council's development compliance employees to be minor in nature and unlikely to cause impacts on neighbouring properties.

They are DAs that:

- comply with development standards and development controls; and
- have limited environmental or planning constraints

The following sets out the types of development that would typically sit in this category and its engagement requirements.

Table 3 – Engagement requirements for expected development applications

Expected development application category	Detail
Types of development that typically sit in this category	<ul style="list-style-type: none"> • Low impact agricultural uses (all types) • Single dwellings, all types • Dual occupancies and secondary dwellings • Multiple dwellings (<5 units) • Home-based businesses / industries / occupations • Urban subdivisions (not involving any new public road openings) • Rural subdivisions (<10 new dwelling entitlements) • Low impact commercial / industrial uses (in appropriate zones) • Low impact public administration, education, and health services uses (in appropriate zones) • Other uses that are low impact and expected in the zone (at discretion of Council)
Submissions	No opportunity is provided for public submission on these types of development applications.
Engagement	These will not be notified or advertised due to their negligible impacts.
Advertising period	None

Moderate applications

Development applications with the potential for minor adverse impacts to limited properties

These are proposals that may be permissible but may not be typically what is expected in an area. Moderate development applications have the potential for minor to moderate impacts on surrounding land-uses. Such impacts might

include overshadowing, lack of privacy, acoustic impacts or view-sharing conflicts.

DAs involving variations to the Lismore Local Environmental Plan or Development Control Plan are usually treated as moderate development applications.

Table 4 – Engagement requirements for moderate development applications

Expected development application category	Detail
Types of development that typically sit in this category	<ul style="list-style-type: none"> Proposals involving LEP Variations Intensive agriculture (e.g., commercial-scale poultry farms, piggeries, feedlotting, etc.). Aquaculture Higher impact rural industries (such as Saw-Mills, Stock Sales Yards, Abattoirs, etc). Rural subdivisions (>10 new dwelling entitlements) Urban Subdivisions (including new public road openings) Multiple dwellings (>5 units) Caravan parks and manufactured home estates Tourist and visitor accommodation (>5 units) Childcare centres (in residential areas) Place of public worship / assembly (in residential areas) Community centres (in residential areas) Higher impact commercial / industrial uses (e.g., Panel-Beaters, Steel Fabrication, Asphalt/Bitumen Batching, etc.) Higher impact public administration, education, and health services uses (e.g., Police Station, Hospital, School, etc) Mortuaries, cemeteries, and crematoriums Extractive industries / quarries (<30,000 tonne p/annum, no blasting) Other uses that are higher impact and may not be expected in the zone (at discretion of Council)
Submissions	Anyone may make a submission on this type of development application during the advertising period.
Engagement	<ul style="list-style-type: none"> Potentially affected parties are notified in writing about these development applications. The application is advertised via Council's Development Application tracker
Advertising period	The advertising period is 14 days

Significant applications

These are proposals that are of such significance that they may impact on the wider community.

Significant development applications are larger-scale applications which are expected to attract broader community interest.

These applications may be of interest to the broader community due to the potential impacts on a wider population (for example on traffic, biodiversity, scenic character, or noise). The nature of the development or the location of the development is usually a significant factor.

Table 5 – Engagement requirements for significant development applications

Expected development application category	Detail
Types of development that typically sit in this category	<ul style="list-style-type: none"> • Large residential subdivision (> 100 lots) • Residential flat buildings (>50 units) • Caravan parks and manufactured home estates (>100 sites) • Recreational facilities (Major) (e.g., sport stadiums) • Pubs and clubs • Brothels • Correctional centres • Extractive industries / quarries (>30,000 tonne p/annum and/or blasting) • Mines and petroleum producing industries • Other hazardous and/or offensive industries • Very-high impact infrastructure uses (e.g. airports, sewerage treatment plants, waste management centres, etc.) • Other uses that are very-high impact and would likely impact the wider community (at discretion of Council)
Submissions	Anyone may make a submission on this type of development application during the advertising period.
Engagement	<ul style="list-style-type: none"> • Residents within a project-specific range of the development (for example, every resident within 100m or 1km) will be notified. • The application is advertised via Council's Development Application tracker
Advertising period	<p>The advertising period is 14 days.</p> <p>Intensification and/or additions to existing premises may not be the same level of advertising and will be assessed on the level of additional/new impact at Council discretion.</p>

Engagement requirements for additional development categories

The engagement for some DAs is specified in legislation. They are still assessed by Council but have mandatory community participation and advertising periods, as set out below.

Designated development

Designated developments are high-impact developments (for example, those likely to generate pollution) or those located in or near an environmentally sensitive area such as a wetland.

There are two ways a development can be categorised as designated development:

- the class of development can be listed in Schedule 3 of the Environmental Planning and Assessment Regulation 2021 as being designated development, or
- a Local Environmental Plan or State Environmental Planning Policy can declare certain types of development to be designated development.

Designated developments require a more detailed impact assessment, known as an Environmental Impact Statement (EIS), to be prepared.

Table 6 – Engagement requirements for designated development applications

Engagement requirement	Detail
Submissions	Anyone may make a submission on this type of development application during the advertising period.
Engagement	<ul style="list-style-type: none"> Notification to adjoining owners is mandated These developments also require notice to be given to specific public authorities.
Advertising period	The advertising period is 28 days

Nominated integrated developments

Nominated integrated development means integrated development (not being threatened species development or Class 1 aquaculture development) that requires an approval (within the meaning of section 4.45 of the Environmental Planning and Assessment Act 1979) under:

- a provision of the Heritage Act 1977, specified in section 4.46 (1) of the Environmental Planning and Assessment Act 1979, or
- a provision of the Water Management Act 2000, specified in section 4.46 (1) of the Environmental Planning and Assessment Act 1979, or
- a provision of the Protection of the Environment Operations Act 1997, specified in section 4.46 (1) of the Environmental Planning and Assessment Act 1979.

Table 7 – Engagement requirements for nominated development applications

Engagement requirement	Detail
Submissions	Anyone may make a submission on this type of development application during the advertising period.
Engagement	<ul style="list-style-type: none"> Notification to adjoining owners is mandated These developments also require notice to be given to specific public authorities.
Advertising period	The advertising period is 28 days

Threatened species developments

Threatened species development is development that significantly impacts on terrestrial or aquatic species or their habitats

This development is defined in section 7.7 (2) of the Biodiversity Conservation Act 2016 or section 221ZW of the Fisheries Management Act 1994.

Development which requires a Biodiversity Development Assessment Report (BDAR) or Species Impact Statement (SIS) is considered threatened species development.

Table 8 - Engagement requirements for threatened species development applications

Engagement requirement	Detail
Submissions	Anyone may make a submission on this type of development application during the advertising period.
Engagement	<ul style="list-style-type: none">• Notification to adjoining owners is mandated• These developments also require notice to be given to specific public authorities.
Advertising period	The advertising period is 28 days

Other planning functions

The following outlines other planning functions that fall outside strategic planning and development assessment. These can include, but are not limited to, the functions detailed in Table 9 below.

There are engagement and notification requirements for these planning functions set out in legislation.

Table 9 - Other planning functions mandatory exhibition timeframes

Type of plan	Description	Mandatory minimum exhibition period
Reclassification of Public Land	Reclassification of public land occurs through an amendment to the Lismore LEP when the classification needs to be changed from community to operational or operational to community.	<p>28 days unless a different timeframe is specified in the Gateway Determination (same requirements as for Planning Proposals in Schedule 1 of EP&A Act)</p> <p>Public Hearing</p> <ul style="list-style-type: none"> A public hearing is required under section 29 of the Local Government Act 1993. Council is required to publish the report on the public hearing on its website no later than 4 days of its receipt under section 47G of the Local Government Act. <p>Advertising</p> <ul style="list-style-type: none"> Notice is distributed to area affected by the Reclassification of Public Land. Letter sent to landowners adjoining the subject land. Documentation is available on Council's website under 'Your Say Lismore' and at Council's Corporate Centre at 43 Oliver Avenue, Goonellabah. <p>Submissions</p> <ul style="list-style-type: none"> Submissions can be made online via Your Say Lismore, or addressed to the General Manager, Lismore City Council, PO Box 23A, Lismore or emailed to council@lismore.nsw.gov.au If you make a submission (either objecting or supporting), you are required to disclose any reportable political donations or gifts made to a Councillor or Council employee within the period commencing two (2) years before the application was made.

Type of plan	Description	Mandatory minimum exhibition period
Draft contributions plans	The aim of a contributions plan is to gain financial contributions from new development towards the cost of new and upgraded public amenities and/ or services required to accommodate the new development	<p>28 days (as per Clause 26 (4) of EP&A regulation 2000)</p> <p>Advertising</p> <ul style="list-style-type: none"> Documentation is available on Council's website under 'Your Say Lismore' and at Council's Corporate Centre at 43 Oliver Avenue, Goonellabah. <p>Submissions</p> <ul style="list-style-type: none"> Submissions can be made online via Your Say Lismore, or addressed to the General Manager, Lismore City Council, PO Box 23A, Lismore or emailed to council@lismore.nsw.gov.au. If you make a submission (either objecting or supporting), you are required to disclose any reportable political donations or gifts made to a Councillor or Council employee within the period commencing two (2) years before the application was made. <p>Notification of Council decision</p> <ul style="list-style-type: none"> Council must give notice of its decision in a local newspaper within 28 days after the decision is made under Clause 31 of the EP&A Regulation 2000.



General engagement requirements

Notification

A notification letter advising notice of an application will be sent to:

(xxii) all persons who, according to Council's property records, own or occupy land immediately adjoining that part of the application site affected by the proposed development;

(xxiii) owners and occupiers of any neighbouring land which, in the opinion of Council, may be adversely affected by the application.

For the purpose of this section:

- if land is owned or occupied by more than one person, a written notice to one owner or one occupier is taken to be a written notice to all the owners and occupiers of that land.
- Council may also direct that:
 - an application be advertised or notified to any person or group of persons whom it considers may have an interest in the matter;
 - the application be available for inspection and submissions for such additional periods as it considers appropriate.

The extent of notification may be increased where the Council is of the opinion that additional notification is required taking into consideration the potential impact of the proposal.

Over Christmas and New Year, the period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition.

Notification letter / advertisement / site sign

All advertisements, notification letters and site notices will include:

(xxiv) The application reference number;

(xxv) the address (or property description if no street address is allocated) on which the development is proposed to be carried out;

(xxvi) the name of the applicant;

(xxvii) a brief description of the proposed development;

(xxviii) a statement that the application and the documents accompanying that application may be inspected at the consent authority's principal office for a period specified in the notice during the consent authority's business hours or online via Council's website;

(xxix) a statement that any person during the period specified may make a written submission in relation to the development application to the consent authority;

(xxx) a statement outlining the privacy rights of any person making a submission to the Council.

Where the application involves erecting a building the notification letter will include an A4 size plan showing the height and external configuration and façade of the building in relation to the site. Floor plans will not be provided due to privacy legislation, but can be viewed at Council's office as detailed in the notification letter.

Submissions

Council publishes all submissions online via the Council website. A fact sheet is available on Council's website containing information about making submissions and what is published by Council. On request, applicants will be supplied with hard copies of all submissions.

Council will consider all submissions on their merits. Submissions will be summarised in the assessment report supplied for consideration and determination of the application. The report will include names of those who made the submissions.

Council is not bound by any submission and its assessment of an application will involve considering the merits of the application together with all submissions.

Who can inspect plans and make a submission

Applications may be inspected during business hours or online at any time, and submissions made during the notification period are to be in accordance with the requirements set out in this CPP. Council will not decide on the application before the notification period has expired. Late submissions may be received by the Council up to a decision on the application.

Notification of submitters when a strategic planning matter or Development Application is to be determined by Council

In accordance with Council's policy Determination of Development Applications under delegated authority, some development applications are submitted to a Council meeting for consideration and determination. In this situation, all individuals who have made a submission to the DA will be notified of the meeting date and opportunities available to address the Council through Public Access. This process allows community members to speak for up to four minutes on any agenda item included in the business paper.

Similarly, if a submission is made regarding a strategic planning matter that is scheduled to be determined by Council, each individual who has made a submission will be notified of the relevant Council meeting date when the matter will be determined by Council and the opportunity available to address Council through the Public Access process.

Amendments prior to Determination

An applicant may amend an application at any time before Council has made its decision with the prior agreement of Council employees. If, in Council's opinion, the amendments are considered likely to have a greater adverse effect on or a different adverse effect on adjoining or neighbouring land, then Council will renotify:

- Those persons who made submissions on the original application;
- Any other persons who own adjoining or neighbouring land and in the Council's opinion may be adversely affected by the amended application.

Where the amendments in the Council's opinion do not increase or lessen the adverse effect on adjoining or neighbouring land, or only provides additional information, Council may choose not to notify or advertise the amendments.

Where the amendments arise from a Council-sponsored mediation, and it is considered that the amendments reflect the outcome of the mediation and do not otherwise increase the application's environmental impact, the amendments will not be notified or advertised.

Amendments to applications to remove a tree or to lop, top, or prune a tree, will not be notified or advertised, where the application is required only by Chapter 14 of this DCP and no other development is involved.

Modifications (including consents granted by a meeting of Council, the Court or a Joint Regional Planning Panel)

All applications to modify a development consent will be advertised/notified unless:

(xxxix) the modification does not change the height or external shape or facade of the proposal as shown on the original application; or

(xxxix) Council is satisfied that the modification or amendment has none or only a minimal impact on the environment; or

(xxxix) Council is satisfied that the modification or amendment does not substantially change the original application; or

(xxxix) Council is satisfied that no disadvantage will be caused to any person who owns adjoining or neighbouring land or who has made a submission relating to the application.

(xxxix) In determining who is to be notified of the proposed modification, if Council is satisfied that the modification is of a minor nature, or of minimal environmental impact, the requirement for newspaper advertisement/site notice may be waived.





lismorecitycouncil.nsw.gov.au

Lismore
City Council



Draft Budget by Program 2025/26

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates
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2025/2026 Operational Plan - Budget Fact Sheet

Key Highlights

Operational
Spend
\$180.8 million

+ Capital
Program
\$244.8 Million

+ Loan
Repayments
\$4.9 million






= Total Budget
\$430.5 million

Cash Surplus
\$680,560

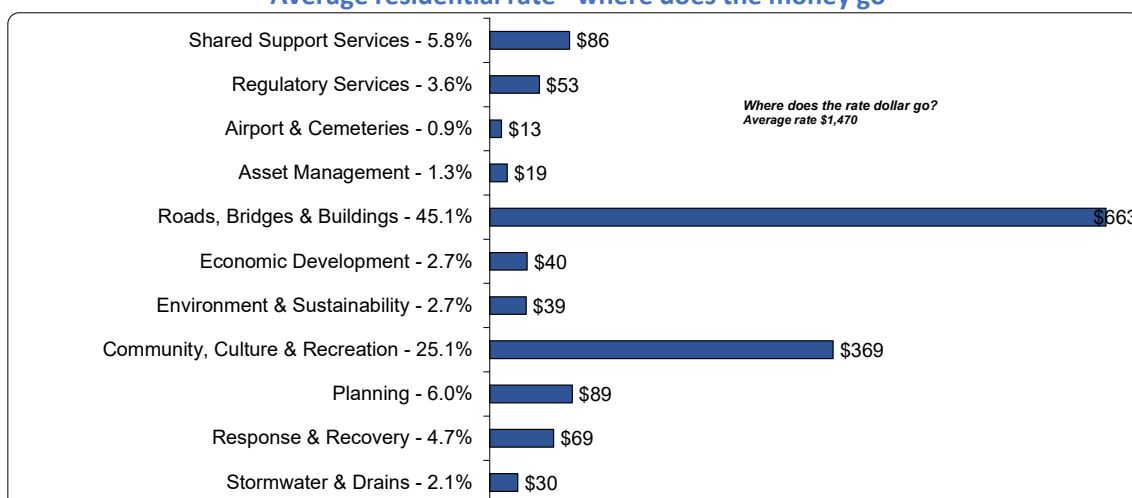
Key Assumptions - 2025/2026 Operational Plan

Rate Increase	3.9%
Fees & Charges	4.0%
Water Charges	5.0% \$5.28 kilolitre
Sewer Charges	3.9% \$1,053.00
Stormwater	0.0%
Waste Charges	Various
Borrowings	Nil

Planned Capital Investment 2025/2026 - \$244.8 million

Infrastructure	Waste	Water & Sewer	Parks & Open Spaces	Natural Disaster Works
				
Roads \$9.22 m	Landfill	Water \$4.66 m	Renewals \$600 k	Buildings \$11.97 m
Bridges \$3.65 m	Development Resource \$752 k	Sewer \$6.58 m	Tamarind Park \$306 k	Roads & Bridges \$171.74 m
Drainage \$1.04 m	Recovery \$989 k			Waste \$5.72 m
Footpaths \$298 k				Sewer \$22.06 m
				Water \$0.74 m
				Total \$212.23 m

Average residential rate - where does the money go









Lismore City Council
Consolidated Income Statement (by Fund)
Year ending June 2026



	Budget General '000	Budget Sewer '000	Budget Water '000	Budget 2025/26 '000
Income from Continuing Operations				
Revenue:				
Rates & Annual Charges	47,971	15,291	6,691	69,954
User Charges & Fees	11,116	866	12,361	24,342
Other Revenues	7,222	234	0	7,456
Grants & Contributions provided for Operating Purposes	39,235	7	347	39,589
Grants & Contributions provided for Capital Purposes	196,602	22,984	973	220,560
Interest & Investment Revenue	2,510	1,999	564	5,073
Total Income from Continuing Operations	304,655	41,382	20,937	366,974
Expenses from Continuing Operations				
Employee Benefits & On-Costs	46,491	2,568	1,936	50,996
Borrowing Costs	501	533	333	1,367
Materials & Services	41,067	7,557	12,567	61,191
Depreciation & Amortisation	26,532	6,086	3,564	36,182
Other Expenses	4,306	0	0	4,306
Net Losses from the Disposal of Assets	1,452	637	1,177	3,266
Joint Ventures & Associated Entities	9	0	0	9
Total Expenses from Continuing Operations	120,359	17,381	19,577	157,317
Operating Result from Continuing Operations	184,296	24,001	1,359	209,657
Net Operating Result before Grants and Contributions provided for Capital Purposes	(12,305)	1,017	386	(10,903)

Lismore City Council Balance Sheet (by Fund) Year ending June 2026	General 2025/26 \$ '000	Sewer 2025/26 \$ '000	Water 2025/26 \$ '000	Consolidated 2025/26 \$ '000
ASSETS				
Current Assets				
Cash & Cash Equivalents	30,065	4,605	50	34,720
Investments	17,750	35,636	12,000	65,386
Receivables	12,073	1,187	4,865	18,125
Inventories	1,951	567	396	2,914
Contract assets and contract cost assets	23,889	0	0	23,889
Other	242	0	0	242
Total Current Assets	85,970	41,995	17,311	145,276
Non-Current Assets				
Investments	250	5,814	0	6,064
Receivables	4,349	447	1,549	6,345
Inventories	149	0	0	149
Infrastructure, Property, Plant & Equipment	1,879,598	379,552	199,602	2,458,753
Right of use assets	2,529	0	18	2,547
Investments Accounted for using the equity method	1,279	0	0	1,279
Total Non-Current Assets	1,888,154	385,813	201,169	2,475,137
TOTAL ASSETS	1,974,124	427,808	218,480	2,620,412
LIABILITIES				
Current Liabilities				
Payables	28,894	364	378	29,636
Contract liabilities	23,584	0	0	23,584
Borrowings	0	1,462	893	2,355
Employee benefit provisions	6,980	344	344	7,668
Other provisions	340	0	0	340
Total Current Liabilities	59,798	2,170	1,615	63,583
Non-Current Liabilities				
Lease liabilities	2,644	0	16	2,660
Borrowings	9,895	12,519	5,491	27,905
Employee benefit provisions	452	20	19	491
Other provisions	10,429	0	0	10,429
Total Non-Current Liabilities	23,420	12,539	5,526	41,485
TOTAL LIABILITIES	83,218	14,709	7,141	105,068
Net Assets	1,890,906	413,099	211,339	2,515,344
EQUITY				
Retained Earnings	872,292	105,067	40,023	1,017,382
Revaluation Reserves	1,018,614	308,032	171,316	1,497,962
Other Reserves	0	0	0	0
Council Equity Interest	1,890,906	413,099	211,339	2,515,344
Non-controlling equity interests	0	0	0	0
Total Equity	1,890,906	413,099	211,339	2,515,344

Lismore City Council Cashflow Statement (by Fund) Year ending June 2026	General 2025/26 \$ '000	Sewer 2025/26 \$ '000	Water 2025/26 \$ '000	Consolidated 2025/26 \$ '000
Cash Flows from Operating Activities				
Receipts:				
Rates & Annual Charges	47,957	15,236	6,583	69,775
User Charges & Fees	11,117	866	12,162	24,145
Investment & Interest Revenue Received	2,581	1,965	559	5,105
Grants & Contributions	216,978	22,992	1,321	241,290
Other	5,598	233	0	5,830
Payments:				
Employee Benefits & On-Costs	(46,408)	(2,575)	(1,945)	(50,928)
Materials & Contracts	(42,185)	(7,632)	(12,589)	(62,406)
Borrowing Costs	(517)	(549)	(339)	(1,405)
Other	(3,657)	0	0	(3,657)
Net Cash provided (or used in) Operating Activities	191,462	30,535	5,751	227,748
Cash Flows from Investing Activities				
Receipts:				
Sale of Infrastructure, Property, Plant & Equipment	486	9	9	504
Payments:				
Purchase of Investment Securities	0	(452)	0	(452)
Purchase of Infrastructure, Property, Plant & Equipment	(204,817)	(28,639)	(5,400)	(238,856)
Purchase of Interests in Joint Ventures & Associates	9	0	0	9
Net Cash provided (or used in) Investing Activities	(204,322)	(29,082)	(5,391)	(238,795)
Cash Flows from Financing Activities				
Receipts:				
Proceeds from Borrowings & Advances	0	0	0	0
Payments:				
Repayment of Borrowings & Advances	(2,607)	(1,403)	(847)	(4,857)
Net Cash Flow provided (used in) Financing Activities	(2,607)	(1,403)	(847)	(4,857)
Net Increase/(Decrease) in Cash & Cash Equivalents	(15,467)	50	(487)	(15,904)
plus: Cash & Cash Equivalents - beginning of year	45,473	4,555	538	50,566
Cash & Cash Equivalents - end of the year	30,006	4,605	51	34,662
Cash & Cash Equivalents - end of the year	30,006	4,605	51	34,662
Investments - end of the year	18,000	41,450	12,000	71,450
Cash, Cash Equivalents & Investments - end of the year	48,006	46,055	12,051	106,112

Lismore City Council
Key Performance Indicators - Consolidated
Year Ended 30 June 2026

		25/26
Operating Performance Ratio	Snapshot	
	Benchmark	> 0.00%
	Actual Ratio	-5.21%
Own Source Operating Revenue Ratio	Snapshot	
	Benchmark	> 60.00%
	Actual Ratio	29.11%
Unrestricted Current Ratio	Snapshot	
	Benchmark	> 1.50
	Actual Ratio	2.11
Debt Service Cover Ratio	Snapshot	
	Benchmark	> 2.00
	Actual Ratio	4.81
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	Snapshot	
	Benchmark	< 10.00%
	Actual Ratio	9.08%
Cash Expense Cover Ratio	Snapshot	
	Benchmark	> 3.00
	Actual Ratio	10.34

-  Within benchmark
-  Not within benchmark

Ratio	Benchmark
Operating Performance Ratio	> 0%
Own Source Operating Revenue Ratio	> 60%
Unrestricted Current Ratio	> 1.5
Debt Service Cover Ratio	> 2.0
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	< 10%
Cash Expense Cover Ratio	> 3 months

Lismore City Council Unconsolidated Budget & Cash Result by Program - Budget 2025/2026													
Cost Centre/Program	Operating Income	Operating Expenditure	Capital Grants & Contributions	Loan Borrowings	Asset Sales	Capital Expenditure	Loan Principal Repayments	Net Reserve Funding	Net Result after Deprec	Add back Depreciation	Net Result before Deprec	Add back P/L on disposal	Net cash Result 25/26
CCO													
CCO Office	0	669,793	0	0	0	0	0	0	(669,793)	0	(669,793)	0	(669,793)
Customer Experience Office	0	267,454	0	0	0	0	0	0	(267,454)	0	(267,454)	0	(267,454)
Corporate Services Office	0	264,632	0	0	0	0	0	0	(264,632)	0	(264,632)	0	(264,632)
Legal Services Office	0	270,570	0	0	0	0	0	0	(270,570)	0	(270,570)	0	(270,570)
Community Engagement	0	6,800	0	0	0	0	0	0	(6,800)	0	(6,800)	0	(6,800)
Contact Centre	0	(0)	0	0	0	0	0	0	0	0	0	0	0
Liveable & Active Communities	2,803,147	6,775,220	0	0	0	0	969,700	0	(4,941,773)	875,500	(4,066,273)	0	(4,066,273)
Media & Communications	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Libraries	190,300	2,441,335	0	0	0	0	0	0	(2,251,035)	83,800	(2,167,235)	0	(2,167,235)
Destination & Economy	14,700	1,389,401	0	0	0	0	0	0	(1,374,701)	400	(1,374,301)	0	(1,374,301)
Investment & Growth	0	0	0	0	0	0	0	0	0	0	0	0	0
Environmental Strategies	5,100	1,531,498	0	0	0	0	0	193,845	(1,332,553)	0	(1,332,553)	0	(1,332,553)
Statutory Planning	1,731,300	3,803,363	1,224,000	0	0	0	0	(1,324,600)	(2,172,663)	0	(2,172,663)	0	(2,172,663)
Strategic Planning	19,400	864,661	0	0	0	0	0	0	(845,261)	0	(845,261)	0	(845,261)
Total CCO	4,763,947	18,284,727	1,224,000	0	0	0	969,700	(1,130,755)	(14,397,235)	959,700	(13,437,535)	0	(13,437,535)
CFO													
CFO Office	0	225,123	0	0	0	0	0	0	(225,123)	0	(225,123)	0	(225,123)
Finance	48,096,671	1,502,257	0	0	0	(9,300)	0	(557,400)	46,046,314	0	46,046,314	1,452,300	47,498,614
Governance	36,700	(216,333)	0	0	0	0	0	(36,700)	216,333	0	216,333	0	216,333
People & Culture	103,100	(705,820)	0	0	0	0	0	0	808,920	0	808,920	0	808,920
Technology Services	1,000	1,000	0	0	0	0	0	0	0	18,800	18,800	0	18,800
Total CFO	48,237,471	806,227	0	0	0	(9,300)	0	(594,100)	46,846,444	18,800	46,865,244	1,452,300	48,317,544
COO													
COO Office	0	1,311,950	0	0	0	0	0	0	(1,311,950)	0	(1,311,950)	0	(1,311,950)
Fleet & Outdoor Office	0	336,237	0	0	0	0	0	0	(336,237)	0	(336,237)	0	(336,237)
WHS	0	911,820	0	0	0	0	0	0	(911,820)	0	(911,820)	0	(911,820)
Compliance	1,187,900	3,168,304	0	0	0	0	0	136,892	(1,843,512)	31,200	(1,812,312)	0	(1,812,312)
COO Shared Services Office	0	791,532	0	0	0	0	0	0	(791,532)	0	(791,532)	0	(791,532)
Property	225,800	1,537,517	0	0	0	0	246,100	0	(1,557,817)	660,200	(897,617)	0	(897,617)
Response & Recovery	0	2,664,762	0	0	0	0	10,300	0	(2,675,062)	335,800	(2,339,262)	0	(2,339,262)
Airport	74,900	841,117	0	0	0	0	10,900	0	(777,117)	168,700	(608,417)	0	(608,417)
Buildings & CBD	364,000	1,574,137	0	0	0	1,813,800	0	0	(3,023,937)	198,500	(2,825,437)	0	(2,825,437)
Cemeteries	1,358,900	1,219,402	0	0	0	0	21,900	0	117,598	60,100	177,698	0	177,698
Fleet	10,930,920	8,744,183	0	0	486,400	2,356,400	0	(1,306,487)	(989,750)	1,137,800	148,050	0	148,050
Parks & Reserves	186,800	9,663,731	0	0	0	0	54,600	0	(9,531,531)	3,202,500	(6,329,031)	0	(6,329,031)
Roadside Maintenance	0	643,989	0	0	0	0	0	0	(643,989)	0	(643,989)	0	(643,989)
Flood Recovery PMO	3,989,000	3,989,000	0	0	0	0	0	0	0	0	0	0	0
Flood Recovery Flood Mitigation	17,143,123	17,143,123	0	0	0	0	0	0	0	0	0	0	0
Flood Recovery Buildings	0	0	11,969,797	0	0	11,969,797	0	0	0	0	0	0	0
Flood Recovery Transport	0	0	171,741,048	0	0	171,741,048	0	0	0	0	0	0	0
Flood Recovery Waste	0	0	5,719,305	0	0	5,719,306	0	0	(1)	0	(1)	0	(1)
Flood Recovery Sewer	0	0	22,055,361	0	0	22,055,361	0	0	0	0	0	0	0
Flood Recovery Water	338,500	338,500	743,632	0	0	743,632	0	0	0	0	0	0	0
Bridges	0	2,638,456	3,231,900	0	0	3,650,900	598,000	0	(3,655,456)	1,678,800	(1,976,656)	0	(1,976,656)
Quarry	7,496,000	7,246,786	0	0	0	160,000	28,800	0	60,414	254,800	315,214	0	315,214
Roads	6,409,110	32,498,725	2,635,708	0	0	9,555,011	280,700	96,593	(33,193,025)	16,175,800	(17,017,225)	0	(17,017,225)
Roads & Quarry Office	0	(499,230)	0	0	0	0	0	0	499,230	0	499,230	0	499,230
Urban Stormwater Drainage	405,100	2,021,087	80,000	0	0	1,044,400	23,200	628,800	(1,974,787)	944,800	(1,029,987)	0	(1,029,987)
Flood Monitoring	0	0	0	0	0	0	0	0	0	0	0	0	0
Waste Collection	11,469,204	9,887,736	0	0	0	0	0	(123,906)	1,457,562	0	1,457,562	0	1,457,562
Waste Disposal	12,351,780	12,448,159	0	0	0	2,742,953	363,200	2,599,601	(602,931)	704,400	101,469	0	101,469
Waste Minimisation	18,100	970,755	0	0	0	0	0	958,755	6,100	0	6,100	0	6,100
Sewer	18,482,600	17,465,792	929,100	0	9,100	6,583,600	1,402,600	(691,208)	(6,722,400)	6,085,700	(636,700)	636,700	0
Water	19,651,618	19,265,817	229,700	0	9,100	4,656,400	846,900	137,899	(4,740,800)	3,564,300	(1,176,500)	1,176,500	0
Total COO	112,083,355	158,823,387	219,335,551	0	504,600	244,792,608	3,887,200	2,436,939	(73,142,750)	35,203,400	(37,939,350)	1,813,200	(36,126,150)
GM													
GM Support Services	0	94,333	0	0	0	0	0	0	(94,333)	0	(94,333)	0	(94,333)
GM Office	4,844,277	1,810,161	0	0	0	0	0	0	3,034,116	0	3,034,116	0	3,034,116
Mayor & Councillors	0	1,013,081	0	0	0	0	0	0	(1,013,081)	0	(1,013,081)	0	(1,013,081)
Total GM	4,844,277	2,917,575	0	0	0	0	0	0	1,926,702	0	1,926,702	0	1,926,702
TOTAL	169,929,050	180,831,917	220,559,551	0	504,600	244,783,308	4,856,900	712,084	(38,766,840)	36,181,900	(2,584,940)	3,265,500	680,560

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates

Overall Budget Summary

Unconsolidated and Unrestricted Cash Result



Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue				
5,012,400	5,108,100	Chief Community Office	4,763,947	4,939,800	5,083,000	5,230,800
44,098,183	44,238,583	Chief Financial Office	48,237,471	50,922,100	52,426,300	53,996,400
87,887,511	88,688,001	Chief Operating Office	112,083,355	105,139,200	100,737,548	103,882,248
10,912,500	10,912,500	General Manager	4,844,277	724,100	745,800	768,200
147,910,594	148,947,184	Total Operating Revenue	169,929,050	161,725,200	158,992,648	163,877,648
		Operating Expenditure				
21,047,033	21,353,529	Chief Community Office	18,284,727	18,711,277	19,048,700	19,383,541
1,393,867	1,798,167	Chief Financial Office	806,227	758,911	781,625	1,205,488
130,939,680	130,209,370	Chief Operating Office	158,823,387	149,941,968	145,570,887	149,112,421
8,677,353	8,687,353	General Manager	2,917,575	(1,259,230)	(1,295,890)	(1,613,201)
162,057,933	162,048,419	Total Operating Expenditure	180,831,917	168,152,925	164,105,322	168,088,249
(14,147,339)	(13,101,235)	Operating Result before Capital Grants and Contributions	(10,902,867)	(6,427,725)	(5,112,674)	(4,210,601)
		Capital Revenue				
116,282,925	118,920,656	Capital Grants and Contributions	220,559,551	181,822,694	76,681,507	26,163,153
102,135,586	105,819,421	Operating Result after Capital Grants and Contributions	209,656,684	175,394,969	71,568,833	21,952,552
		Add: Non-Cash Expenses				
36,443,800	34,801,100	Depreciation	36,181,900	37,106,100	37,620,400	38,318,800
3,438,700	3,438,700	Net Losses from the Disposal of Assets	3,265,500	3,292,700	3,320,300	3,357,600
		Add: Non-Operating Funds Deployed				
0	0	Loan Funds	0	4,000,000	0	0
817,300	817,300	Proceeds from Sale of Assets	504,600	376,800	580,500	661,100
		Less: Capital Movements				
134,591,827	154,165,783	Capital Expenditure	244,783,308	210,510,047	104,445,146	54,423,700
0	0	Non-Cash Dedications	0	0	0	0
5,132,000	5,132,000	Loan Principal Repayments	4,856,900	4,629,500	4,739,000	3,864,100
3,111,559	(14,421,262)	Overall Cash Movement	(31,524)	5,031,022	3,905,887	6,002,252
		Equity Movements				
2,980,480	(14,752,941)	Restricted Funds - increase/(decrease)	(712,084)	4,330,106	2,865,963	4,856,253
131,079	331,679	Unrestricted Cash Surplus/(Deficit)	680,560	700,916	1,039,924	1,145,999

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates

Directorate: Chief Community Office

Budget Summary



Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	CCO Office	0	0	0	0	0
156,000	162,000	Community Engagement	(156,000)	0	0	0	0
0	0	Contact Centre	0	0	0	0	0
2,689,500	2,779,200	Liveable & Active Communities	113,647	2,803,147	2,913,100	2,997,400	3,084,500
0	0	Media & Communications	0	0	0	0	0
186,400	186,400	Public Libraries	3,900	190,300	194,200	198,200	202,200
14,200	14,200	Destination & Economy	500	14,700	15,200	15,700	16,200
270,000	270,000	Investment & Growth	(270,000)	0	0	0	0
4,900	4,900	Environmental Strategies	200	5,100	5,300	5,500	5,700
1,672,700	1,672,700	Statutory Planning	58,600	1,731,300	1,791,900	1,845,500	1,900,900
18,700	18,700	Strategic Planning	700	19,400	20,100	20,700	21,300
5,012,400	5,108,100	Total Operating Revenue	(248,453)	4,763,947	4,939,800	5,083,000	5,230,800
		Operating Expenditure					
504,384	504,384	CCO Office	968,065	1,472,449	1,514,495	1,557,801	1,603,012
162,300	168,300	Community Engagement	(155,500)	6,800	6,800	6,800	6,900
0	0	Contact Centre	0	0	0	0	0
7,190,780	7,367,776	Liveable & Active Communities	(415,560)	6,775,220	6,902,290	7,033,236	7,198,541
0	0	Media & Communications	0	0	0	0	0
2,358,496	2,358,496	Public Libraries	82,839	2,441,335	2,511,660	2,584,348	2,660,315
1,573,925	1,579,425	Destination & Economy	(184,524)	1,389,401	1,386,188	1,423,238	1,463,036
270,000	270,000	Investment & Growth	(270,000)	0	0	0	0
1,494,106	1,587,106	Environmental Strategies	37,392	1,531,498	1,589,935	1,506,605	1,371,585
4,241,331	4,266,331	Statutory Planning	(437,968)	3,803,363	3,910,958	4,022,276	4,139,108
3,251,711	3,251,711	Strategic Planning	(2,387,050)	864,661	888,950	914,396	941,043
21,047,033	21,353,529	Total Operating Expenditure	(2,762,306)	18,284,727	18,711,277	19,048,700	19,383,541
(16,034,633)	(16,245,429)	Operating Result - Surplus/(Deficit)	2,513,853	(13,520,780)	(13,771,477)	(13,965,700)	(14,152,741)
(15,418,033)	(15,628,829)	Operating Cash Result - Surplus/(Deficit)	2,513,853	(12,561,080)	(12,801,777)	(12,982,800)	(13,151,841)
		Capital Movements					
		Capital Grants and Contributions		1,224,000	1,254,800	1,286,100	1,318,200
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		817,645	839,300	752,500	595,800
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		1,948,400	2,001,400	2,055,100	2,110,300
		Program Cash Result - Surplus/(Deficit)		(12,467,835)	(12,709,077)	(12,999,300)	(13,348,141)

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Chief Community Office

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Other Revenue	0	0	0	0	0
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		Chief Community Office					
398,600	398,600	Chief Community Office Staff Costs	215,132	613,732	631,700	650,200	669,400
9,000	9,000	Chief Community Officer Expenses	100	9,100	9,200	9,300	9,500
0	0	Budget Efficiency Dividend	(57,907)	(57,907)	(58,800)	(59,700)	(60,900)
96,784	96,784	ABC Charges	8,084	104,868	107,395	110,101	113,112
		Customer Experience Office					
0	0	Customer Experience Office	267,454	267,454	274,900	282,500	290,500
		Corporate Services Office					
0	0	Corporate Services Office Expenses	291,758	291,758	299,500	307,500	316,000
0	0	Budget Efficiency Dividend	(27,126)	(27,126)	(27,500)	(27,900)	(28,500)
		Legal Services Office					
0	0	Legal Services Office Expenses	270,570	270,570	278,100	285,800	293,900
504,384	504,384	Total Operating Expenditure	968,065	1,472,449	1,514,495	1,557,801	1,603,012
(504,384)	(504,384)	Operating Result - Surplus/(Deficit)	(968,065)	(1,472,449)	(1,514,495)	(1,557,801)	(1,603,012)
(504,384)	(504,384)	Operating Cash Result - Surplus/(Deficit)	(968,065)	(1,472,449)	(1,514,495)	(1,557,801)	(1,603,012)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(1,472,449)	(1,514,495)	(1,557,801)	(1,603,012)

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Community Engagement

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
156,000	156,000	Grants Op Community Worker	(156,000)	0	0	0	0
0	6,000	High Schoolers Haven Youth Engagement	0	0	0	0	0
156,000	162,000	Total Operating Revenue	(156,000)	0	0	0	0
		Operating Expenditure					
470,600	470,600	Partnering & Community Engage Staff Cost	300,790	771,390	794,200	817,700	842,100
8,300	8,300	Partnering & Community Engage Operations	1,600	9,900	10,000	10,100	10,200
156,000	156,000	Community Disaster Recovery Grant	(156,000)	0	0	0	0
0	6,000	High Schoolers Haven Youth Engagement	0	0	0	0	0
6,300	6,300	Disability Action Plan	500	6,800	6,800	6,800	6,900
0	0	Reconciliation Action Plan	0	0	0	0	0
0	0	Budget Efficiency Dividend	(73,271)	(73,271)	(74,400)	(75,500)	(77,000)
(478,900)	(478,900)	ABC Charges	(229,119)	(708,019)	(729,800)	(752,300)	(775,300)
162,300	168,300	Total Operating Expenditure	(155,500)	6,800	6,800	6,800	6,900
(6,300)	(6,300)	Operating Result - Surplus/(Deficit)	(500)	(6,800)	(6,800)	(6,800)	(6,900)
(6,300)	(6,300)	Operating Cash Result - Surplus/(Deficit)	(500)	(6,800)	(6,800)	(6,800)	(6,900)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(6,800)	(6,800)	(6,800)	(6,900)

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Contact Centre

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
0	0	Operating Revenue	0	0	0	0	0
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		Contact Centre					
1,058,600	1,058,600	Contact Centre Staff Costs	(65,325)	993,275	1,022,900	1,053,400	1,084,800
2,100	2,100	Contact Centre Operations	0	2,100	2,100	2,100	2,100
0	0	Budget Efficiency Dividend	(92,543)	(92,543)	(93,900)	(95,300)	(97,200)
5,200	5,200	Depreciation	(5,200)	0	0	0	0
(1,065,900)	(1,065,900)	ABC Charges	163,068	(902,832)	(931,100)	(960,200)	(989,700)
0	0	Total Operating Expenditure	(0)	0	0	0	0
0	0	Operating Result - Surplus/(Deficit)	0	0	0	0	0
5,200	5,200	Operating Cash Result - Surplus/(Deficit)	(5,200)	0	0	0	0
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		0	0	0	0

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Liveable & Active Communities

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Liveable & Active Communities					
241,300	250,300	Art Gallery	24,147	265,447	286,600	292,100	297,800
10,700	91,400	Quadrangle	4,300	15,000	15,500	16,000	16,500
225,100	225,100	Events	7,900	233,000	241,200	248,500	256,000
639,500	639,500	GSAC	22,400	661,900	685,000	705,500	726,700
614,300	614,300	GSAC Gym	21,500	635,800	658,000	677,800	698,200
645,600	645,600	GSAC Swimstations	22,600	668,200	691,600	712,300	733,600
280,600	280,600	Lismore Memorial Baths	9,700	290,300	300,500	309,500	318,900
32,400	32,400	Lismore Memorial Baths - Swimsations	1,100	33,500	34,700	35,700	36,800
2,689,500	2,779,200	Total Operating Revenue	113,647	2,803,147	2,913,100	2,997,400	3,084,500
		Operating Expenditure					
		Art Gallery					
386,300	386,300	Art Gallery Staff Costs	(25,953)	360,347	371,100	382,200	393,600
188,600	188,600	Art Gallery Operations	17,847	206,447	211,700	217,100	223,800
12,600	12,600	Artist Fees	2,400	15,000	15,200	15,400	15,700
91,300	91,300	Create NSW Multi Year Funding 2022	(91,300)	0	0	0	0
0	0	Create NSW Funding Program	85,000	85,000	100,000	100,000	100,000
0	9,000	Black Dog Institute Culture Dose for Kids Program	0	0	0	0	0
0	20,000	Art Gallery re-opening night	0	0	0	0	0
0	26,156	Feasibility Study for Art Gallery and Museum	0	0	0	0	0
0	19,370	Lismore Regional Art Gallery	0	0	0	0	0
3,800	13,070	Permanent Collection	100	3,900	4,000	4,100	4,200
2,700	2,700	Public Art - Legacy	0	2,700	2,700	2,700	2,800
16,700	16,700	Public Programs - Legacy	400	17,100	17,300	17,500	17,800
4,300	4,300	Youth Week Event	100	4,400	4,500	4,600	4,700
0	0	Budget Efficiency Dividend	(71,593)	(71,593)	(72,700)	(73,800)	(75,300)
49,900	49,900	Interest on Loans	(4,200)	45,700	41,100	36,500	31,400
7,700	7,700	Depreciation	56,500	64,200	65,200	66,200	67,500
160,778	160,778	ABC Charges	(379)	160,399	163,776	167,235	171,278
		Quadrangle					
51,300	51,300	Quadrangle Staff Costs	(2,262)	49,038	50,500	52,000	53,600
21,800	21,800	Quadrangle Operations	4,300	26,100	26,500	26,900	27,500
0	55,700	Revive: Live_Lismore Music Program	0	0	0	0	0
0	37,500	First Nations Programming Fund	0	0	0	0	0
0	0	Depreciation	41,600	41,600	42,200	42,800	43,700
		Events					
366,700	366,700	Events Staff Costs	(83,593)	283,107	291,400	299,900	308,900
41,100	41,100	Baseball	600	41,700	42,300	42,900	43,800
55,800	55,800	Carols by Candlelight	800	56,600	57,400	58,200	59,400
207,200	207,200	Community Events	8,100	215,300	218,800	222,300	226,900
62,300	62,300	Eat The Street	900	63,200	64,100	65,100	66,400
49,200	49,200	Events Operations	17,900	67,100	66,500	67,900	69,600
40,000	40,000	Lantern Parade	0	40,000	47,200	47,400	47,600
76,800	76,800	Masters Games	1,100	77,900	79,000	80,200	81,800
28,100	28,100	Naidoc Week	400	28,500	28,900	29,300	29,900
10,000	10,000	North Coast National Show	0	10,000	10,000	10,000	10,000
30,000	30,000	Rugby Union/AFL Match	0	30,000	30,000	30,000	30,000
0	0	Youth Skatepark Jam @ G'Bah Skatepark	0	0	0	0	0
5,300	5,300	International Women's Day	100	5,400	5,500	5,600	5,700
0	0	Budget Efficiency Dividend	(85,424)	(85,424)	(86,700)	(88,000)	(89,800)
164,957	164,957	ABC Charges	11,437	176,394	180,287	184,493	189,228

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Liveable & Active Communities (continued)

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Goonellabah Sports & Aquatic Centre (GSAC)					
135,100	135,100	GSAC Staff Costs	(55,100)	80,000	81,900	83,800	86,000
1,038,900	1,038,900	GSAC Operations	10,846	1,049,746	1,080,900	1,113,300	1,148,000
129,600	129,600	GSAC Kiosk	(613)	128,987	132,000	135,000	138,400
381,900	381,900	GSAC Pool	(17,724)	364,176	372,400	380,800	390,300
16,400	16,400	GSAC Skatepark Maintenance	200	16,600	16,800	17,100	17,400
13,100	13,100	GSAC Stadium	200	13,300	13,500	13,700	14,000
313,000	313,000	GSAC Gym	(37,745)	275,255	283,000	290,900	299,200
372,500	372,500	GSAC Swimstations	17,596	390,096	401,800	413,800	426,200
0	0	Budget Efficiency Dividend	(215,526)	(215,526)	(218,800)	(222,100)	(226,500)
141,900	141,900	Interest on Loans	(54,600)	87,300	42,700	13,300	0
383,800	383,800	Depreciation	145,000	528,800	533,400	540,200	549,400
520,729	520,729	ABC Charges	15,508	536,237	547,580	559,529	573,313
		Liveable & Active Communities Management					
183,500	183,500	LAC Management Staff Costs	14,089	197,589	203,400	209,300	215,500
4,000	4,000	LAC Management Operations	100	4,100	4,200	4,300	4,400
66,900	66,900	Project Officer Staff Costs	(65,400)	1,500	1,500	1,500	1,500
500	500	Project Officer Operations	0	500	500	500	500
113,400	113,400	Recreation Officer Staff Costs	(5,665)	107,735	111,000	114,300	117,700
0	0	Budget Efficiency Dividend	(28,954)	(28,954)	(29,400)	(29,800)	(30,400)
184,563	184,563	ABC Charges	6,991	191,554	195,487	199,944	205,000
		Lismore Memorial Baths					
608,700	608,700	Lismore Memorial Baths Operations	(29,617)	579,083	596,600	614,900	634,400
54,500	54,500	Lismore Memorial Baths Kiosk	942	55,442	56,600	57,700	59,100
54,900	54,900	Plant & Equipment Maintenance	800	55,700	56,500	57,300	58,400
10,100	10,100	Lismore Memorial Baths Swimsations	(4,278)	5,822	6,000	6,200	6,400
0	0	Budget Efficiency Dividend	(64,713)	(64,713)	(65,700)	(66,700)	(68,000)
7,000	7,000	Interest on Loans	(7,000)	0	0	0	0
184,500	184,500	Depreciation	56,400	240,900	243,500	247,100	252,000
136,053	136,053	ABC Charges	17,823	153,876	157,160	160,635	164,622
7,190,780	7,367,776	Total Operating Expenditure	(415,560)	6,775,220	6,902,290	7,033,236	7,198,541
(4,501,280)	(4,588,576)	Operating Result - Surplus/(Deficit)	529,207	(3,972,073)	(3,989,190)	(4,035,836)	(4,114,041)
(3,925,280)	(4,012,576)	Operating Cash Result - Surplus/(Deficit)	828,707	(3,096,573)	(3,104,890)	(3,139,536)	(3,201,441)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(3,096,573)	(3,104,890)	(3,139,536)	(3,201,441)

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Media & Communications

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Media & Communications					
0	0	Operating Revenue	0	0	0	0	0
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		Media & Communications					
425,500	425,500	Media & Community Relations	13,124	438,624	440,000	451,700	464,200
1,800	1,800	Lismore Show Stand	200	2,000	2,200	2,400	2,600
0	0	Budget Efficiency Dividend	(40,966)	(40,966)	(41,600)	(42,200)	(43,000)
(427,300)	(427,300)	ABC Charges	27,642	(399,658)	(400,600)	(411,900)	(423,800)
0	0	Total Operating Expenditure	0	0	0	0	0
0	0	Operating Result - Surplus/(Deficit)	0	0	0	0	0
0	0	Operating Cash Result - Surplus/(Deficit)	0	0	0	0	0
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		0	0	0	0

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Public Libraries

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Public Libraries					
186,400	186,400	Art Gallery	3,900	190,300	194,200	198,200	202,200
186,400	186,400	Total Operating Revenue	3,900	190,300	194,200	198,200	202,200
		Operating Expenditure					
		Public Libraries					
83,900	83,900	Lismore City Library Operations	2,800	86,700	89,400	92,300	95,400
56,900	56,900	Lismore Library Local Priorities Grant Op Costs	900	57,800	58,700	59,600	60,800
2,101,000	2,101,000	Contrib to Richmond Tweed Regional Library	22,500	2,123,500	2,187,200	2,252,800	2,320,400
0	0	Budget Efficiency Dividend	0	0	0	0	0
34,900	34,900	Depreciation	48,900	83,800	85,000	86,200	87,900
81,796	81,796	ABC Charges	7,739	89,535	91,360	93,448	95,815
2,358,496	2,358,496	Total Operating Expenditure	82,839	2,441,335	2,511,660	2,584,348	2,660,315
(2,172,096)	(2,172,096)	Operating Result - Surplus/(Deficit)	(78,939)	(2,251,035)	(2,317,460)	(2,386,148)	(2,458,115)
(2,137,196)	(2,137,196)	Operating Cash Result - Surplus/(Deficit)	(30,039)	(2,167,235)	(2,232,460)	(2,299,948)	(2,370,215)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(2,167,235)	(2,232,460)	(2,299,948)	(2,370,215)

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Destination & Economy

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Tourism					
14,200	14,200	Tourism	500	14,700	15,200	15,700	16,200
14,200	14,200	Total Operating Revenue	500	14,700	15,200	15,700	16,200
		Operating Expenditure					
		Economic Development					
343,300	343,300	Economic Development Staff Costs	12,460	355,760	366,400	377,300	388,600
40,200	40,200	Economic Development Operations	1,800	42,000	42,500	43,000	43,800
13,500	13,500	Business Program Delivery	(3,100)	10,400	0	0	0
30,000	30,000	Event Delivery and Sponsorship	18,000	48,000	48,700	49,400	50,400
12,000	12,000	Project Development	2,500	14,500	14,700	14,900	15,200
76,500	82,000	Business Centre Infrastructure	(16,500)	60,000	60,900	61,800	63,000
0	0	Budget Efficiency Dividend	(49,337)	(49,337)	(50,100)	(50,900)	(51,900)
207,913	207,913	ABC Charges	23,938	231,851	236,941	243,130	249,820
		CBD Activation - Lismore Business SRV					
61,900	61,900	CBD Promotion & Marketing	2,400	64,300	66,200	68,100	70,200
11,300	11,300	CBD Experience & Placemaking Initiatives	400	11,700	12,100	12,500	12,900
10,000	10,000	Overheads & Contingency	(10,000)	0	0	0	0
142,900	142,900	Coordination & Delivery	(28,400)	114,500	117,900	121,400	125,000
5,000	5,000	Support Information Resources	(5,000)	0	0	0	0
33,400	33,400	CBD Events Sponsorship	(5,000)	28,400	29,300	30,200	31,100
5,000	5,000	Innovation Initiatives	(5,000)	0	0	0	0
10,000	10,000	Micro Grant Pilot	(10,000)	0	0	0	0
10,500	10,500	Arts & Heritage Placemaking Activities	400	10,900	11,200	11,500	11,800
61,000	61,000	New Pop-up Activities & Events	(49,500)	11,500	11,900	12,200	12,500
56,200	56,200	Christmas CBD Activation	(8,600)	47,600	49,000	50,500	52,000
		Nimbin Business Rate					
17,900	17,900	CBD Activation - Operations	700	18,600	19,200	19,800	20,400
		Tourism					
159,300	159,300	Tourism Staff Costs	3,365	162,665	167,500	172,500	177,700
124,400	124,400	Tourism Operations	(45,400)	79,000	52,300	53,700	55,200
22,900	22,900	Tourism Development Costs	300	23,200	23,500	23,800	24,200
8,100	8,100	Tourism Signs	(3,100)	5,000	5,100	5,200	5,300
0	0	Budget Efficiency Dividend	(25,090)	(25,090)	(25,500)	(25,900)	(26,400)
500	500	Depreciation	(100)	400	400	400	400
110,212	110,212	ABC Charges	13,340	123,552	126,047	128,708	131,816
1,573,925	1,579,425	Total Operating Expenditure	(184,524)	1,389,401	1,386,188	1,423,238	1,463,036
(1,559,725)	(1,565,225)	Operating Result - Surplus/(Deficit)	185,024	(1,374,701)	(1,370,988)	(1,407,538)	(1,446,836)
(1,559,225)	(1,564,725)	Operating Cash Result - Surplus/(Deficit)	184,924	(1,374,301)	(1,370,588)	(1,407,138)	(1,446,436)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(1,374,301)	(1,370,588)	(1,407,138)	(1,446,436)

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Investment & Growth

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Investment & Growth					
270,000	270,000	Capacity, Capability & Recovery Roadmap	(270,000)	0	0	0	0
270,000	270,000	Total Operating Revenue	(270,000)	0	0	0	0
		Operating Expenditure					
		Roadmap					
0	0	Communications	0	0	0	0	0
0	0	Development of Marketing Plan	0	0	0	0	0
270,000	270,000	Review economic data	(270,000)	0	0	0	0
270,000	270,000	Total Operating Expenditure	(270,000)	0	0	0	0
0	0	Operating Result - Surplus/(Deficit)	0	0	0	0	0
0	0	Operating Cash Result - Surplus/(Deficit)	0	0	0	0	0
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		0	0	0	0

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Environmental Strategies

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Environmental Strategies					
0	0	Grants	0	0	0	0	0
4,900	4,900	Other Revenue	200	5,100	5,300	5,500	5,700
4,900	4,900	Total Operating Revenue	200	5,100	5,300	5,500	5,700
		Operating Expenditure					
		Biodiversity Management					
50,000	50,000	Weed management High Conservation	10,000	60,000	50,000	50,000	50,000
22,000	22,000	Spatial Data Review	0	22,000	22,000	22,000	22,000
3,000	6,000	Recognition of community achievements	0	3,000	3,000	3,000	0
31,000	121,000	Strategic conservation projects	(11,800)	19,200	0	0	10,000
17,000	17,000	Education actions & RLI information Pack	300	17,300	17,600	17,900	14,000
101,800	101,800	Rural Landholder Initiative	98,200	200,000	206,000	212,200	150,000
111,800	111,800	Rural Landholder Initiative - ext officer	41,345	153,145	157,700	162,400	122,300
35,000	35,000	Coastal Zone Management Plan Implementation	0	35,000	45,000	0	25,000
67,000	67,000	Community and industry group partnerships	(4,500)	62,500	62,500	62,500	22,000
25,000	25,000	Implement Sport & Recreation Plan	(5,000)	20,000	0	0	0
1,500	1,500	Wellbeing and tourism initiatives	0	1,500	1,500	1,500	1,500
70,000	70,000	Weed management in urban bushland	0	70,000	70,000	70,000	50,000
60,000	60,000	Weed management in priority riparian areas	0	60,000	60,000	60,000	60,000
4,000	4,000	Road and traffic management for wildlife	0	4,000	4,000	4,000	4,000
0	0	Development Assessment Training	0	0	0	0	0
36,000	36,000	Koala habitat restoration program & Advisory Group	0	36,000	36,000	36,000	26,000
0	0	Koala density and population Study	0	0	55,000	0	0
50,000	50,000	Landcare Partnership	0	50,000	45,000	50,000	35,000
4,000	4,000	Urban Habitat for Wildlife Program	(1,000)	3,000	3,000	0	3,000
1,000	1,000	Evaluation Reporting and Review	0	1,000	1,000	1,000	1,000
		Environmental Strategies					
575,400	575,400	Environmental Strategies Staff Costs	(53,717)	521,683	537,000	552,800	569,200
7,800	7,800	Environmental Strategies Operations	100	7,900	8,000	8,100	8,200
0	0	State of the Environment Report	0	0	17,000	0	0
10,500	10,500	Catchment Administration	200	10,700	10,900	11,100	11,300
0	0	Grant Projects	0	0	0	0	0
0	0	Budget Efficiency Dividend	(50,232)	(50,232)	(51,000)	(51,800)	(52,800)
210,306	210,306	Biodiversity Strategy Implementation	13,496	223,802	228,735	233,905	239,885
1,494,106	1,587,106	Total Operating Expenditure	37,392	1,531,498	1,589,935	1,506,605	1,371,585
(1,489,206)	(1,582,206)	Operating Result - Surplus/(Deficit)	(37,192)	(1,526,398)	(1,584,635)	(1,501,105)	(1,365,885)
(1,489,206)	(1,582,206)	Operating Cash Result - Surplus/(Deficit)	(37,192)	(1,526,398)	(1,584,635)	(1,501,105)	(1,365,885)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		817,645	839,300	752,500	595,800
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		623,800	642,500	661,800	681,700
		Program Cash Result - Surplus/(Deficit)		(1,332,553)	(1,387,835)	(1,410,405)	(1,451,785)

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Statutory Planning

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Statutory Planning					
726,900	726,900	Building Services	25,500	752,400	778,700	802,000	826,100
235,400	235,400	Business Support	8,200	243,600	252,100	259,600	267,400
613,200	613,200	Development Services	21,500	634,700	657,000	676,700	697,000
97,200	97,200	Statutory Planning Office	3,400	100,600	104,100	107,200	110,400
1,672,700	1,672,700	Total Operating Revenue	58,600	1,731,300	1,791,900	1,845,500	1,900,900
		Operating Expenditure					
		Business Support					
450,800	450,800	Business Support Staff Costs	44,645	495,445	510,300	525,600	541,300
8,300	8,300	Business Support Operations	100	8,400	8,500	8,600	8,700
2,100	2,100	Business Support Staff Recognition Program	0	2,100	2,100	2,100	2,100
0	0	Budget Efficiency Dividend	(47,039)	(47,039)	(47,700)	(48,400)	(49,400)
196,048	196,048	ABC Charges	(3,777)	192,271	196,504	200,848	205,934
		Development Services					
2,552,500	2,552,500	Development Services Staff Costs	(486,864)	2,065,636	2,125,600	2,187,300	2,251,600
50,800	50,800	Development Services Operations	800	51,600	52,400	53,200	54,300
0	25,000	Strong Start Cadetship Program	0	0	0	0	0
0	0	Budget Efficiency Dividend	(196,846)	(196,846)	(199,800)	(202,800)	(206,900)
716,392	716,392	ABC Charges	47,292	763,684	781,502	800,331	821,525
		Statutory Planning Office					
180,300	180,300	Statutory Planning Staff Costs	237,421	417,721	429,800	442,300	455,300
25,600	25,600	Statutory Planning Operations	400	26,000	26,400	26,800	27,300
0	0	NSW Planning Portal API Grant - Round 2	0	0	0	0	0
0	0	Budget Efficiency Dividend	(41,254)	(41,254)	(41,900)	(42,500)	(43,400)
58,491	58,491	ABC Charges	7,155	65,646	67,252	68,896	70,750
4,241,331	4,266,331	Total Operating Expenditure	(437,968)	3,803,363	3,910,958	4,022,276	4,139,108
(2,568,631)	(2,593,631)	Operating Result - Surplus/(Deficit)	496,568	(2,072,063)	(2,119,058)	(2,176,776)	(2,238,208)
(2,568,631)	(2,593,631)	Operating Cash Result - Surplus/(Deficit)	496,568	(2,072,063)	(2,119,058)	(2,176,776)	(2,238,208)
		Capital Movements					
		Capital Grants and Contributions		1,224,000	1,254,800	1,286,100	1,318,200
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		1,324,600	1,358,900	1,393,300	1,428,600
		Program Cash Result - Surplus/(Deficit)		(2,172,663)	(2,223,158)	(2,283,976)	(2,348,608)

Directorate: Chief Community Office
Reporting Group: Economy & Growth
Program: Strategic Planning

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Strategic Planning					
18,700	18,700	Strategic Planning	700	19,400	20,100	20,700	21,300
18,700	18,700	Total Operating Revenue	700	19,400	20,100	20,700	21,300
		Operating Expenditure					
		Strategic Planning					
489,100	489,100	Strategic Planning Staff Costs	159,223	648,323	667,400	687,100	707,500
29,400	29,400	Strategic Planning Operations	400	29,800	30,200	30,600	31,100
2,500,000	2,500,000	Lismore Affordable Housing Project	(2,500,000)	0	0	0	0
0	0	Strategic Planning Grants Projects	0	0	0	0	0
0	0	Budget Efficiency Dividend	(63,047)	(63,047)	(64,000)	(65,000)	(66,300)
233,211	233,211	ABC Charges	16,374	249,585	255,350	261,696	268,743
3,251,711	3,251,711	Total Operating Expenditure	(2,387,050)	864,661	888,950	914,396	941,043
(3,233,011)	(3,233,011)	Operating Result - Surplus/(Deficit)	2,387,750	(845,261)	(868,850)	(893,696)	(919,743)
(3,233,011)	(3,233,011)	Operating Cash Result - Surplus/(Deficit)	2,387,750	(845,261)	(868,850)	(893,696)	(919,743)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(845,261)	(868,850)	(893,696)	(919,743)

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates

Directorate: Chief Financial Office

Budget Summary



Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
0	0	Operating Revenue	0	0	0	0	0
43,962,083	44,102,483	CFO Office	4,134,588	48,096,671	50,776,400	52,276,400	53,842,000
0	0	Finance	36,700	36,700	38,000	39,100	40,300
99,700	99,700	Governance	3,400	103,100	106,700	109,800	113,100
36,400	36,400	People Services	(35,400)	1,000	1,000	1,000	1,000
		Technology Services					
44,098,183	44,238,583	Total Operating Revenue	4,139,288	48,237,471	50,922,100	52,426,300	53,996,400
		Operating Expenditure					
665,843	665,843	CFO Office	(440,720)	225,123	230,000	235,000	241,100
861,724	861,724	Finance	640,533	1,502,257	1,546,611	1,592,225	1,639,488
184,500	174,500	Governance	(400,833)	(216,333)	(220,800)	(225,300)	169,300
(354,600)	(138,400)	People Services	(351,220)	(705,820)	(797,900)	(821,300)	(845,400)
36,400	234,500	Technology Services	(35,400)	1,000	1,000	1,000	1,000
1,393,867	1,798,167	Total Operating Expenditure	(587,640)	806,227	758,911	781,625	1,205,488
42,704,316	42,440,416	Operating Result - Surplus/(Deficit)	4,726,928	47,431,244	50,163,189	51,644,675	52,790,912
42,706,216	42,442,316	Operating Cash Result - Surplus/(Deficit)	4,743,828	47,450,044	50,181,989	51,663,475	52,809,712
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		(9,300)	(9,600)	(9,900)	(10,200)
		Loan Repayments		0	0	0	0
		Transfer to Reserves		594,100	832,400	806,000	958,900
		Program Cash Result - Surplus/(Deficit)		46,865,244	49,359,189	50,867,375	51,861,012

Directorate: Chief Financial Office
Reporting Group: Liveable & Active Communities
Program: Chief Financial Office

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		Chief Financial Office					
372,900	372,900	CFO Office Staff Costs	(372,900)	0	0	0	0
25,000	25,000	CFO Office Operations	(25,000)	0	0	0	0
0	0	International Women's Day	0	0	0	0	0
83,343	83,343	ABC Charges	(83,343)	0	0	0	0
		Section 356 Donations					
121,400	121,400	Section 356 Donations	1,000	122,400	124,400	126,400	129,300
		Integrated Planning & Reporting					
49,800	49,800	IP&R Staff Costs	49,952	99,752	102,700	105,800	109,000
13,400	13,400	IP&R Operations	100	13,500	13,600	13,700	13,900
0	0	Budget Efficiency Dividend	(10,529)	(10,529)	(10,700)	(10,900)	(11,100)
		Procurement					
478,600	478,600	Procurement Staff Costs	(127,911)	350,689	361,100	371,900	383,000
15,200	15,200	Procurement Operations	200	15,400	15,600	15,800	16,100
0	0	Budget Efficiency Dividend	(34,036)	(34,036)	(34,500)	(35,000)	(35,700)
(493,800)	(493,800)	ABC Charges	161,747	(332,053)	(342,200)	(352,700)	(363,400)
665,843	665,843	Total Operating Expenditure	(440,720)	225,123	230,000	235,000	241,100
(665,843)	(665,843)	Operating Result - Surplus/(Deficit)	440,720	(225,123)	(230,000)	(235,000)	(241,100)
(665,843)	(665,843)	Operating Cash Result - Surplus/(Deficit)	440,720	(225,123)	(230,000)	(235,000)	(241,100)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(225,123)	(230,000)	(235,000)	(241,100)

Directorate: Chief Financial Office
Reporting Group: Liveable & Active Communities
Program: Finance

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		General Purpose Revenues					
24,243,500	24,243,500	Rates - Residential	1,061,100	25,304,600	26,063,700	26,845,600	27,651,000
6,722,600	6,722,600	Rates - Business	190,400	6,913,000	7,120,400	7,334,000	7,554,000
5,126,700	5,126,700	Rates - Farmland	209,700	5,336,400	5,496,500	5,661,400	5,831,200
(770,900)	(770,900)	Abandonments Pensioner	(30,100)	(801,000)	(825,000)	(849,800)	(875,300)
(27,100)	(27,100)	Abandonments Other	(1,100)	(28,200)	(29,000)	(29,900)	(30,800)
416,000	416,000	Pensioner Subsidy Rates	14,600	430,600	445,700	459,100	472,900
2,607,983	2,607,983	Interest	(143,112)	2,464,871	2,709,500	2,767,500	2,847,700
5,522,000	5,662,400	Financial Assistance Grant - Gen Component	165,700	5,687,700	5,900,300	6,077,300	6,259,600
0	0	Financial Assistance Grant - Roads Component	2,627,100	2,627,100	2,726,900	2,808,700	2,893,000
		Finance					
98,600	98,600	Section 603 Certificates	3,500	102,100	105,700	108,900	112,200
20,800	20,800	Credit Card Surcharge	700	21,500	22,300	23,000	23,700
0	0	Fees & Charges - Other	36,000	36,000	37,300	38,400	39,600
(9,000)	(9,000)	Net Share in JV & Associates	(300)	(9,300)	(9,600)	(9,900)	(10,200)
10,900	10,900	Other Revenue	400	11,300	11,700	12,100	12,500
0	0	New Income (Finance Uplift)	0	0	1,000,000	1,030,000	1,060,900
43,962,083	44,102,483	Total Operating Revenue	4,134,588	48,096,671	50,776,400	52,276,400	53,842,000
		Operating Expenditure					
		Rates & Debt Recovery					
148,300	148,300	Rates & Debt Recovery Staff Costs	189,185	337,485	347,600	358,000	368,700
213,800	213,800	Rates & Debt Recovery Operations	56,200	270,000	274,100	278,300	283,900
		Finance					
1,437,400	1,437,400	Financial Services Staff Costs	211,331	1,648,731	1,697,600	1,747,900	1,800,100
574,800	574,800	Financial Services Operations	(41,300)	533,500	541,700	550,000	560,800
101,500	101,500	Financial Services Special Projects	(1,500)	100,000	101,500	103,000	105,100
0	0	Finance Uplift	1,000,000	1,000,000	1,030,000	1,060,900	1,092,700
0	0	Budget Efficiency Dividend	(373,019)	(373,019)	(378,600)	(384,300)	(392,000)
12,200	12,200	Interest Paid - Trust Funds	200	12,400	12,600	12,800	13,100
(1,626,276)	(1,626,276)	ABC Charges	(400,564)	(2,026,840)	(2,079,889)	(2,134,375)	(2,192,912)
		Investment & Commerce					
11,700	11,700	Investment & Commerce Staff Costs	(11,700)	0	0	0	0
8,800	8,800	Investment & Commerce Operations	(8,800)	0	0	0	0
(20,500)	(20,500)	adjust to report to Finance line	20,500	0	0	0	0
861,724	861,724	Total Operating Expenditure	640,533	1,502,257	1,546,611	1,592,225	1,639,488
43,100,359	43,240,759	Operating Result - Surplus/(Deficit)	3,494,055	46,594,414	49,229,789	50,684,175	52,202,512
43,100,359	43,240,759	Operating Cash Result - Surplus/(Deficit)	3,494,055	46,594,414	49,229,789	50,684,175	52,202,512
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		(9,300)	(9,600)	(9,900)	(10,200)
		Loan Repayments		0	0	0	0
		Transfer to Reserves		557,400	794,400	766,900	918,600
		Program Cash Result - Surplus/(Deficit)		46,046,314	48,444,989	49,927,175	51,294,112

Directorate: Chief Financial Office
Reporting Group: Liveable & Active Communities
Program: Governance

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Records Management					
		DA Archiving Fee	36,700	36,700	38,000	39,100	40,300
0	0	Total Operating Revenue	36,700	36,700	38,000	39,100	40,300
		Operating Expenditure					
		Legal Services					
507,500	497,500	Legal Services	7,600	515,100	522,800	530,600	541,200
		Governance					
300,000	300,000	Governance Staff Costs	99,230	399,230	411,000	423,100	435,700
0	0	Governance Operations	0	0	0	0	0
1,699,000	1,699,000	Insurance Premiums	25,400	1,724,400	1,750,200	1,776,600	1,812,100
92,500	92,500	Internal Audit Function	1,400	93,900	95,300	96,700	98,600
41,100	41,100	ARIC Attendance Fees	600	41,700	42,300	42,900	43,800
386,400	386,400	Election Costs	(386,400)	0	0	0	400,000
0	0	Budget Efficiency Dividend	(47,890)	(47,890)	(48,600)	(49,300)	(50,300)
(3,039,200)	(3,039,200)	ABC Charges	(89,356)	(3,128,556)	(3,185,000)	(3,242,600)	(3,314,300)
		Records Management					
173,300	173,300	Records Management Staff Costs	7,026	180,326	185,700	191,200	197,000
21,900	21,900	Records Management Operations	600	22,500	22,800	23,100	23,500
2,000	2,000	Records Storage & Destruction	0	2,000	2,000	2,000	2,000
0	0	Budget Efficiency Dividend	(19,043)	(19,043)	(19,300)	(19,600)	(20,000)
184,500	174,500	Total Operating Expenditure	(400,833)	(216,333)	(220,800)	(225,300)	169,300
(184,500)	(174,500)	Operating Result - Surplus/(Deficit)	437,533	253,033	258,800	264,400	(129,000)
(184,500)	(174,500)	Operating Cash Result - Surplus/(Deficit)	437,533	253,033	258,800	264,400	(129,000)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		36,700	38,000	39,100	40,300
		Program Cash Result - Surplus/(Deficit)		216,333	220,800	225,300	(169,300)

Directorate: Chief Financial Office
Reporting Group: Chief Financial Office
Program: People Services

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
99,700	99,700	People Services	3,400	103,100	106,700	109,800	113,100
99,700	99,700	Total Operating Revenue	3,400	103,100	106,700	109,800	113,100
		Operating Expenditure					
		People & Culture Management					
827,100	827,100	People & Culture Management Staff Costs	404,820	1,231,920	1,268,600	1,306,300	1,345,200
10,000	10,000	Reconciliation Action Plan	200	10,200	10,400	10,600	10,800
0	0	Budget Efficiency Dividend	(9,476)	(9,476)	(9,600)	(9,700)	(9,900)
		Organisational Development Staff					
210,600	210,600	Organisational Development - Staff Costs	(108,676)	101,924	105,000	108,200	111,400
0	0	Organisational Development - Operations	0	0	0	0	0
		Organisational Development Programs					
118,800	118,800	Corporate Training	1,800	120,600	122,400	124,200	126,700
0	216,200	Compliance Training	0	0	0	0	0
25,100	25,100	Education Assistance	1,600	26,700	27,100	27,500	28,000
37,800	37,800	Culture Development	500	38,300	38,800	39,400	40,200
		People Services					
31,800	31,800	People Services Operations	500	32,300	32,800	33,300	33,900
170,000	170,000	Recruitment	2,500	172,500	175,000	177,500	181,100
		Employee Relations					
0	0	Employee Relations Operations	0	0	0	0	0
238,200	238,200	Health & Wellbeing	(107,600)	130,600	132,600	134,600	137,300
		Employee Leave Entitlements					
3,451,000	3,451,000	Superannuation	1,049,000	4,500,000	4,567,500	4,636,000	4,728,700
0	0	Fringe Benefits Tax	0	0	0	0	0
1,382,000	1,382,000	Workers Compensation Insurance	69,100	1,451,100	1,523,700	1,599,900	1,679,900
1,104,000	1,104,000	Public Holidays	74,200	1,178,200	1,213,500	1,249,900	1,287,400
1,066,000	1,066,000	Sick Leave	31,900	1,097,900	1,130,800	1,164,700	1,199,600
2,102,800	2,102,800	Annual Leave	383,900	2,486,700	2,561,300	2,638,100	2,717,200
920,000	920,000	Long Service Leave	1,600	921,600	949,200	977,700	1,007,000
(10,647,500)	(10,647,500)	Oncost Credits	(1,439,600)	(12,087,100)	(12,474,700)	(12,802,800)	(13,167,000)
		ABC Charges					
(1,402,300)	(1,402,300)	ABC Charges	(707,488)	(2,109,788)	(2,172,300)	(2,236,700)	(2,302,900)
(354,600)	(138,400)	Total Operating Expenditure	(746,764)	(705,820)	(797,900)	(821,300)	(845,400)
454,300	238,100	Operating Result - Surplus/(Deficit)	750,164	808,920	904,600	931,100	958,500
454,300	238,100	Operating Cash Result - Surplus/(Deficit)	750,164	808,920	904,600	931,100	958,500
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		808,920	904,600	931,100	958,500

Directorate: Chief Financial Office
Reporting Group: Corporate Support Services
Program: Technology Services

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
36,400	36,400	Technology Services	(35,400)	1,000	1,000	1,000	1,000
36,400	36,400	Total Operating Revenue	(35,400)	1,000	1,000	1,000	1,000
		Operating Expenditure					
		Business Systems					
555,800	555,800	Business Systems Staff Costs	(17,622)	538,178	554,200	570,700	587,700
71,500	120,300	Business Systems Operations	1,100	72,600	73,700	74,800	76,300
1,463,400	1,464,300	Business Systems Software Purchases	156,950	1,620,350	1,644,700	1,669,400	1,702,800
0	0	MyRoadInfo Expense	0	0	0	0	0
0	0	Budget Efficiency Dividend	(207,435)	(207,435)	(210,500)	(213,700)	(218,000)
		Technology Infrastructure					
454,300	594,300	Technology Infrastructure Staff Costs	206,409	660,709	680,300	700,500	721,400
1,373,500	1,379,200	Technology Infrastructure Operations	349,016	1,722,516	1,748,300	1,774,500	1,810,000
5,500	8,200	Technology Infrastructure Hardware Maintenance	100	5,600	5,700	5,800	5,900
680,400	680,400	Technology Infrastructure Software Purchases	32,350	712,750	723,400	734,300	749,000
0	0	Budget Efficiency Dividend	(288,363)	(288,363)	(292,700)	(297,100)	(303,000)
		Technology Management					
333,400	333,400	Technology Services Management Staff Costs	21,462	354,862	364,200	373,800	384,100
1,800	1,800	Technology Services Management Operations	66,500	68,300	69,300	70,300	71,700
0	0	Budget Efficiency Dividend	(39,343)	(39,343)	(39,900)	(40,500)	(41,300)
1,900	1,900	Depreciation	16,900	18,800	18,800	18,800	18,800
(4,905,100)	(4,905,100)	ABC Charges	(333,424)	(5,238,524)	(5,338,500)	(5,440,600)	(5,564,400)
36,400	234,500	Total Operating Expenditure	(35,400)	1,000	1,000	1,000	1,000
0	(198,100)	Operating Result - Surplus/(Deficit)	0	0	(0)	(0)	0
1,900	(196,200)	Operating Cash Result - Surplus/(Deficit)	16,900	18,800	18,800	18,800	18,800
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		18,800	18,800	18,800	18,800

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates

Directorate: Chief Operating Office

Budget Summary



Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Chief Operating Office	0	0	0	0	0
1,147,500	1,147,500	Compliance	40,400	1,187,900	1,229,600	1,266,500	1,304,600
0	0	COO Shared Services Office	0	0	0	0	0
218,200	218,200	Property	7,600	225,800	233,600	240,600	247,800
0	0	Response & Recovery	0	0	0	0	0
72,400	72,400	Airport	2,500	74,900	77,500	79,800	82,200
0	350,000	Buildings & CBD	364,000	364,000	376,700	388,000	399,600
1,312,900	1,312,900	Cemeteries	46,000	1,358,900	1,406,400	1,448,500	1,492,000
10,357,100	10,357,100	Fleet	573,820	10,930,920	11,116,100	11,299,200	11,536,400
180,600	180,600	Parks & Reserves	6,200	186,800	193,300	199,100	205,000
0	0	Roadside Maintenance	0	0	0	0	0
0	0	Flood Recovery	21,470,623	21,470,623	11,574,996	4,232,000	4,359,000
0	0	Bridges	0	0	0	0	0
7,248,000	7,248,000	Quarry	248,000	7,496,000	7,758,400	7,991,100	8,230,800
7,972,500	8,290,600	Roads	(1,563,390)	6,409,110	6,680,230	6,888,448	6,986,348
403,100	403,100	Urban Stormwater Drainage	2,000	405,100	407,100	409,100	411,100
11,006,595	11,006,595	Northern Rivers Waste Collection	462,609	11,469,204	10,480,326	10,801,500	11,132,300
11,800,316	11,800,316	Northern Rivers Waste Disposal	551,464	12,351,780	12,655,800	12,937,900	13,260,200
17,500	17,500	Waste Minimisation	600	18,100	1,294,648	1,333,500	1,373,500
17,522,100	17,522,100	Lismore Wastewater	960,500	18,482,600	19,041,500	19,604,300	20,186,600
18,628,700	18,761,090	Lismore Water	1,022,918	19,651,618	20,613,000	21,618,000	22,674,800
87,887,511	88,688,001	Total Operating Revenue	24,195,844	112,083,355	105,139,200	100,737,548	103,882,248
		Operating Expenditure					
1,587,768	1,587,768	Chief Operating Office	972,239	2,560,007	2,633,390	2,709,220	2,788,237
2,958,269	2,958,269	Compliance	210,035	3,168,304	3,249,168	3,333,241	3,423,802
2,004,442	1,988,242	COO Shared Services Office	(1,212,910)	791,532	813,571	836,191	860,255
1,671,893	1,671,893	Property	(134,376)	1,537,517	1,559,018	1,578,776	1,604,913
2,345,083	2,345,083	Response & Recovery	319,679	2,664,762	2,767,371	2,871,550	2,977,932
817,773	817,773	Airport	23,344	841,117	859,263	878,070	899,787
1,289,918	1,616,118	Buildings & CBD	284,219	1,574,137	1,603,152	1,633,035	1,670,345
1,211,061	1,211,061	Cemeteries	8,341	1,219,402	1,245,285	1,271,873	1,303,436
8,067,780	8,067,780	Fleet	676,403	8,744,183	9,314,457	9,470,028	9,656,901
8,400,176	8,400,176	Parks & Reserves	1,263,555	9,663,731	9,851,283	10,055,260	10,293,716
613,500	613,500	Roadside Maintenance	30,489	643,989	642,900	657,200	673,000
0	0	Flood Recovery	21,470,623	21,470,623	11,574,996	4,232,000	4,359,000
2,331,193	2,441,293	Bridges	307,263	2,638,456	2,649,822	2,662,392	2,687,114
6,379,415	6,379,415	Quarry	867,371	7,246,786	7,385,810	7,527,624	7,700,216
31,513,017	30,184,517	Roads	486,478	31,999,495	32,566,557	33,147,325	33,854,365
2,080,000	2,258,000	Urban Stormwater Drainage	(58,913)	2,021,087	1,941,600	1,966,300	1,693,200
9,608,350	9,608,350	Northern Rivers Waste Collection	279,386	9,887,736	10,068,250	10,253,357	10,482,273
12,712,419	12,712,419	Northern Rivers Waste Disposal	(264,260)	12,448,159	9,932,851	10,220,506	10,436,133
887,629	887,629	Waste Minimisation	83,126	970,755	988,763	1,008,003	1,030,700
15,665,098	15,694,598	Lismore Wastewater	1,800,694	17,465,792	18,132,977	18,438,663	18,949,926
18,794,896	18,765,486	Lismore Water	470,921	19,265,817	20,161,485	20,820,275	21,767,168
130,939,680	130,209,370	Total Operating Expenditure	27,883,707	158,823,387	149,941,968	145,570,887	149,112,421
(43,052,169)	(41,521,369)	Operating Result - Surplus/(Deficit)	(3,687,863)	(46,740,032)	(44,802,768)	(44,833,339)	(45,230,173)
(3,788,169)	(3,900,069)	Operating Cash Result - Surplus/(Deficit)	(4,482,963)	(8,271,132)	(5,392,468)	(4,894,339)	(4,573,473)
		Capital Movements					
		Capital Grants and Contributions		219,335,551	181,976,161	75,596,588	24,844,953
		Asset Sales		504,600	376,800	580,500	661,100
		Loan Borrowings		0	4,000,000	0	0
		Transfer from Reserves		26,991,164	19,082,914	25,690,500	25,078,853
		Capital Expenditure		244,792,608	211,927,914	104,656,227	54,433,900
		Loan Repayments		3,887,200	4,043,800	4,292,800	3,730,300
		Transfer to Reserves		24,554,225	21,418,520	26,447,862	27,461,706
		Program Cash Result - Surplus/(Deficit)		(34,673,850)	(37,346,827)	(38,423,641)	(39,614,473)

Lismore City Council

Meeting held 13 May 2025 - 10.1 - Public Exhibition of the Draft Reimagine Lismore Community Strategic Plan 2025-2035, Draft Delivery Program 2025-2029, Draft Operational Plan 2025-2026, Draft Long Term Financial Plan and the Community Engagement Strategy 2025 including the Community Participation Plan

Directorate: Chief Operating Office
Reporting Group: Chief Operating Office
Program: Chief Operating Office

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		Chief Operating Office					
773,600	773,600	COO Management Office Staff Costs	326,409	1,100,009	1,132,600	1,166,200	1,201,000
105,400	105,400	COO Management Office Expenses	(101,500)	3,900	3,900	3,900	3,900
0	0	Budget Efficiency Dividend	(112,210)	(112,210)	(113,900)	(115,600)	(117,900)
219,468	219,468	ABC Charges	100,783	320,251	327,490	335,020	343,537
		Fleet and Outdoor Office					
0	0	Fleet and Outdoor Office	370,702	370,702	381,800	393,300	405,100
0	0	Budget Efficiency Dividend	(34,465)	(34,465)	(35,000)	(35,500)	(36,200)
		Work, Health & Safety					
280,200	280,200	Work Health & Safety COO Staff Costs	512,884	793,084	816,000	839,600	864,100
6,100	6,100	Work Health & Safety COO Operations	100	6,200	6,300	6,400	6,500
203,000	203,000	Compliance Training	3,000	206,000	209,100	212,200	216,400
0	0	Budget Efficiency Dividend	(93,464)	(93,464)	(94,900)	(96,300)	(98,200)
1,587,768	1,587,768	Total Operating Expenditure	972,239	2,560,007	2,633,390	2,709,220	2,788,237
(1,587,768)	(1,587,768)	Operating Result - Surplus/(Deficit)	(972,239)	(2,560,007)	(2,633,390)	(2,709,220)	(2,788,237)
(1,587,768)	(1,587,768)	Operating Cash Result - Surplus/(Deficit)	(972,239)	(2,560,007)	(2,633,390)	(2,709,220)	(2,788,237)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(2,560,007)	(2,633,390)	(2,709,220)	(2,788,237)

Directorate: Chief Operating Office
Reporting Group: Built Environment
Program: Compliance

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
197,500	197,500	Environmental & Public Health	7,000	204,500	211,700	218,100	224,600
123,500	123,500	Animal Control	4,300	127,800	132,300	136,300	140,400
11,600	11,600	CBD Security - Lismore SRV	500	12,100	12,500	12,900	13,300
346,300	346,300	Law Enforcement	12,200	358,500	371,100	382,200	393,700
468,600	468,600	Onsite Sewerage Management	16,400	485,000	502,000	517,000	532,600
1,147,500	1,147,500	Total Operating Revenue	40,400	1,187,900	1,229,600	1,266,500	1,304,600
		Operating Expenditure					
		Operational Compliance					
0	0	Operational Compliance Staff Costs	948,183	948,183	976,600	1,005,900	1,036,100
0	0	Operational Compliance Costs	0	0	0	0	0
0	0	Budget Efficiency Dividend	(88,156)	(88,156)	(89,500)	(90,800)	(92,600)
0	0	ABC Charges	(860,027)	(860,027)	(887,100)	(915,100)	(943,500)
		Environmental & Public Health					
603,100	603,100	Environmental & Public Health Staff Costs	16,474	619,574	637,400	655,700	674,900
7,100	7,100	Environmental & Public Health Operations	0	7,100	7,100	7,100	7,300
1,000	1,000	Gasworks Remediation	0	1,000	1,000	1,000	1,000
1,000	1,000	Overgrown Allotment Clearing	0	1,000	1,000	1,000	1,000
12,600	12,600	Water & Environmental Monitoring	200	12,800	13,000	13,200	13,500
0	0	Budget Efficiency Dividend	(59,640)	(59,640)	(60,500)	(61,400)	(62,600)
436,663	436,663	ABC Charges	50,165	486,828	498,426	510,763	524,361
		Animal Control					
100,200	100,200	Animal Control Expenses	1,300	101,500	102,800	104,100	106,100
0	0	Depreciation	2,800	2,800	2,800	2,800	2,900
		CBD Security - Lismore SRV					
166,300	166,300	Beat Patrol - Lismore SBRVL	4,900	171,200	175,100	179,200	183,400
73,500	73,500	City Safe - CCTV Lismore Monitoring	2,400	75,900	77,700	79,600	81,600
38,000	38,000	City Safe - CCTV Lismore Maintenance	1,300	39,300	40,300	41,300	42,400
14,800	14,800	Lismore Late Nighter Service	200	15,000	15,200	15,400	15,700
5,300	5,300	Contribution to Late Nighter Service	0	5,300	5,300	5,300	5,300
		CBD Security - Nimbin Business Rate					
6,300	6,300	City Safe - CCTV Nimbin Maintenance	100	6,400	6,500	6,600	6,700
		Law Enforcement					
575,600	575,600	Law Enforcement Staff Costs	(34,960)	540,640	555,500	570,800	587,000
39,600	39,600	Law Enforcement Operations	600	40,200	40,800	41,400	42,200
7,100	7,100	Disposal of Abandoned Vehicles	100	7,200	7,300	7,400	7,500
98,000	98,000	Lismore Base Hospital Parking Strategy	16,387	114,387	116,700	119,000	121,700
0	0	Budget Efficiency Dividend	(74,744)	(74,744)	(75,900)	(77,000)	(78,500)
28,400	28,400	Depreciation	0	28,400	28,400	28,400	28,400
400,735	400,735	ABC Charges	133,332	534,067	547,420	561,687	577,237

Directorate: Chief Operating Office
Reporting Group: Built Environment
Program: Compliance

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Expenditure (continued)					
		Onsite Sewerage Management					
283,400	283,400	OSSM Staff Costs	87,048	370,448	381,000	391,800	403,100
4,800	4,800	OSSM Operations	100	4,900	5,000	5,100	5,200
54,771	54,771	ABC Charges	61,973	116,744	119,822	122,991	126,403
2,958,269	2,958,269	Total Operating Expenditure	210,035	3,168,304	3,249,168	3,333,241	3,423,802
(1,810,769)	(1,810,769)	Operating Result - Surplus/(Deficit)	(169,635)	(1,980,404)	(2,019,568)	(2,066,741)	(2,119,202)
(1,782,369)	(1,782,369)	Operating Cash Result - Surplus/(Deficit)	(166,835)	(1,949,204)	(1,988,368)	(2,035,541)	(2,087,902)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		492,092	505,822	519,891	534,703
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		355,200	367,600	378,600	390,000
		Program Cash Result - Surplus/(Deficit)		(1,812,312)	(1,850,146)	(1,894,250)	(1,943,199)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: COO Shared Services Office

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		COO Shared Services Office					
0	0	COO Shared Services Staff Costs	1,150,032	1,150,032	1,184,500	1,220,000	1,256,600
0	0	COO Shared Services Costs	0	0	0	0	0
0	0	Budget Efficiency Dividend	(106,922)	(106,922)	(108,500)	(110,100)	(112,300)
0	0	ABC Charges	(1,043,110)	(1,043,110)	(1,076,000)	(1,109,900)	(1,144,300)
		Asset Management & Support					
794,800	778,600	Asset Management Staff Costs	559,898	1,354,698	1,394,800	1,436,100	1,478,800
115,800	115,800	Asset Management Costs	(62,700)	53,100	53,900	54,700	55,800
8,300	8,300	Asset Management Special Projects	100	8,400	8,500	8,600	8,800
83,600	83,600	NEWLOG Contribution	1,300	84,900	86,200	87,500	89,300
1,500	1,500	Broadcast Licences - Operating Costs	100	1,600	1,700	1,800	1,900
0	0	Budget Efficiency Dividend	(139,711)	(139,711)	(141,800)	(143,900)	(146,800)
431,948	431,948	ABC Charges	(1,794,935)	(1,362,987)	(1,403,300)	(1,444,800)	(1,487,800)
		Survey & Design					
354,800	354,800	Survey & Design Staff Costs	303,332	658,132	677,200	696,800	717,200
1,200	1,200	Survey & Design Operations	0	1,200	1,200	1,200	1,200
9,300	9,300	Chart Plotter Consumables	0	9,300	9,300	9,300	9,500
25,900	25,900	Traffic Facilities	300	26,200	26,500	26,800	27,300
3,400	3,400	Radio Base Cost and Licenses - Wyreema Av	200	3,600	3,800	4,000	4,200
0	0	Budget Efficiency Dividend	(64,935)	(64,935)	(65,900)	(66,900)	(68,200)
173,894	173,894	ABC Charges	(15,859)	158,035	161,471	164,991	169,055
2,004,442	1,988,242	Total Operating Expenditure	(1,212,910)	791,532	813,571	836,191	860,255
(2,004,442)	(1,988,242)	Operating Result - Surplus/(Deficit)	1,212,910	(791,532)	(813,571)	(836,191)	(860,255)
(2,004,442)	(1,988,242)	Operating Cash Result - Surplus/(Deficit)	1,212,910	(791,532)	(813,571)	(836,191)	(860,255)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(791,532)	(813,571)	(836,191)	(860,255)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Property

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
218,200	218,200	Property Rentals & Other Revenue	7,600	225,800	233,600	240,600	247,800
218,200	218,200	Total Operating Revenue	7,600	225,800	233,600	240,600	247,800
		Operating Expenditure					
		Property					
330,300	330,300	Property Staff Costs	(138,880)	191,420	197,000	202,800	208,800
0	0	Land & Property Costs Recoverable	0	0	0	0	0
0	0	Leases and Licences	0	0	0	0	0
0	10,000	North Lismore Plateau costs	0	0	0	0	0
15,000	15,000	Native Title Claim	200	15,200	15,400	15,600	15,900
90,000	80,000	General Non-Recoverable Costs	1,700	91,700	93,300	94,900	97,000
4,200	4,200	Dept of Lands Lease Payment	100	4,300	4,400	4,500	4,600
0	0	Pocket Park Recoveries	0	0	0	0	0
0	0	Rail Corridor Fees	0	0	0	0	0
0	0	Budget Efficiency Dividend	(48,436)	(48,436)	(49,200)	(49,900)	(50,900)
53,800	53,800	Interest on Loans	(6,500)	47,300	40,300	33,800	26,900
709,300	709,300	Depreciation	(49,100)	660,200	669,600	676,200	687,000
315,993	315,993	ABC Charges	41,500	357,493	364,818	372,376	381,313
		Crown Property					
0	0	Property Crown Reserves Staff Costs	61,640	61,640	63,500	65,400	67,400
		Real Estate Development					
15,700	15,700	Dunoon Rd Widening for Nth Lismore Plateau	200	15,900	16,100	16,300	16,600
1,000	1,000	General Recoverable Costs	0	1,000	1,000	1,000	1,000
51,000	51,000	Held for Sale Industrial Land Maintenance	1,900	52,900	54,500	56,100	57,800
7,200	7,200	Held for Sale Residential Land Maintenance	200	7,400	7,600	7,800	8,000
		Road Acquisition Costs					
15,700	15,700	Road Acquisitions General	200	15,900	16,100	16,300	16,600
62,700	62,700	Road Acquisitions Wyrallah Rd Tuckurimba	900	63,600	64,600	65,600	66,900
1,671,893	1,671,893	Total Operating Expenditure	(134,376)	1,537,517	1,559,018	1,578,776	1,604,913
(1,453,693)	(1,453,693)	Operating Result - Surplus/(Deficit)	141,976	(1,311,717)	(1,325,418)	(1,338,176)	(1,357,113)
(744,393)	(744,393)	Operating Cash Result - Surplus/(Deficit)	92,876	(651,517)	(655,818)	(661,976)	(670,113)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		246,100	238,800	231,300	238,100
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(897,617)	(894,618)	(893,276)	(908,213)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Response & Recovery

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		Flood Monitoring					
35,900	35,900	Flood Telemetry Maintenance	600	36,500	37,100	37,700	38,400
10,500	10,500	Flood Telemetry Upgrades	200	10,700	10,900	11,100	11,300
0	0	Budget Efficiency Dividend	(4,388)	(4,388)	(4,500)	(4,600)	(4,700)
		Emergency Services					
68,600	68,600	Flood Pump Stn & Levee Maintenance	14,621	83,221	85,100	87,000	89,400
1,900	1,900	Contribution to Flood Plain Mgmt Authority	0	1,900	1,900	1,900	1,900
370,600	370,600	Contribution to Rous County Council	18,000	388,600	404,100	420,300	432,900
27,700	27,700	Flood Prone Property Costs	1,000	28,700	29,500	30,300	31,200
55,000	55,000	Flood Awareness Week	(55,000)	0	0	0	0
158,172	158,172	Contribution to State Emergency Service	7,928	166,100	174,400	183,100	192,300
1,200	1,200	SES Costs	0	1,200	1,200	1,200	1,200
0	0	Staff Costs	130,471	130,471	134,400	138,400	142,600
3,800	3,800	Interest on Loans	(700)	3,100	2,400	1,600	800
44,900	44,900	Depreciation	(6,000)	38,900	39,500	40,100	40,900
57,085	57,085	ABC Charges	70,568	127,653	130,623	133,890	137,476
		Fire Control					
471,623	471,623	Contribution to NSW Rural Fire Service	23,577	495,200	520,000	546,000	573,300
711,773	711,773	Contribution to NSW Fire & Rescue	35,627	747,400	784,800	824,000	865,200
15,300	15,300	RFS Non Subsidised Costs	500	15,800	16,200	16,600	17,000
8,000	8,000	RFS Subsidised Costs - Station Maintenance	100	8,100	8,200	8,300	8,500
283,600	283,600	Depreciation	13,300	296,900	300,500	301,200	302,200
19,430	19,430	ABC Charges	69,275	88,705	91,048	93,459	96,056
2,345,083	2,345,083	Total Operating Expenditure	323,267	2,664,762	2,767,371	2,871,550	2,977,932
(2,345,083)	(2,345,083)	Operating Result - Surplus/(Deficit)	(323,267)	(2,664,762)	(2,767,371)	(2,871,550)	(2,977,932)
(2,016,583)	(2,016,583)	Operating Cash Result - Surplus/(Deficit)	(315,967)	(2,328,962)	(2,427,371)	(2,530,250)	(2,634,832)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		10,300	11,000	11,800	12,700
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(2,339,262)	(2,438,371)	(2,542,050)	(2,647,532)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Airport

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
72,400	72,400	Lismore Regional Airport	2,500	74,900	77,500	79,800	82,200
72,400	72,400	Total Operating Revenue	2,500	74,900	77,500	79,800	82,200
		Operating Expenditure					
137,400	137,400	Airport Staff Costs	96,258	233,658	240,600	247,800	255,200
204,000	204,000	Airport Operations	(111,389)	92,611	95,200	97,900	100,900
58,400	58,400	Airport Building Maintenance	700	59,100	59,800	60,500	61,700
79,000	79,000	Airport Compliance	1,200	80,200	81,400	82,600	84,200
6,800	6,800	Airport Pavement Maintenance	100	6,900	7,000	7,100	7,200
31,400	31,400	Airport Lighting Maintenance	500	31,900	32,400	32,900	33,600
80,800	80,800	Airport Surrounds Maintenance	1,300	82,100	83,400	84,700	86,400
6,200	6,200	Airport Security Operations	100	6,300	6,400	6,500	6,600
0	0	Airport Carpark	0	0	0	0	0
1,400	1,400	Interest on Loans	(400)	1,000	600	300	0
0	0	Budget Efficiency Dividend	(55,112)	(55,112)	(55,900)	(56,700)	(57,800)
139,900	139,900	Depreciation	28,800	168,700	171,300	173,900	177,400
72,473	72,473	ABC Charges	61,287	133,760	137,063	140,570	144,387
817,773	817,773	Total Operating Expenditure	23,344	841,117	859,263	878,070	899,787
(745,373)	(745,373)	Operating Result - Surplus/(Deficit)	(20,844)	(766,217)	(781,763)	(798,270)	(817,587)
(605,473)	(605,473)	Operating Cash Result - Surplus/(Deficit)	7,956	(597,517)	(610,463)	(624,370)	(640,187)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		10,900	11,300	11,600	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(608,417)	(621,763)	(635,970)	(640,187)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Buildings & CBD

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	350,000	Lismore Caravan Park	364,000	364,000	376,700	388,000	399,600
0	350,000	Total Operating Revenue	364,000	364,000	376,700	388,000	399,600
		Operating Expenditure					
		Building Operations and Maintenance					
4,600	4,600	Animal Control	100	4,700	4,800	4,900	5,000
40,400	30,138	Art Gallery	300	40,700	41,000	41,300	42,000
12,300	15,300	Performing Arts Venues	200	12,500	12,700	12,900	13,100
900	310,900	Lismore Caravan Park	310,000	310,900	316,100	321,400	328,100
36,400	36,400	Nimbin Caravan Park	1,200	37,600	38,600	39,600	40,700
25,100	25,100	Depreciation - Other Properties	12,800	37,900	38,500	39,100	39,800
5,074	5,074	ABC Charges - Other Properties	196	5,270	5,352	5,435	5,545
23,300	39,500	Buildings & CBD	182,487	205,787	211,700	217,700	224,000
0	0	Buildings & CBD - Crown	0	0	0	0	0
238,900	169,647	Lismore City Hall	4,700	243,600	247,900	252,400	257,900
149,200	149,200	Other Community Centres & Halls	3,100	152,300	155,300	158,400	162,300
22,700	31,873	Crozier Oval	200	22,900	23,100	23,300	23,700
323,300	346,291	Goonellabah Administration Centre	13,200	336,500	349,700	363,500	379,500
383,000	383,000	Depreciation - G'Bah Admin Centre	(222,400)	160,600	163,000	165,400	168,700
(654,756)	(654,756)	ABC Charges - G'Bah Admin Centre	157,656	(497,100)	(512,700)	(528,900)	(548,200)
121,800	121,800	GSAC	1,800	123,600	125,400	127,300	129,800
21,000	21,000	Lismore Memorial Baths	200	21,200	21,400	21,600	22,000
130,900	130,900	Nimbin Pool	2,600	133,500	135,900	138,400	141,400
22,200	34,361	Oakes Oval	200	22,400	22,600	22,800	23,300
35,100	56,528	Sports Fields & Venues	100	35,200	35,300	35,400	35,700
2,000	2,000	Parks & Reserves	0	2,000	2,000	2,000	2,000
50,300	50,800	Public Conveniences	300	50,600	50,900	51,200	52,100
7,000	7,000	Tourism	0	7,000	7,000	7,000	7,100
29,800	29,800	Public Libraries	300	30,100	30,400	30,700	31,300
15,100	15,100	Works Depot	100	15,200	15,300	15,400	15,800
244,300	254,562	Other Council Properties	6,300	250,600	256,200	262,000	268,800
0	0	Budget Efficiency Dividend	(191,420)	(191,420)	(194,300)	(197,200)	(201,100)
1,289,918	1,616,118	Total Operating Expenditure	284,219	1,574,137	1,603,152	1,633,035	1,670,345
(1,289,918)	(1,266,118)	Operating Result - Surplus/(Deficit)	79,781	(1,210,137)	(1,226,452)	(1,245,035)	(1,270,745)
(881,818)	(858,018)	Operating Cash Result - Surplus/(Deficit)	(129,819)	(1,011,637)	(1,024,952)	(1,040,535)	(1,062,245)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		750,000	800,000	750,000	1,100,000
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(1,761,637)	(1,824,952)	(1,790,535)	(2,162,245)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Cemeteries

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
391,300	391,300	Crematorium	13,700	405,000	419,100	431,600	444,600
812,400	812,400	Lawn Cemetery	28,400	840,800	870,200	896,300	923,200
109,200	109,200	Other Cemeteries	3,900	113,100	117,100	120,600	124,200
1,312,900	1,312,900	Total Operating Revenue	46,000	1,358,900	1,406,400	1,448,500	1,492,000
		Operating Expenditure					
		Crematorium					
121,400	121,400	Crematorium Staff Costs	(31,864)	89,536	92,200	94,900	97,700
288,200	288,200	Crematorium Operations	(52,897)	235,303	239,800	244,500	250,400
6,200	6,200	Crematorium Maintenance Costs	693	6,893	6,900	6,900	7,100
0	0	Cremator Maintenance Costs	0	0	0	0	0
0	0	Budget Efficiency Dividend	(30,842)	(30,842)	(31,300)	(31,800)	(32,400)
51,390	51,390	ABC Charges	33,244	84,634	86,728	88,934	91,342
		Lawn Cemetery					
61,500	61,500	Lawn Cemetery Staff Costs	(5,072)	56,428	58,100	59,800	61,500
230,500	230,500	Lawn Cemetery Operations	(795)	229,705	232,400	234,900	239,300
220,500	220,500	Lawn Cemetery Surrounds Maintenance	(58,441)	162,059	165,200	168,400	172,400
56,000	56,000	Depreciation	4,100	60,100	61,000	61,900	63,200
0	0	Budget Efficiency Dividend	(41,670)	(41,670)	(42,300)	(42,900)	(43,800)
23,500	23,500	NCP Charges	400	23,900	24,300	24,700	25,200
75,171	75,171	ABC Charges	56,911	132,082	135,458	139,039	142,894
		Other Cemeteries					
76,700	76,700	Other Cemeteries	156,230	232,930	238,800	244,900	251,300
0	0	Budget Efficiency Dividend	(21,656)	(21,656)	(22,000)	(22,300)	(22,700)
1,211,061	1,211,061	Total Operating Expenditure	8,341	1,219,402	1,245,285	1,271,873	1,303,436
101,839	101,839	Operating Result - Surplus/(Deficit)	37,659	139,498	161,115	176,627	188,564
157,839	157,839	Operating Cash Result - Surplus/(Deficit)	41,759	199,598	222,115	238,527	251,764
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		21,900	23,600	25,500	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		177,698	198,515	213,027	251,764

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Fleet

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
436,800	436,800	Fabrication Shop	(61,900)	374,900	388,000	399,600	411,600
0	0		9,868,320	9,868,320	10,016,300	10,166,500	10,369,800
349,500	349,500	Sign Shop	11,200	360,700	373,300	384,500	396,000
9,570,800	9,570,800	Plant Hire & Other Revenue	(9,243,800)	327,000	338,500	348,600	359,000
10,357,100	10,357,100	Total Operating Revenue	573,820	10,930,920	11,116,100	11,299,200	11,536,400
		Operating Expenditure					
		Fabrication Shop					
358,500	358,500	Fabrication Shop	(160,494)	198,006	202,400	206,900	212,000
		Sign Shop					
250,100	250,100	Sign Shop	31,644	281,744	288,500	295,500	303,100
		Fleet Management					
606,400	606,400	Fleet Management Staff Costs	(21,289)	585,111	602,500	620,500	639,100
0	0	Fleet Management Operations	0	0	0	0	0
107,800	107,800	Net Losses from Disposal of Assets	0	107,800	107,800	107,800	107,800
		Plant Running Costs					
5,540,780	5,540,780	Plant Running Costs	1,189,853	6,730,633	6,860,157	6,994,228	7,157,701
0	0	Interest on Loans	0	0	0	0	0
		Workshop					
344,600	344,600	Workshop Operating Costs	93,500	438,100	445,200	452,300	461,700
(1,259,780)	(1,259,780)	Reallocation to Plant Items	(76,503)	(1,336,283)	(1,364,257)	(1,394,428)	(1,429,101)
		Depreciation					
1,532,100	1,532,100	Depreciation	(394,300)	1,137,800	1,557,300	1,558,400	1,559,900
		ABC Charges					
587,280	587,280	ABC Charges	13,992	601,272	614,857	628,828	644,701
8,067,780	8,067,780	Total Operating Expenditure	676,403	8,744,183	9,314,457	9,470,028	9,656,901
2,289,320	2,289,320	Operating Result - Surplus/(Deficit)	(102,583)	2,186,737	1,801,643	1,829,172	1,879,499
3,929,220	3,929,220	Operating Cash Result - Surplus/(Deficit)	(496,883)	3,432,337	3,466,743	3,495,372	3,547,199
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		486,400	349,500	576,000	659,300
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		9,375,233	4,866,779	10,363,128	13,031,701
		Capital Expenditure		2,356,400	2,575,100	3,061,700	5,557,600
		Loan Repayments		0	0	0	0
		Transfer to Reserves		10,681,720	5,352,150	11,091,100	11,388,100
		Program Cash Result - Surplus/(Deficit)		255,850	755,771	281,700	292,500

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Parks & Reserves

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
11,300	11,300	Oakes Oval	400	11,700	12,100	12,500	12,900
5,000	5,000	Crozier Oval	200	5,200	5,400	5,600	5,800
136,000	136,000	Other Sports Fields	4,700	140,700	145,600	149,900	154,300
28,300	28,300	Parks & Reserves	900	29,200	30,200	31,100	32,000
0	0	Grants	0	0	0	0	0
180,600	180,600	Total Operating Revenue	6,200	186,800	193,300	199,100	205,000
		Operating Expenditure					
		Sports Fields					
25,600	25,600	Oakes Oval	(4,069)	21,531	22,000	22,500	23,200
25,600	25,600	Baxter Oval	8,633	34,233	35,100	35,900	37,000
20,500	20,500	Cozier Oval	(867)	19,633	20,100	20,600	21,100
63,800	63,800	Other Sports Fields	(39,495)	24,305	24,700	25,100	25,700
		Parks & Reserves					
207,600	207,600	Parks & Reserves Management	7,357	214,957	221,100	227,400	234,000
5,600	5,600	Interest on Loans	(1,100)	4,500	3,300	2,100	800
12,300	12,300	Quadrangle	(5,100)	7,200	7,300	7,400	7,500
0	0	Lismore Lake	0	0	0	0	0
4,949,601	4,780,501	Other Parks & Reserves	355,774	5,305,375	5,427,200	5,551,700	5,692,800
0	169,100	Noxious Weeds Contribution	175,500	175,500	179,000	182,600	186,300
10,000	10,000	Sharps Disposal	200	10,200	10,400	10,600	10,800
0	0	Budget Efficiency Dividend	(524,130)	(524,130)	(532,000)	(540,000)	(550,800)
		Depreciation					
2,271,500	2,271,500	Depreciation	931,000	3,202,500	3,236,900	3,283,800	3,347,300
		ABC Charges					
808,075	808,075	ABC Charges	359,852	1,167,927	1,196,183	1,225,560	1,258,016
8,400,176	8,400,176	Total Operating Expenditure	1,263,555	9,663,731	9,851,283	10,055,260	10,293,716
(8,219,576)	(8,219,576)	Operating Result - Surplus/(Deficit)	(1,257,355)	(9,476,931)	(9,657,983)	(9,856,160)	(10,088,716)
(5,948,076)	(5,948,076)	Operating Cash Result - Surplus/(Deficit)	(326,355)	(6,274,431)	(6,421,083)	(6,572,360)	(6,741,416)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		1,063,800	1,263,800	1,353,800	1,383,000
		Loan Repayments		54,600	55,700	56,900	50,500
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(7,392,831)	(7,740,583)	(7,983,060)	(8,174,916)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Roadside Maintenance

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		Roadside Maintenance					
204,400	204,400	Roadside Maintenance - Urban	46,600	251,000	241,000	246,200	252,100
327,100	327,100	Roadside Maintenance - Rural - Sealed	40,300	367,400	375,100	383,000	392,000
82,000	82,000	Roadside Maintenance - Rural - Unsealed	9,600	91,600	93,800	96,000	98,300
0	0	Budget Efficiency Dividend	(66,011)	(66,011)	(67,000)	(68,000)	(69,400)
613,500	613,500	Total Operating Expenditure	30,489	643,989	642,900	657,200	673,000
(613,500)	(613,500)	Operating Result - Surplus/(Deficit)	(30,489)	(643,989)	(642,900)	(657,200)	(673,000)
(613,500)	(613,500)	Operating Cash Result - Surplus/(Deficit)	(30,489)	(643,989)	(642,900)	(657,200)	(673,000)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(643,989)	(642,900)	(657,200)	(673,000)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Flood Recovery

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Flood Recovery Portfolio Management					
		Flood Recovery Portfolio Management	3,989,000	3,989,000	4,108,700	4,232,000	4,359,000
0	0	Flood Recovery Water					
		Program Management	338,500	338,500	348,700	0	0
0	0	Flood Recovery Resilience					
		Flood Recovery Resilience	17,143,123	17,143,123	7,117,596	0	0
0	0	Total Operating Revenue	21,470,623	21,470,623	11,574,996	4,232,000	4,359,000
		Operating Expenditure					
0	0	Flood Recovery Portfolio Management					
		Flood Recovery Portfolio Management	3,989,000	3,989,000	4,108,700	4,232,000	4,359,000
0	0	Flood Recovery Water					
		Program Management	338,500	338,500	348,700	0	0
0	0	Flood Recovery Resilience					
		Flood Recovery Resilience	17,143,123	17,143,123	7,117,596	0	0
0	0	Total Operating Expenditure	21,470,623	21,470,623	11,574,996	4,232,000	4,359,000
0	0	Operating Result - Surplus/(Deficit)	0	0	0	0	0
0	0	Operating Cash Result - Surplus/(Deficit)	0	0	0	0	0
		Capital Movements					
		Capital Grants and Contributions		212,229,143	177,121,894	67,418,607	16,839,853
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		212,229,144	177,121,894	67,418,607	16,839,853
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(1)	0	0	0

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Bridges

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		Bridge Maintenance					
44,200	44,200	Bridge Management Staff Costs	24,357	68,557	70,500	72,500	74,500
508,900	508,900	Bridge Maintenance	54,778	563,678	577,400	591,500	606,900
0	0	Budget Efficiency Dividend	(58,781)	(58,781)	(59,700)	(60,600)	(61,800)
165,000	165,000	Interest on Loans	(34,000)	131,000	96,200	61,500	28,300
1,449,900	0	Depreciation	(1,449,900)	0	0	0	0
163,193	163,193	ABC Charges	92,009	255,202	261,422	267,892	275,014
		Depreciation					
0	240,000	Bridges - Urban Sealed	253,600	253,600	257,400	261,300	266,500
0	1,050,000	Bridges - Rural Sealed	1,160,500	1,160,500	1,177,900	1,195,600	1,219,500
0	270,000	Bridges - Rural Unsealed	264,700	264,700	268,700	272,700	278,200
2,331,193	2,441,293	Total Operating Expenditure	307,263	2,638,456	2,649,822	2,662,392	2,687,114
(2,331,193)	(2,441,293)	Operating Result - Surplus/(Deficit)	(307,263)	(2,638,456)	(2,649,822)	(2,662,392)	(2,687,114)
(881,293)	(881,293)	Operating Cash Result - Surplus/(Deficit)	(78,363)	(959,656)	(945,822)	(932,792)	(922,914)
		Capital Movements					
		Capital Grants and Contributions		3,231,900	1,579,200	1,602,900	1,623,900
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		3,650,900	1,581,400	1,607,300	1,640,900
		Loan Repayments		598,000	601,900	688,300	293,700
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(1,976,656)	(1,549,922)	(1,625,492)	(1,233,614)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Quarry

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
6,722,500	6,722,500	Blakebrook Quarry	235,300	6,957,800	7,201,300	7,417,300	7,639,800
520,000	520,000	Asphalt Plant	18,200	538,200	557,100	573,800	591,000
5,500	5,500	Other Quarries	(5,500)	0	0	0	0
7,248,000	7,248,000	Total Operating Revenue	248,000	7,496,000	7,758,400	7,991,100	8,230,800
		Operating Expenditure					
		Blakebrook Quarry					
490,000	490,000	Quarry Management & Admin Staff Costs	66,386	556,386	572,600	589,300	606,600
125,700	125,700	Quarry Management & Admin Operations	3,600	129,300	132,800	136,600	140,700
839,400	839,400	Cost of Sales	31,500	870,900	890,400	910,200	932,800
3,588,500	3,588,500	Production Costs	63,000	3,651,500	3,706,100	3,763,300	3,839,700
29,700	29,700	Site Maintenance	3,400	33,100	30,500	30,900	31,500
427,800	427,800	Compliance	(199,300)	228,500	232,000	235,500	240,200
19,500	19,500	Precoat Costs	600	20,100	20,700	21,300	21,900
7,100	7,100	Interest on Loans	(1,900)	5,200	3,100	900	0
0	0	Interest on Remediation (non-cash)	0	0	0	0	0
21,300	21,300	Depreciation	64,600	85,900	92,200	93,400	95,100
18,700	18,700	NCP Charges	300	19,000	19,300	19,600	20,000
394,682	394,682	ABC Charges	780,942	1,175,624	1,207,209	1,240,085	1,275,136
		Asphalt Plant					
243,100	243,100	Asphalt Plant	3,600	246,700	250,400	254,100	259,200
132,400	132,400	Depreciation	(81,700)	50,700	51,400	52,100	53,100
15,633	15,633	ABC Charges	13,343	28,976	29,600	30,240	30,980
		Other Quarries					
25,900	25,900	Other Quarries Operations	800	26,700	27,500	28,300	29,100
0	0	Depreciation	118,200	118,200	120,000	121,800	124,200
6,379,415	6,379,415	Total Operating Expenditure	867,371	7,246,786	7,385,810	7,527,624	7,700,216
868,585	868,585	Operating Result - Surplus/(Deficit)	(619,371)	249,214	372,590	463,476	530,584
1,022,285	1,022,285	Operating Cash Result - Surplus/(Deficit)	(518,271)	504,014	636,190	730,776	802,984
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		160,000	160,000	160,000	160,000
		Loan Repayments		28,800	30,900	25,100	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		315,214	445,290	545,676	642,984

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Roads

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
2,048,800	2,048,800	State Road Maintenance	(1,367,300)	681,500	691,700	702,100	716,100
0	0	State Road Ordered Works	1,398,100	1,398,100	1,419,100	1,440,400	1,469,200
1,911,300	1,911,300	Regional Roads	(108,800)	1,802,500	1,844,200	1,886,900	1,930,700
39,000	289,000	Urban Roads	74,200	113,200	116,400	119,600	122,800
3,786,200	3,854,300	Rural Sealed Roads	(1,586,990)	2,199,210	2,386,930	2,511,048	2,512,448
0	0	Rural Unsealed Roads	20,800	20,800	21,300	21,800	22,300
187,200	187,200	Street Lighting	6,600	193,800	200,600	206,600	212,800
7,972,500	8,290,600	Total Operating Revenue	(1,563,390)	6,409,110	6,680,230	6,888,448	6,986,348
		Operating Expenditure					
		Roads Management					
290,000	290,000	Works Depot	8,500	298,500	305,100	311,800	319,800
5,100	5,100	Roads Management Operations	100	5,200	5,300	5,400	5,500
0	0	Budget Efficiency Dividend	(802,930)	(802,930)	(815,000)	(827,200)	(843,700)
		Urban Road Maintenance					
2,634,700	2,634,700	Urban Roads	431,975	3,066,675	3,140,800	3,216,500	3,300,500
69,900	69,900	Interest on Loans	(12,500)	57,400	43,600	31,200	17,600
1,046,700	1,046,700	Net Losses from Disposal of Assets	0	1,046,700	1,046,700	1,046,700	1,046,700
12,012,200	10,300,000	Depreciation	(1,652,200)	10,360,000	10,515,400	10,673,100	10,886,600
0	0	ABC Charges	904,207	904,207	926,921	950,518	976,245
		Sealed Rural Roads Maintenance					
2,502,000	2,502,000	Sealed Rural Roads	822,092	3,324,092	3,399,500	3,476,800	3,564,400
297,800	297,800	Net Losses from Disposal of Assets	0	297,800	297,800	297,800	297,800
4,500,000	1,750,000	Depreciation	(2,516,600)	1,983,400	2,013,200	2,043,400	2,084,300
583,498	583,498	ABC Charges	608,142	1,191,640	1,221,212	1,252,183	1,286,004
0	0	Roads Rural	0	0	0	0	0
		Regional Roads Maintenance					
1,303,000	1,303,000	Regional Roads	19,689	1,322,689	1,351,329	1,382,622	1,414,149
0	2,650,000	Depreciation	2,693,600	2,693,600	2,734,000	2,775,000	2,830,500
806,439	806,439	ABC Charges	(595,206)	211,233	216,692	222,360	228,489
		Unsealed Rural Roads Maintenance					
990,700	990,700	Unsealed Rural Roads	426,670	1,417,370	1,448,100	1,479,600	1,515,900
0	384,000	Depreciation	426,500	426,500	432,900	439,400	448,200
0	0	ABC Charges	223,900	223,900	229,700	235,782	242,325
		Carpark Maintenance					
266,500	266,500	Carpark Maintenance	6,100	272,600	278,800	285,100	292,400
		State Road Maintenance Contract					
566,400	566,400	Routine Services	8,500	574,900	584,500	594,100	606,500
0	0	ABC Charges	98,365	98,365	100,705	103,163	105,882
1,197,900	1,197,900	Ordered Works	18,000	1,215,900	1,234,500	1,253,300	1,278,500
0	0	ABC Charges	130,121	130,121	133,268	136,563	140,189
		Roads Private Works					
7,900	7,900	Private Works	100	8,000	8,100	8,200	8,300
		Footpaths & Cycleways					
234,100	234,100	Footpath Maintenance	5,900	240,000	245,400	250,900	257,100
567,300	667,000	Depreciation	123,200	690,500	703,400	713,800	727,800
1,090,180	1,090,180	ABC Charges	(929,748)	160,432	164,230	168,233	172,682
		Bus Shelters					
11,900	11,900	Bus Shelter Maintenance	(200)	11,700	11,900	12,100	12,300
0	0	Depreciation	21,800	21,800	22,100	22,400	22,800

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Roads (continued)

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Expenditure (continued)					
		Street Lighting					
230,000	230,000	Street Light Use of Service (SLUOS)	3,500	233,500	237,000	240,600	245,400
298,800	298,800	Street Lighting Electricity	14,900	313,700	329,400	345,900	363,200
0	0	LED Upgrade	0	0	0	0	0
31,513,017	30,184,517	Total Operating Expenditure	486,478	31,999,495	32,566,557	33,147,325	33,854,365
(23,540,517)	(21,893,917)	Operating Result - Surplus/(Deficit)	(2,049,868)	(25,590,385)	(25,886,327)	(26,258,877)	(26,868,017)
(5,116,517)	(4,798,417)	Operating Cash Result - Surplus/(Deficit)	(2,953,568)	(8,070,085)	(8,120,827)	(8,247,277)	(8,523,317)
		Capital Movements					
		Capital Grants and Contributions		2,635,708	620,000	5,120,000	5,120,000
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		2,172,626	296,000	3,962,262	556,100
		Capital Expenditure		9,555,011	8,872,512	17,578,910	15,694,448
		Loan Repayments		280,700	260,200	239,100	235,600
		Transfer to Reserves		2,076,033	1,827,929	0	0
		Program Cash Result - Surplus/(Deficit)		(15,173,495)	(18,165,468)	(16,983,025)	(18,777,265)

Directorate: Chief Operating Office
Reporting Group: City Services and Delivery & Sustainability
Program: Urban Stormwater Drainage

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
403,100	403,100	Stormwater Management Service Charge	2,000	405,100	407,100	409,100	411,100
403,100	403,100	Total Operating Revenue	2,000	405,100	407,100	409,100	411,100
		Operating Expenditure					
		Stormwater Management Service					
409,200	409,200	Urban Stormwater Management Operations	61,555	470,755	481,200	491,800	503,900
0	0	Maintenance and Monitoring - Wilsons	0	0	0	0	0
0	0	Maintenance and Monitoring - Tucki	0	0	0	0	0
0	0	Education and Training	0	0	0	0	0
10,000	10,000	Community Education	0	10,000	10,000	10,000	10,000
0	0	Staff Training	0	0	0	0	0
39,600	39,600	Conduits & Pits Asset Management	0	39,600	39,600	39,600	39,600
30,800	30,800	Conduits & Pits Survey and design (internal)	0	30,800	30,800	30,800	30,800
40,000	40,000	Conduits & Pits Administration and management	0	40,000	40,000	40,000	40,000
13,200	13,200	Treatment Asset Management	0	13,200	13,200	13,200	13,200
30,800	30,800	Treatment Survey and design (internal)	0	30,800	30,800	30,800	30,800
20,000	20,000	Treatment Administration and management	0	20,000	20,000	20,000	20,000
10,000	10,000	Treatment Monitoring	0	10,000	10,000	10,000	10,000
600,000	600,000	Conduits & Pits CCTV & Rectification Works	(400,000)	200,000	200,000	200,000	0
100,000	100,000	Reactive Maintenance	2,000	102,000	100,000	102,000	0
46,200	46,200	Routine Treatment System Maintenance	0	46,200	46,200	46,200	46,200
0	0	Preparation of an updated USMP	100,000	100,000	0	0	0
8,200	8,200	Interest on Loans	(1,500)	6,700	5,200	3,600	1,800
0	0	Budget Efficiency Dividend	(43,768)	(43,768)	(44,400)	(45,100)	(46,000)
722,000	900,000	Depreciation	222,800	944,800	959,000	973,400	992,900
2,080,000	2,258,000	Total Operating Expenditure	(58,913)	2,021,087	1,941,600	1,966,300	1,693,200
(1,676,900)	(1,854,900)	Operating Result - Surplus/(Deficit)	60,913	(1,615,987)	(1,534,500)	(1,557,200)	(1,282,100)
(954,900)	(954,900)	Operating Cash Result - Surplus/(Deficit)	283,713	(671,187)	(575,500)	(583,800)	(289,200)
		Capital Movements					
		Capital Grants and Contributions		80,000	80,000	80,000	80,000
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		1,033,900	976,500	637,500	523,000
		Capital Expenditure		1,044,400	1,111,000	793,000	1,003,600
		Loan Repayments		23,200	24,700	26,300	28,000
		Transfer to Reserves		405,100	407,100	409,100	411,100
		Program Cash Result - Surplus/(Deficit)		(1,029,987)	(1,061,800)	(1,094,700)	(1,128,900)

Directorate: Chief Operating Office
Reporting Group: Waste, Airport & Quarry
Program: Northern Rivers Waste Collection

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Domestic Waste Revenue					
7,246,990	7,246,990	Domestic Annual Charge - Urban	237,283	7,484,273	6,826,500	7,031,300	7,242,200
2,782,895	2,782,895	Domestic Annual Charge - Rural	158,296	2,941,191	2,675,141	2,755,400	2,838,100
(184,500)	(184,500)	Abandonments - Pensioner	(40,500)	(225,000)	(225,000)	(225,000)	(225,000)
(1,200)	(1,200)	Abandonments - Other	(300)	(1,500)	(1,500)	(1,500)	(1,500)
92,900	92,900	Pensioner Subsidy	8,100	101,000	104,500	107,600	110,800
29,600	29,600	Interest	15,400	45,000	46,600	48,000	49,400
		Non Domestic Waste Revenue					
779,410	779,410	Waste Non Domestic Collection Rateable	19,830	799,240	717,685	739,200	761,400
244,400	244,400	Waste Non Domestic Collection Account	55,600	300,000	310,500	319,800	329,400
16,100	16,100	Waste Non Domestic Public Events	8,900	25,000	25,900	26,700	27,500
11,006,595	11,006,595	Total Operating Revenue	462,609	11,469,204	10,480,326	10,801,500	11,132,300
		Operating Expenditure					
		Domestic Waste Collection					
368,200	368,200	Collection-Domestic-General: Management	(300,984)	67,216	69,200	71,300	73,500
23,700	23,700	Collection-Domestic-General: Sundry	6,000	29,700	30,100	30,500	31,100
191,705	191,705	Collection-Domestic-Rural: Organics	17,673	209,378	212,900	216,500	221,100
456,183	456,183	Collection-Domestic-Rural: Recyclables	(7,361)	448,822	456,600	464,500	474,600
1,033,636	1,033,636	Collection-Domestic-Rural: Waste	190,474	1,224,110	1,244,600	1,265,400	1,292,100
2,883,223	2,883,223	Collection-Domestic-Urban: Organic	259,546	3,142,769	3,194,500	3,247,200	3,315,400
855,617	855,617	Collection-Domestic-Urban: Recyclables	(33,625)	821,992	836,300	850,800	869,300
1,904,049	1,904,049	Collection-Domestic-Urban: Waste	56,845	1,960,894	1,993,900	2,027,600	2,070,900
529,021	529,021	ABC Charges	456,956	985,977	1,011,410	1,038,316	1,067,249
		Non Domestic Waste Collection					
41,300	41,300	Collection-Non Domestic-Account: Organics	900	42,200	43,100	44,000	45,000
73,400	73,400	Collection-Non Domestic-Account: Recyclables	(6,500)	66,900	68,400	70,000	71,800
237,500	237,500	Collection-Non Domestic-Account: Waste	4,300	241,800	246,300	250,800	256,400
148,200	148,200	Collection-Non Domestic-General: Management	(126,949)	21,251	21,900	22,600	23,300
79,200	79,200	Collection-Non Domestic-General: Sundry	(45,700)	33,500	34,000	34,500	35,200
297,266	297,266	Collection-Non Domestic-Ratable: Organics	(281,422)	15,844	16,200	16,600	17,100
74,033	74,033	Collection-Non Domestic-Ratable: Recyclables	(3,081)	70,952	72,800	74,700	76,700
284,104	284,104	Collection-Non Domestic-Ratable: Waste	112,930	397,034	405,000	413,100	422,700
0	0	Budget Efficiency Dividend	(82,698)	(82,698)	(83,900)	(85,200)	(86,900)
128,013	128,013	ABC Charges	62,082	190,095	194,940	200,141	205,725
9,608,350	9,608,350	Total Operating Expenditure	279,386	9,887,736	10,068,250	10,253,357	10,482,273
1,398,245	1,398,245	Operating Result - Surplus/(Deficit)	183,223	1,581,468	412,076	548,143	650,027
1,398,245	1,398,245	Operating Cash Result - Surplus/(Deficit)	183,223	1,581,468	412,076	548,143	650,027
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		10,221,058	9,349,510	9,212,116	9,415,249
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		10,344,964	9,426,241	9,715,800	10,014,000
		Program Cash Result - Surplus/(Deficit)		1,457,562	335,345	44,459	51,275

Directorate: Chief Operating Office
Reporting Group: Waste, Airport & Quarry
Program: Northern Rivers Waste Disposal

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Waste Disposal Lismore					
700,000	700,000	CDS Collection	140,000	840,000	869,400	895,500	922,400
400,000	400,000	CDS Handling Fee	14,000	414,000	428,500	441,400	454,600
25,000	25,000	Fees & Charges Other	15,000	40,000	41,400	42,600	43,900
0	0	Internal Charge Income Waste Tip Vouchers	373,500	373,500	379,100	384,800	392,500
0	0	Internal Charge Income Waste Recyclables	727,900	727,900	738,800	749,900	764,900
2,903,195	2,903,195	Internal Charge Income Waste	(330,995)	2,572,200	2,610,800	2,650,000	2,703,000
3,066,821	3,066,821	Internal Charge Income Waste Organic	(336,121)	2,730,700	2,771,700	2,813,300	2,869,600
265,800	265,800	Kerbside Refunds	(265,800)	0	0	0	0
0	0	Other Revenue	8,000	8,000	8,300	8,500	8,800
60,000	60,000	Paper Commons	(60,000)	0	0	0	0
15,100	15,100	Rentals & Hire	500	15,600	16,100	16,600	17,100
325,000	325,000	Sales Waste Metal	11,400	336,400	348,200	358,600	369,400
70,000	70,000	Sales Waste Aluminium	(30,000)	40,000	41,400	42,600	43,900
60,000	60,000	Sales Waste Cardboard	(20,000)	40,000	41,400	42,600	43,900
0	0	Sales Waste Compost	0	0	0	0	0
0	0	Sales Waste Glass & Sand	0	0	0	0	0
60,000	60,000	Sales Waste Plastic	(50,000)	10,000	10,400	10,700	11,000
5,700	5,700	Sales Waste Recycling	200	5,900	6,100	6,300	6,500
240,000	240,000	Sales Waste Revolve Centre	8,400	248,400	257,100	264,800	272,700
3,400,000	3,400,000	Weighbridge Fees	400,000	3,800,000	3,933,000	4,051,000	4,172,500
70,000	70,000	Weighbridge Fees Green Waste In	(70,000)	0	0	0	0
		Waste Disposal Nimbin					
56,000	56,000	Nimbin Transfer Station Charge	5,180	61,180	63,000	64,900	66,800
7,100	7,100	Sales Waste Recycling	900	8,000	8,300	8,500	8,800
70,600	70,600	Transfer Station Fees	9,400	80,000	82,800	85,300	87,900
11,800,316	11,800,316	Total Operating Revenue	551,464	12,351,780	12,655,800	12,937,900	13,260,200
		Operating Expenditure					
		Waste Disposal Lismore					
40,000	40,000	Illegal Dumping	1,906	41,906	42,500	43,100	43,900
41,700	41,700	Public Waste Bins	(9,324)	32,376	33,000	33,600	34,300
734,500	734,500	Transfer Station Working Costs	237,264	971,764	995,600	1,020,100	1,046,900
89,000	89,000	Waste Disposal Maintenance	1,300	90,300	91,600	92,900	94,700
596,800	596,800	Waste Disposal Management	(64,895)	531,905	546,200	560,900	576,600
204,900	204,900	Waste Disposal Management Compliance	88,306	293,206	216,900	221,600	227,100
10,300	10,300	Waste Disposal MRF Cost of Sales	(10,300)	0	0	0	0
890,100	890,100	Waste Disposal MRF Production	(890,100)	0	0	0	0
5,364,900	5,364,900	Waste Disposal Operations	(106,839)	5,258,061	2,577,600	2,620,800	2,676,200
3,000	3,000	Waste Disposal Organics Compliance	0	3,000	3,000	3,000	3,100
1,369,000	1,369,000	Waste Disposal Organics Green Waste Mulching	20,500	1,389,500	1,410,300	1,431,400	1,460,100
1,000	1,000	Waste Disposal Organics Maintenance	0	1,000	1,000	1,000	1,000
1,161,900	1,161,900	Waste Disposal Resource Recovery	691,921	1,853,821	1,892,800	1,932,600	1,979,100
2,500	2,500	Waste Disposal Chemical Shed Maintenance	(2,000)	500	500	500	500
0	0	Waste Disposal RRF Compliance Testing	0	0	0	0	0
5,000	5,000	Waste Disposal Organics Compliance Testing	100	5,100	5,200	5,300	5,400
20,900	20,900	Waste Disposal Management Compliance	800	21,700	22,000	22,300	22,700
0	0	Budget Efficiency Dividend - Wyrallah Disposal	(975,673)	(975,673)	(990,300)	(1,005,200)	(1,025,300)
0	0	Budget Efficiency Dividend - Nimbin Disposal	(18,236)	(18,236)	(18,500)	(18,800)	(19,200)
814,232	814,232	ABC Charges	1,039,569	1,853,801	1,901,761	1,951,293	2,004,900
39,700	39,700	Depreciation Building	57,200	96,900	98,400	99,900	101,900
33,800	33,800	Depreciation Other Structures	7,300	41,100	41,700	42,300	43,100
572,300	572,300	Depreciation Land Improvements	(408,600)	163,700	166,200	168,700	172,100
321,300	321,300	Depreciation Plant & Equipment	(11,200)	310,100	310,100	310,100	310,100
0	0	Depreciation Tip Assets	92,600	92,600	94,000	95,400	97,300
63,800	63,800	NCP Charges	1,000	64,800	65,800	66,800	68,100
109,000	109,000	Interest Pd Loans	(14,000)	95,000	190,800	281,300	266,200

Directorate: Chief Operating Office
Reporting Group: Waste, Airport & Quarry
Program: Northern Rivers Waste Disposal (continued)

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Expenditure (continued)					
		Waste Disposal Nimbin					
205,200	205,200	Waste Disposal Management Nimbin	(9,059)	196,141	200,100	204,200	209,000
17,587	17,587	ABC Charges	16,201	33,788	34,590	35,413	36,333
12,712,419	12,712,419	Total Operating Expenditure	(264,260)	12,448,159	9,932,851	10,220,506	10,436,133
(912,103)	(912,103)	Operating Result - Surplus/(Deficit)	815,724	(96,379)	2,722,949	2,717,394	2,824,067
54,997	54,997	Operating Cash Result - Surplus/(Deficit)	553,024	608,021	3,433,349	3,433,794	3,548,567
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	4,000,000	0	0
		Transfer from Reserves		2,599,601	2,111,741	0	0
		Capital Expenditure		2,742,953	6,411,741	1,013,629	283,499
		Loan Repayments		363,200	431,100	503,800	354,100
		Transfer to Reserves		0	1,553,014	1,786,800	1,833,700
		Program Cash Result - Surplus/(Deficit)		101,469	1,149,235	129,565	1,077,268

Directorate: Chief Operating Office
Reporting Group: Waste, Airport & Quarry
Program: Waste Minimisation

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
		Waste Minimisation & Farming					
0	0	Waste Minimisation Charge	0	0	1,275,948	1,314,200	1,353,600
17,500	17,500	Lease Farmland	600	18,100	18,700	19,300	19,900
17,500	17,500	Total Operating Revenue	600	18,100	1,294,648	1,333,500	1,373,500
		Operating Expenditure					
		Waste Minimisation & Farming					
95,700	95,700	Waste Minimisation Education	56,174	151,874	155,200	159,100	163,200
11,800	11,800	Farming Operations	200	12,000	12,200	12,400	12,600
147,000	147,000	Drop Off Centres	19,100	166,100	169,300	172,500	176,400
17,900	17,900	Public Place Recycling	100	18,000	18,300	18,600	19,000
442,000	442,000	Waste Minimisation Tip Vouchers	(68,500)	373,500	379,100	384,800	392,500
35,800	35,800	Waste Minimisation Education Staff Costs	(10,700)	25,100	25,800	26,500	27,200
0	0	Resource Recovery Community Waste Grants	15,000	15,000	15,000	15,000	15,000
0	0	Reusable Sanitary Items Rebate Program	10,000	10,000	10,000	10,000	10,000
137,429	137,429	ABC Charges	61,752	199,181	203,863	209,103	214,800
887,629	887,629	Total Operating Expenditure	83,126	970,755	988,763	1,008,003	1,030,700
(870,129)	(870,129)	Operating Result - Surplus/(Deficit)	(82,526)	(952,655)	305,885	325,497	342,800
(870,129)	(870,129)	Operating Cash Result - Surplus/(Deficit)	(82,526)	(952,655)	305,885	325,497	342,800
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		958,755	976,563	995,603	1,018,100
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	1,275,948	1,314,200	1,353,600
		Program Cash Result - Surplus/(Deficit)		6,100	6,500	6,900	7,300

Directorate: Chief Operating Office
Reporting Group: Water & Wastewater
Program: Lismore Wastewater

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
14,384,700	14,384,700	Annual Charge	875,200	15,259,900	15,717,700	16,189,200	16,674,800
295,500	295,500	Trade Waste	10,300	305,800	316,500	326,000	335,800
548,500	548,500	Internal Plant Hire	8,200	556,700	565,100	573,600	585,100
55,100	55,100	Interest Charges - Wastewater	1,900	57,000	59,000	60,800	62,600
1,876,000	1,876,000	Interest - Operating Funds	65,700	1,941,700	2,009,700	2,070,000	2,132,100
125,700	125,700	Pensioner Rebate Subsidy	(9,100)	116,600	120,100	123,700	127,400
236,600	236,600	Other Income	8,300	244,900	253,400	261,000	268,800
17,522,100	17,522,100	Total Operating Revenue	960,500	18,482,600	19,041,500	19,604,300	20,186,600
		Operating Expenditure					
		Expenses					
162,500	162,500	Management Administration	155,351	317,851	325,600	333,700	342,500
30,600	30,600	Dividends General Fund	500	31,100	31,600	32,100	32,700
1,502,900	1,502,900	Governance Charges	127,400	1,630,300	1,673,500	1,718,100	1,906,800
1,072,898	1,072,898	ABC Charges	500,510	1,573,408	1,610,777	1,649,863	1,693,226
643,600	643,600	Management Engineering & Support	(218,012)	425,588	817,200	839,800	863,900
116,600	116,600	Plant Running Costs	2,300	118,900	121,200	123,600	126,600
398,600	398,600	Sewer Mains Operations	46,600	445,200	456,100	467,200	479,400
392,000	392,000	Sewer Mains Maintenance	62,957	454,957	463,800	472,800	483,500
168,500	168,500	Sewer Pump Station Operations	5,000	173,500	177,200	181,000	185,300
192,600	192,600	Sewer Pump Station Energy	37,400	230,000	241,500	253,600	266,300
674,500	794,500	Sewer Pump Station Maintenance	193,476	867,976	883,800	899,900	919,800
574,300	574,300	Sewer Treatment Operations	173,000	747,300	763,600	780,000	798,800
397,400	397,400	Sewer Treatment Chemicals	34,700	432,100	438,700	445,300	454,200
460,000	460,000	Sewer Treatment Energy	58,800	518,800	544,800	572,000	600,700
97,900	97,900	Sewer Treatment Effluent Mgmt	2,900	100,800	103,800	106,900	110,100
156,800	156,800	Sewer Treatment Biosolids Mgmt	133,000	289,800	294,200	298,600	304,500
602,000	602,000	Sewer Treatment Maintenance	348,657	950,657	968,600	987,400	1,010,200
528,800	628,800	Sewer Other Operations	128,855	657,655	673,200	689,400	707,300
226,000	226,000	Sewer Other Maintenance	18,500	244,500	250,100	255,800	262,200
18,500	180,000	Depreciation Plant & Equipment	158,000	176,500	176,500	176,500	176,500
6,000,000	5,600,000	Depreciation System Assets	(172,900)	5,827,100	5,914,500	6,003,200	6,123,300
32,000	80,000	Depreciation Other	50,100	82,100	83,300	84,500	86,200
588,800	588,800	Interest Expense	(55,800)	533,000	473,100	411,400	346,800
627,300	627,300	Sewer Gain or Loss on Sale of Assets	9,400	636,700	646,300	656,000	669,100
15,665,098	15,694,598	Total Operating Expenditure	1,800,694	17,465,792	18,132,977	18,438,663	18,949,926
1,857,002	1,827,502	Operating Result - Surplus/(Deficit)	(840,194)	1,016,808	908,523	1,165,637	1,236,674
8,534,802	8,314,802	Operating Cash Result - Surplus/(Deficit)	(795,594)	7,739,208	7,729,123	8,085,837	8,291,774
		Capital Movements					
		Capital Grants and Contributions		929,100	929,100	929,100	929,100
		Asset Sales		9,100	18,200	4,500	1,800
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		6,583,600	6,163,700	6,231,800	6,215,300
		Loan Repayments		1,402,600	1,461,900	1,524,000	1,489,100
		Transfer to Reserves		691,208	1,050,823	1,263,637	1,518,274
		Program Cash Result - Surplus/(Deficit)		0	0	0	0

Directorate: Chief Operating Office
Reporting Group: Water & Wastewater
Program: Lismore Water

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
6,379,000	6,379,000	Annual Charges	438,118	6,817,118	7,157,900	7,515,800	7,891,600
(231,400)	(231,400)	Abandonments	11,400	(220,000)	(220,000)	(220,000)	(220,000)
11,188,000	11,188,000	Consumption Charges	559,400	11,747,400	12,334,800	12,951,500	13,599,100
407,900	407,900	Internal Plant Hire Fees	6,100	414,000	420,200	426,500	435,000
86,200	86,200	Interest - Water	3,000	89,200	92,300	95,100	98,000
450,000	450,000	Interest - Operating Funds	25,000	475,000	491,600	506,300	521,500
132,400	132,400	Pensioner Rebate Subsidy	(11,400)	121,000	121,000	121,000	121,000
0	132,390	Other Operations	0	0	0	0	0
216,600	216,600	Other Income	(8,700)	207,900	215,200	221,800	228,600
18,628,700	18,761,090	Total Operating Revenue	1,022,918	19,651,618	20,613,000	21,618,000	22,674,800
		Operating Expenditure					
283,300	283,300	Water Management Administration	6,100	289,400	295,500	301,800	309,100
19,900	19,900	Dividends General Fund	300	20,200	20,500	20,800	21,200
1,812,300	1,812,300	Governance Charges	(182,000)	1,630,300	1,673,500	1,718,100	1,906,800
1,009,296	1,009,296	ABC Charges	341,076	1,350,372	1,382,685	1,416,475	1,453,868
819,800	1,069,800	Water Management Eng & Support	28,657	848,457	1,018,700	1,046,200	1,075,500
235,200	235,200	Plant Running Costs	4,400	239,600	244,100	248,700	254,600
8,400	8,400	Water Dams & Weirs Operations	10,000	18,400	8,400	8,400	8,400
500	500	Water Dams & Weirs Maintenance	0	500	500	500	500
130,200	130,200	Water Mains Operations	6,500	136,700	139,800	143,400	146,700
755,600	755,600	Water Mains Maintenance	120,310	875,910	888,100	905,700	927,100
10,600	10,600	Water Reservoirs Operations	200	10,800	11,000	11,200	11,400
75,600	75,600	Water Reservoirs Maintenance	5,632	81,232	82,700	84,200	85,900
1,400	1,400	Water Pump Station Operations	0	1,400	1,400	1,400	1,400
93,800	93,800	Water Pump Station Energy	4,700	98,500	103,400	108,600	114,000
38,500	38,500	Water Pump Station Maintenance	25,335	63,835	65,000	66,100	67,400
42,700	42,700	Water Treatment Operations	86,000	128,700	246,000	178,300	182,000
9,400	9,400	Water Treatment Chemical	100	9,500	9,600	9,700	9,900
49,300	49,300	Water Treatment Maintenance	24,132	73,432	74,800	76,200	78,100
26,700	159,090	Water Other Operations	105,400	132,100	129,000	130,900	133,400
675,600	675,600	Water Other Operations Services	175,895	851,495	869,300	887,400	908,300
159,300	159,300	Water Other Maintenance	94,384	253,684	227,100	233,100	239,600
6,873,500	6,873,500	Water Purchase of Water	204,000	7,077,500	7,572,900	8,103,000	8,670,200
3,855,100	3,400,000	Depreciation System Assets	(407,200)	3,447,900	3,499,600	3,552,100	3,623,100
14,000	81,000	Depreciation Plant & Equipment	66,300	80,300	80,300	80,300	80,300
59,700	36,000	Depreciation Other	(23,600)	36,100	36,600	37,100	37,800
376,100	376,100	Water Interest Expense	(43,100)	333,000	286,900	238,600	184,400
1,359,100	1,359,100	Gain or Loss of Sale of Assets	(182,600)	1,176,500	1,194,100	1,212,000	1,236,200
18,794,896	18,765,486	Total Operating Expenditure	470,921	19,265,817	20,161,485	20,820,275	21,767,168
(166,196)	(4,396)	Operating Result - Surplus/(Deficit)	551,997	385,801	451,515	797,725	907,632
5,121,704	4,871,704	Operating Cash Result - Surplus/(Deficit)	4,897	5,126,601	5,262,115	5,679,225	5,885,032
		Capital Movements					
		Capital Grants and Contributions		229,700	1,645,967	445,981	252,100
		Asset Sales		9,100	9,100	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		137,899	0	0	0
		Capital Expenditure		4,656,400	5,866,767	4,687,481	4,555,700
		Loan Repayments		846,900	892,700	949,100	1,028,500
		Transfer to Reserves		0	157,715	488,625	552,932
		Program Cash Result - Surplus/(Deficit)		0	0	0	0

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates

Directorate: General Manager

Budget Summary



Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
10,912,500 0	10,912,500 0	General Manager's Office Mayor and Councillors	(6,068,223) 0	4,844,277 0	724,100 0	745,800 0	768,200 0
10,912,500	10,912,500	Total Operating Revenue	(6,068,223)	4,844,277	724,100	745,800	768,200
		Operating Expenditure					
7,700,680 976,673	7,710,680 976,673	General Manager's Office Mayor and Councillors	(5,796,186) 36,408	1,904,494 1,013,081	(2,296,010) 1,036,780	(2,357,167) 1,061,277	(2,704,361) 1,091,160
8,677,353	8,687,353	Total Operating Expenditure	(5,759,778)	2,917,575	(1,259,230)	(1,295,890)	(1,613,201)
2,235,147	2,225,147	Operating Result - Surplus/(Deficit)	(308,445)	1,926,702	1,983,330	2,041,690	2,381,401
2,235,147	2,225,147	Operating Cash Result - Surplus/(Deficit)	(308,445)	1,926,702	1,983,330	2,041,690	2,381,401
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		1,926,702	1,983,330	2,041,690	2,381,401

Directorate: General Manager
Program: General Manager's Office & Support Services

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
10,230,000	10,230,000	Capacity, Capability & Recovery Roadmap	(6,088,723)	4,141,277	0	0	0
682,500	682,500	RTRL Contribution to Executive Council	20,500	703,000	724,100	745,800	768,200
10,912,500	10,912,500	Total Operating Revenue	(6,068,223)	4,844,277	724,100	745,800	768,200
		Operating Expenditure					
		General Manager's Office					
530,700	530,700	General Manager's Office Staff Costs	97,894	628,594	646,900	665,700	685,300
7,500	7,500	General Manager's Office Operations	103,100	110,600	112,200	113,900	116,100
120,200	120,200	Print Services Expenses	1,800	122,000	123,800	125,600	128,100
9,300	9,300	Australasian LG Performance Excellence Program	100	9,400	9,500	9,600	9,800
0	10,000	General Manager Performance Review	10,000	10,000	10,200	10,400	10,600
192,880	192,880	ABC Charges	14,910	207,790	212,790	218,033	223,939
(50,400)	(50,400)	Dividends - Water & Sewer Funds	(800)	(51,200)	(52,000)	(52,800)	(53,900)
(3,315,200)	(3,315,200)	Governance Charges	54,600	(3,260,600)	(3,347,000)	(3,436,200)	(3,813,600)
(106,000)	(106,000)	NCP Charges	(1,700)	(107,700)	(109,400)	(111,100)	(113,300)
		Capacity, Capability & Recovery Roadmap					
10,230,000	10,230,000	Capacity, Capability & Recovery Roadmap	(6,088,723)	4,141,277	0	0	0
		Support Services					
81,700	81,700	General Manager Support Costs	12,633	94,333	97,000	99,700	102,600
7,700,680	7,710,680	Total Operating Expenditure	(5,796,186)	1,904,494	(2,296,010)	(2,357,167)	(2,704,361)
3,211,820	3,201,820	Operating Result - Surplus/(Deficit)	(272,037)	2,939,783	3,020,110	3,102,967	3,472,561
3,211,820	3,201,820	Operating Cash Result - Surplus/(Deficit)	(272,037)	2,939,783	3,020,110	3,102,967	3,472,561
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		2,939,783	3,020,110	3,102,967	3,472,561

Directorate: General Manager
Program: Mayor and Councillors

Original Budget 2024/2025	Revised Budget 31-Dec-24	Description	Movement 2025/2026	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028	Budget 2028/2029
		Operating Revenue					
0	0	Total Operating Revenue	0	0	0	0	0
		Operating Expenditure					
		Mayor and Councillor Expenses					
73,900	73,900	Mayoral Expenses	2,200	76,100	78,400	80,700	83,100
393,450	393,450	Councillor Expenses	12,250	405,700	416,800	428,200	442,900
44,300	44,300	Councillor Facilities	600	44,900	45,500	46,200	47,200
4,700	4,700	Civic Receptions	100	4,800	4,900	5,000	5,100
111,500	111,500	Council Memberships	1,700	113,200	114,900	116,700	119,000
76,300	76,300	Elected Officials Costs	29,674	105,974	108,700	111,500	114,500
15,000	15,000	Mayoral SCU Scholarships	0	15,000	15,000	15,000	15,000
(10,000)	(10,000)	Contr Op Mayoral SCU Scholarship	0	(10,000)	(10,000)	(10,000)	(10,000)
267,523	267,523	ABC Charges	(10,116)	257,407	262,580	267,977	274,360
976,673	976,673	Total Operating Expenditure	36,408	1,013,081	1,036,780	1,061,277	1,091,160
(976,673)	(976,673)	Operating Result - Surplus/(Deficit)	(36,408)	(1,013,081)	(1,036,780)	(1,061,277)	(1,091,160)
(976,673)	(976,673)	Operating Cash Result - Surplus/(Deficit)	(36,408)	(1,013,081)	(1,036,780)	(1,061,277)	(1,091,160)
		Capital Movements					
		Capital Grants and Contributions		0	0	0	0
		Asset Sales		0	0	0	0
		Loan Borrowings		0	0	0	0
		Transfer from Reserves		0	0	0	0
		Capital Expenditure		0	0	0	0
		Loan Repayments		0	0	0	0
		Transfer to Reserves		0	0	0	0
		Program Cash Result - Surplus/(Deficit)		(1,013,081)	(1,036,780)	(1,061,277)	(1,091,160)

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates
Capital Expenditure 2025/2026 - 2028/2029

	Budget	Budget	Budget	Budget
Capital Works Program	2025/2026	2026/2027	2027/2028	2028/2029
Chief Financial Office				
Finance				
Investments in Associates - Richmond Tweed Regional Library	-9,300	-9,600	-9,900	-10,200
Total Finance	-9,300	-9,600	-9,900	-10,200
Total Chief Financial Office	-9,300	-9,600	-9,900	-10,200
Chief Operating Office				
Buildings & CBD				
Building Renewals - to be allocated	510,000	450,000	200,000	1,100,000
Goonellabah Community Centre Carpark Reseal and Linemarking	100,000	0	0	0
Goonellabah Admin Centre - Customer Service Upgrade	100,000	0	0	0
Goonellabah Admin Centre - External Window Screens	0	0	50,000	0
GSAC - Replace Roof Flashing & Whirly Birds	40,000	0	0	0
Brunswick St Depot - Internal Road Reseal	0	0	200,000	0
Nimbin Public Toilets Upgrade	0	0	300,000	0
Wyrallah Rd Depot - Lower Yard New Building	0	350,000	0	0
Total Buildings & CBD	750,000	800,000	750,000	1,100,000
Fleet				
Plant Purchases	2,356,400	2,575,100	3,061,700	5,557,600
Total Fleet	2,356,400	2,575,100	3,061,700	5,557,600
Parks & Reserves				
Sun Protection Strategy	28,000	28,000	28,000	28,000
Capital Renewal - to be allocated	600,000	800,000	920,000	1,355,000
Tamarind Park - Dunoon Upgrade	305,800	0	0	0
Wilson's Walking Track - Section 1	100,000	0	0	0
Village Sign Replacement Section 1	30,000	0	0	0
Wanda Drive Park - Lismore Upgrade	0	305,800	0	0
Wilson's Walking Track - Section 2	0	100,000	0	0
Village Sign Replacement Section 2	0	30,000	0	0
Wilson's Walking Track - Section 3	0	0	100,000	0
Windsor Court Park - Goonellabah Upgrade	0	0	305,800	0
Total Parks & Reserves	1,063,800	1,263,800	1,353,800	1,383,000
Flood Recovery				
Flood Recovery - Buildings				
Lismore City Hall	8,000,000	0	0	0
Laurie Allen Centre	400,000	0	0	0
Lismore Regional Airport	3,162,597	0	0	0
Buildings Project Management	407,200	0	0	0
Total Flood Recovery Buildings	11,969,797	0	0	0
Flood Recovery - Transport				
Roads - Regional - Natural Disaster Works*	16,776,897	3,504,643	1,712,841	1,931,925
Roads - Rural - Sealed - Natural Disaster Works*	89,912,583	81,667,575	26,900,115	4,020,652
Roads - Rural - Unsealed - Natural Disaster Works*	54,940,484	47,777,633	29,227,719	9,386,676
Roads - Urban - Natural Disaster Works*	2,939,088	1,898,781	0	0
Bridges - Rural - Sealed - Natural Disaster Works*	112,009	0	0	0
Bridges - Rural - Unsealed - Natural Disaster Works*	5,686,687	203,535	0	0
Program Management*	1,373,300	1,414,500	1,456,900	1,500,600
Total Flood Recovery Transport	171,741,048	136,466,667	59,297,575	16,839,853

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates
Capital Expenditure 2025/2026 - 2028/2029

	Budget	Budget	Budget	Budget
Capital Works Program	2025/2026	2026/2027	2027/2028	2028/2029
Capital Expenditure (continued)				
<i>Flood Recovery - Waste</i>				
Ongoing Program Management inc Contingency*	1,851,898	235,724	0	0
W1 Leachate Pump & Monitoring System Refurbishment*	95,808	0	0	0
W2 Leachate Treatment (Leachate Management)*	957,068	0	0	0
W3 Cell 2B Reinstatement (Leachate Liner and Interim Capping Damages)*	2,218,532	0	0	0
BP-0071 Betterment of LRRC Landfill (Cell 6) (BETTERMENT FUNDED) Program Management	596,000	0	0	0
Total Flood Recovery Waste	5,719,306	235,724	0	0
<i>Flood Recovery - Sewer</i>				
East Lismore Sewage Treatment Plant*	17,496,772	17,496,772	3,888,172	0
South Lismore Sewage Treatment Plant*	1,341,374	7,601,122	0	0
Sewer Pump Station Upgrades*	678,524	9,499,331	2,714,095	0
City View Drive Sewer Repair*	201,820	706,370	100,910	0
Sewer Pump Stations – Switchboard Raising*	222,178	1,259,010	0	0
East Lismore Lagoon Dewatering*	226,478	1,245,631	792,674	0
Remote Monitoring and Controls*	165,714	0	0	0
Pressure Sewer Systems*	146,450	0	0	0
Hydraulic Network Modelling*	358,321	0	0	0
Program Management*	1,217,730	1,203,000	424,000	0
Total Flood Recovery Sewer	22,055,361	39,011,236	7,919,851	0
<i>Flood Recovery - Water</i>				
Nimbin Weir*	150,000	0	0	0
Nimbin Water Treatment Plant*	402,362	1,408,267	201,181	0
Program Management	191,270	0	0	0
Total Flood Recovery Water	743,632	1,408,267	201,181	0
Total Flood Recovery	212,229,144	177,121,894	67,418,607	16,839,853
Bridges				
Fixing Country Bridges Program Fernside Bridge Fernside Road				
Robert White Bridge Wilson St Lismore Painting				
Bridge Renewals - to be allocated	1,555,900	1,581,400	1,607,300	1,640,900
Chelmsford Bridge	2,095,000	0	0	0
Total Bridges	3,650,900	1,581,400	1,607,300	1,640,900
Quarry				
Capital Renewals	160,000	160,000	160,000	160,000
Total Quarry	160,000	160,000	160,000	160,000
<u>Roads</u>				
Urban Roads				
Reseal Program	422,400	735,800	745,100	2,399,100
Magellan St - Keen St to Dawson St: median + pavement	0	800,000	0	0
Gordon Blaire Dr - roundabout + drainage	0	0	450,000	0
Dawson Street - Ballina Road - James St, 350m	0	0	0	800,000
Zadoc St, Lismore - Dawson St to Molesworth St, 430m	0	0	1,000,000	0
Keen St, Lismore - Zadoc St to Orion St	0	0	500,000	0
Molesworth St - Ballina Rd to Junction St Pavement Strengthen, 200m	0	0	0	400,000
Bridge Street Wyrallah	0	0	2,011,336	0
Winterton Pde - Pavement rehabilitation (500m)	700,000	0	0	0
Union St - Railway line to Elliott St (Norco roundabout)	0	0	0	450,000
Dedications	200,000	200,000	200,000	200,000
Total Urban Roads	1,322,400	1,735,800	4,906,436	4,249,100

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates
Capital Expenditure 2025/2026 - 2028/2029

	Budget	Budget	Budget	Budget
Capital Works Program	2025/2026	2026/2027	2027/2028	2028/2029
Capital Expenditure (continued)				
Sealed Rural Roads				
Rural Roads Reseal Program	915,300	1,594,300	1,614,300	0
Rural Roads Reseal Program (RTR)	0	438,111	0	0
Grant Funded Works	0	0	4,500,000	4,500,000
Rous Road widening 744 to Alphadale Rd 1.7km (RERRF, RTR, S7.11)	0	3,282,173	0	0
Rosehill Rd 1.1km less bridge approaches	2,210,475	0	0	0
Corndale Rd Swain Bridge south 1.7km	0	0	0	1,861,586
The Channon Rd - Currie Rd to Dunoon Rd SLRIP	2,519,636	0	0	0
Tregeagle Rd - CH 2.5 to 3.4 900m	0	0	0	1,000,000
Cawongla Rd & Rock Valley Rd pavement rehabilitation segments (3km)	0	0	0	1,682,300
Dedications	500,000	500,000	500,000	500,000
Total Sealed Rural Roads	6,145,411	5,814,584	6,614,300	9,543,886
Regional Roads				
Reseal Program	253,800	260,200	266,700	273,300
Wyrallah Road Arnett to Conte Streets	700,000	0	0	0
Coraki Rd & Wyrallah Ferry Rd - intersection upgrade	0	728,528	0	0
Dunoon Rd - Whian Whian Rd to East Rd, approx 975m	0	0	1,261,586	0
Dunoon Rd - The Channon Rd to Numulgi Creek Rd, approx 955m	0	0	1,300,000	0
Nimbin Rd CH 27100 - CH25750 (1.35km)*Partial EPAR	0	0	1,300,000	0
Nimbin Rd CH 23220 - CH22360 (840m)*Partial EPAR	0	0	800,000	0
Nimbin Rd CH 21090 - CH20280 (810m)*Partial EPAR	0	0	796,488	0
Nimbin Rd Pavement rehabilitation	0	0	0	1,294,762
Kyogle Rd - Pavement rehabilitation (500m)	800,000	0	0	0
Total Regional Roads	1,753,800	988,728	5,724,774	1,568,062
Bus Shelters				
Bus Shelters	35,900	35,900	35,900	35,900
Total Bus Shelters	35,900	35,900	35,900	35,900
Footpaths				
Footpath Construction Program	297,500	297,500	297,500	297,500
Total Footpaths	297,500	297,500	297,500	297,500
Total Roads Capital Expenditure	9,555,011	8,872,512	17,578,910	15,694,448
Urban Stormwater Drainage				
Urban Stormwater Drainage				
Capital Renewals to be allocated	214,000	236,000	259,000	751,000
Stormwater Management Services				
Trunk drainage upgrades as part of roadworks	50,000	50,000	50,000	50,000
Drain rehabilitation - Zadoc Street to bat cave	10,000	120,000	0	0
Stormwater treatment device rectification works	80,000	70,000	50,000	0
Lismore Workers golf course detention basin/s	35,400	0	0	0
Browns Creek naturalisation - catchment water quality/flooding improvements	500,000	555,000	334,000	0
Monaltrie Creek catchment stormwater treatment system	50,000	50,000	50,000	50,000
Newbridge St stormwater treatment system	85,000	0	0	0
New stormwater treatment systems (e.g., vegetated swales, GPTs, bioretention gardens)	20,000	30,000	50,000	0
Total Urban Stormwater Drainage	1,044,400	1,111,000	793,000	1,003,600

Lismore City Council Draft Budget by Program 2025/2026 including Forward Financial Estimates
Capital Expenditure 2025/2026 - 2028/2029

	Budget	Budget	Budget	Budget
Capital Works Program	2025/2026	2026/2027	2027/2028	2028/2029
Capital Expenditure (continued)				
Waste Disposal				
Landfill Development	751,967	0	0	0
Capping and Gas Management	395,852	5,980,840	0	0
Leachate and Stormwater Dam, Leachate Treatment	408,295	211,790	0	0
Resource Recovery and Circular Economy Redevelopment	988,548	219,111	0	0
Staff Offices and Auxillary Facilities	0	0	244,612	283,499
Waste Facility WiFi Connection Infrastructure	0	0	451,372	0
LRRC Landfill - Western Boundary Acquisition	198,291	0	0	0
LRRC Telemetry Upgrades	0	0	317,645	0
Total Waste Disposal	2,742,953	6,411,741	1,013,629	283,499
Lismore Wastewater				
Sewer Manhole Inspection and Renewal Program	0	0	0	0
Wastewater Sewerage Reticulation Relining Program	2,800,000	3,500,000	3,550,000	3,600,000
Depot Building Works	70,000	30,000	30,000	30,000
Sewer Pump Station Renewals - to be allocated	250,000	2,012,500	2,012,500	2,042,700
Sewer Treatment Plant Renewals - to be allocated	250,000	516,100	523,800	531,700
North Lismore Plateau	3,000,000	0	0	0
Sewer Plant Purchases	213,600	105,100	115,500	10,900
Total Lismore Wastewater	6,583,600	6,163,700	6,231,800	6,215,300
Lismore Water				
Water Mains - to be allocated	2,809,200	2,857,900	2,907,500	2,970,200
Zone Metering & Pressure Reduction	128,500	130,200	132,000	134,400
Water Meter Renewals	179,600	183,100	186,800	191,100
Water Pump Station Renewals	60,000	60,000	60,000	60,000
Water Reservoir Capital Renewals to be allocated	1,400,000	1,200,000	1,200,000	1,200,000
Water Plant Purchases	79,100	27,300	0	0
Total Lismore Water	4,656,400	4,458,500	4,486,300	4,555,700
Total Chief Operating Office	244,792,608	210,519,647	104,455,046	54,433,900
Total Capital Expenditure	244,783,308	210,510,047	104,445,146	54,423,700
<p>* All Natural Disaster works referenced in this document are high level estimates prepared by Council and are subject to change as each project completes the design, application and assessment process with the relevant government authorities.</p> <p>** Amount captured is for the extent of works being delivered under this program that are currently owned and operated by LCC.</p>				



Draft Long Term Financial Plan 2025/26 - 2034/35

Draft Long Term Financial Plan



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Introduction



Long Term Financial Plan

The Long-Term Financial Plan is a 10 year rolling plan that informs decision making and demonstrates how the objectives of the Community Strategic Plan and commitments of the 4-year Delivery Program and the annual Operational Plan will be resourced and delivered over the short, medium, and long term. The Long-Term Financial Plan is developed in conjunction with Asset Management Plans and a Workforce Management Plan to best coordinate our resources, assets, and people. It is reviewed and updated annually as part of the development of the Operational Plan.

The Long-Term Financial Plan includes:

- projected income and expenditure, balance sheet and cash flow statement
- the planning assumptions used to develop the Plan
- sensitivity analysis highlighting factors/ assumptions most likely to affect the Plan
- financial modelling for different scenarios
- methods of monitoring financial performance.

The Long-Term Financial Plan highlights our progress towards long-term financial sustainability, which is essentially Council's financial capacity to deliver acceptable, affordable, and ongoing services to its community. Importantly the Plan demonstrates how we are progressing in relation to key financial benchmarks including a positive operating result, maintenance and renewal of assets at required levels, sustainable debt levels and management of cash reserves.

Council's capacity to meet the key financial benchmarks in the short-term is limited given Council's current financial position.

Therefore Council's objective is to demonstrate that the following measures are achieved over the life of the plan.

Target	Comment
Cash Surplus	That all cash operations of Council are funded, and Council provides a surplus that is placed in reserves for future strategy.
Operating Surplus - before Capital Grants	Council is moving towards to a balanced budget over the longer term. This will include the funding of depreciation.
OLG Performance measures	Council is moving towards meeting or can demonstrate an improvement in the performance ratios as set by the Office of Local Government.
Business Operations	Council moves towards self-funding business units, (waste, sewer, water, quarry, crematorium, and workshop and to ensure true cost recovery is achieved.
Assets	Increase revenue funding for all Council's assets to ensure they are maintained over the longer term in an acceptable, agreed standard.
Economic Development	Council provides more funding for economic development.
Assets Remediation	Council provides adequate funding for the remediation of assets as and when they fall due, this may require revision of funding models and charges so whole of life cost recovery is achieved over the life of the asset.

LISMORE CITY COUNCIL

10 Year Financial Plan for the Years ending 30 June 2035

INCOME STATEMENT - CONSOLIDATED

Scenario: Preferred model

	Actuals 2023/24	Current Year 2024/25	Projected Years									
			2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Income from Continuing Operations												
Revenue:												
Rates & Annual Charges	62,025,000	66,791,495	69,953,902	72,127,574	74,434,800	76,817,900	79,280,300	81,824,500	84,453,100	86,986,700	89,595,900	92,283,200
User Charges & Fees	27,422,000	23,353,500	24,342,200	26,309,600	27,299,300	28,346,500	29,437,000	30,573,000	31,757,000	32,675,500	33,621,000	34,594,100
Other Revenues	5,614,000	7,269,100	7,455,800	7,716,900	7,948,300	8,186,900	8,432,300	8,685,400	8,946,100	9,214,300	9,490,600	9,775,100
Grants & Contributions provided for Operating Purposes	31,158,000	23,393,790	39,589,457	26,156,926	19,285,548	19,771,748	14,556,200	14,936,600	15,328,200	15,731,300	16,146,100	16,573,000
Grants & Contributions provided for Capital Purposes	103,580,000	122,198,990	220,559,551	181,822,694	76,681,507	26,163,153	9,388,300	9,454,500	9,522,100	9,591,500	9,670,900	7,958,700
Interest & Investment Revenue	7,752,000	5,104,883	5,072,771	5,408,700	5,547,700	5,711,300	5,879,600	6,052,700	6,231,100	6,414,600	6,603,600	6,801,700
Other Income:												
Net Gains from the Disposal of Assets	-	-	-	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of revaluation decrements on IPPE previously expensed	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of impairment losses on receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Gain	-	-	-	-	-	-	-	-	-	-	-	-
Total Income from Continuing Operations	237,551,000	248,111,758	366,973,681	319,542,394	211,197,155	164,997,501	146,973,700	151,526,700	156,237,600	160,613,900	165,128,100	167,985,800
Expenses from Continuing Operations												
Employee Benefits & On-Costs	44,911,000	42,326,449	50,996,025	50,957,750	51,805,500	53,325,600	50,464,750	51,987,300	53,575,000	55,191,550	56,876,400	58,593,150
Borrowing Costs	2,427,000	1,606,000	1,367,300	1,244,900	1,130,000	918,100	762,200	666,800	574,500	476,200	385,400	337,000
Materials & Contracts	53,790,000	53,341,688	61,190,925	45,561,575	39,582,222	40,758,149	41,571,887	42,861,673	44,210,346	45,547,402	46,012,519	46,952,461
Depreciation & Amortisation	31,943,000	34,801,100	36,181,900	37,106,100	37,620,400	38,318,800	39,031,000	39,757,400	40,498,200	41,253,900	42,024,500	42,810,500
Impairment of investments	-	-	-	-	-	-	-	-	-	-	-	-
Impairment of receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	3,687,000	3,486,068	4,306,047	5,974,800	6,160,000	6,356,500	6,560,000	6,768,500	6,984,600	7,208,600	7,440,500	7,681,000
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	5,258,000	3,438,700	3,265,500	3,292,700	3,320,300	3,357,600	3,395,700	3,434,600	3,474,200	3,514,600	3,555,900	3,598,000
Revaluation decrement/impairment of IPPE	-	-	-	-	-	-	-	-	-	-	-	-
Fair value decrement on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities	83,000	9,000	9,300	9,600	9,900	10,200	10,500	10,800	11,100	11,400	11,700	12,100
Total Expenses from Continuing Operations	142,099,000	139,009,005	157,316,997	144,147,425	139,628,322	143,044,949	141,796,037	145,487,073	149,327,946	153,203,652	156,306,919	159,984,211
Operating Result from Continuing Operations	95,452,000	109,102,753	209,656,684	175,394,969	71,568,833	21,952,552	5,177,663	6,039,627	6,909,654	7,410,248	8,821,181	8,001,589
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
Net Profit/(Loss) from Discontinued Operations	-	-	-	-	-	-	-	-	-	-	-	-
Net Operating Result for the Year	95,452,000	109,102,753	209,656,684	175,394,969	71,568,833	21,952,552	5,177,663	6,039,627	6,909,654	7,410,248	8,821,181	8,001,589
Net Operating Result before Grants and Contributions provided for Capital Purposes	(8,128,000)	(13,096,237)	(10,902,867)	(6,427,725)	(5,112,674)	(4,210,601)	(4,210,637)	(3,414,873)	(2,612,446)	(2,181,252)	(849,719)	42,889

LISMORE CITY COUNCIL

10 Year Financial Plan for the Years ending 30 June 2035

INCOME STATEMENT - GENERAL FUND

Scenario: Preferred model

	Actuals 2023/24	Current Year 2024/25	Projected Years									
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Income from Continuing Operations												
Revenue:												
Rates & Annual Charges	41,635,000	46,108,895	47,971,284	49,346,174	50,823,900	52,345,400	53,912,800	55,527,400	57,190,100	58,902,900	60,666,600	62,483,100
User Charges & Fees	15,319,000	10,702,200	11,115,800	12,463,400	12,805,700	13,168,900	13,542,100	13,926,000	14,321,200	14,727,600	15,145,600	15,575,800
Other Revenues	5,595,000	7,042,900	7,221,600	7,474,500	7,698,600	7,929,700	8,167,400	8,412,500	8,665,000	8,924,800	9,192,400	9,468,000
Grants & Contributions provided for Operating Purposes	31,152,000	23,245,800	39,234,857	25,791,626	19,268,448	19,754,148	14,538,100	14,918,000	15,309,100	15,711,700	16,126,000	16,552,300
Grants & Contributions provided for Capital Purposes	102,546,000	109,795,889	196,601,758	140,236,391	67,386,575	24,981,953	8,199,500	8,257,900	8,317,500	8,378,600	8,449,500	6,728,500
Interest & Investment Revenue	4,434,000	2,637,583	2,509,871	2,756,100	2,815,500	2,897,100	2,981,000	3,067,200	3,156,000	3,247,200	3,341,200	3,441,400
Other Income:												
Net Gains from the Disposal of Assets	-	-	-	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of revaluation decrements on IPPE previously expensed	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of impairment losses on receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Gain	-	-	-	-	-	-	-	-	-	-	-	-
Total Income from Continuing Operations	200,681,000	199,533,267	304,655,170	238,068,191	160,798,723	121,077,201	101,340,900	104,109,000	106,958,900	109,892,800	112,921,300	114,249,100
Expenses from Continuing Operations												
Employee Benefits & On-Costs	40,356,000	38,300,849	46,491,196	45,515,550	46,564,200	47,930,000	44,910,850	46,271,000	47,691,400	49,135,850	50,643,200	52,177,150
Borrowing Costs	1,410,000	641,100	501,300	484,900	480,000	386,900	332,600	304,100	277,900	250,300	225,100	213,100
Materials & Contracts	36,982,000	35,343,304	41,066,844	24,867,113	18,135,084	18,122,655	18,260,395	18,541,794	18,826,813	19,282,018	19,431,214	19,749,492
Depreciation & Amortisation	23,290,000	25,424,100	26,531,900	27,315,300	27,686,700	28,191,600	28,706,300	29,231,300	29,766,700	30,312,900	30,869,800	31,437,900
Impairment of investments	-	-	-	-	-	-	-	-	-	-	-	-
Impairment of receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	3,687,000	3,486,068	4,306,047	5,974,800	6,160,000	6,356,500	6,560,000	6,768,500	6,984,600	7,208,600	7,440,500	7,681,000
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	3,535,000	1,452,300	1,452,300	1,452,300	1,452,300	1,452,300	1,452,300	1,452,300	1,452,300	1,452,300	1,452,300	1,452,300
Revaluation decrement/impairment of IPPE	-	-	-	-	-	-	-	-	-	-	-	-
Fair value decrement on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Loss	83,000	9,000	9,300	9,600	9,900	10,200	10,500	10,800	11,100	11,400	11,700	12,100
Total Expenses from Continuing Operations	109,343,000	104,656,721	120,358,887	105,619,563	100,488,184	102,450,155	100,232,945	102,579,794	105,010,813	107,653,368	110,073,814	112,723,042
Operating Result from Continuing Operations	91,338,000	94,876,546	184,296,283	132,448,628	60,310,539	18,627,046	1,107,955	1,529,206	1,948,087	2,239,432	2,847,486	1,526,058
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
Net Profit/(Loss) from Discontinued Operations	-	-	-	-	-	-	-	-	-	-	-	-
Net Operating Result for the Year	91,338,000	94,876,546	184,296,283	132,448,628	60,310,539	18,627,046	1,107,955	1,529,206	1,948,087	2,239,432	2,847,486	1,526,058
Net Operating Result before Grants and Contributions provided for Capital Purposes	(11,208,000)	(14,919,343)	(12,305,475)	(7,787,763)	(7,076,036)	(6,354,907)	(7,091,545)	(6,728,694)	(6,369,413)	(6,139,168)	(5,602,014)	(5,202,442)

LISMORE CITY COUNCIL

10 Year Financial Plan for the Years ending 30 June 2035

INCOME STATEMENT - WATER FUND

Scenario: Preferred model

	Actuals 2023/24	Current Year 2024/25	Projected Years									
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Income from Continuing Operations												
Revenue:												
Rates & Annual Charges	5,865,000	6,254,100	6,691,218	7,031,200	7,388,300	7,763,300	8,157,100	8,570,500	9,004,600	9,277,600	9,558,900	9,848,600
User Charges & Fees	11,284,000	11,804,000	12,360,500	12,961,100	13,590,400	14,253,000	14,948,400	15,678,100	16,443,900	16,932,500	17,435,900	17,954,100
Other Revenues	3,000	-	-	-	-	-	-	-	-	-	-	-
Grants & Contributions provided for Operating Purposes	2,000	140,890	347,300	357,800	9,400	9,700	10,000	10,300	10,600	10,900	11,200	11,500
Grants & Contributions provided for Capital Purposes	282,000	1,565,020	973,332	1,645,967	445,981	252,100	259,700	267,500	275,500	283,800	292,300	301,100
Interest & Investment Revenue	929,000	536,200	564,200	583,900	601,400	619,500	638,000	657,100	676,800	697,100	718,000	739,500
Other Income:												
Net Gains from the Disposal of Assets	-	-	-	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of revaluation decrements on IPPE previously expensed	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of impairment losses on receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Gain	-	-	-	-	-	-	-	-	-	-	-	-
Total Income from Continuing Operations	18,365,000	20,300,210	20,936,550	22,579,967	22,035,481	22,897,600	24,013,200	25,183,500	26,411,400	27,201,900	28,016,300	28,854,800
Expenses from Continuing Operations												
Employee Benefits & On-Costs	1,974,000	1,698,400	1,936,445	2,418,700	2,130,000	2,192,300	2,256,400	2,322,100	2,389,700	2,459,500	2,531,600	2,605,600
Borrowing Costs	394,000	376,100	333,000	286,900	238,600	184,400	138,700	113,100	87,400	60,000	37,600	28,700
Materials & Contracts	10,782,000	11,788,986	12,567,172	12,966,285	13,541,675	14,383,768	14,987,867	15,778,423	16,618,181	17,124,252	17,348,078	17,725,339
Depreciation & Amortisation	3,190,000	3,517,000	3,564,300	3,616,500	3,669,500	3,741,200	3,814,500	3,889,200	3,965,400	4,043,100	4,122,300	4,203,100
Impairment of investments	-	-	-	-	-	-	-	-	-	-	-	-
Impairment of receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	1,390,000	1,359,100	1,176,500	1,194,100	1,212,000	1,236,200	1,260,900	1,286,100	1,311,800	1,338,000	1,364,800	1,392,100
Revaluation decrement/impairment of IPPE	-	-	-	-	-	-	-	-	-	-	-	-
Fair value decrement on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Loss	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses from Continuing Operations	17,730,000	18,739,586	19,577,417	20,482,485	20,791,775	21,737,868	22,458,367	23,388,923	24,372,481	25,024,852	25,404,378	25,954,839
Operating Result from Continuing Operations	635,000	1,560,624	1,359,133	2,097,482	1,243,706	1,159,732	1,554,833	1,794,577	2,038,919	2,177,048	2,611,922	2,899,961
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
Net Profit/(Loss) from Discontinued Operations	-	-	-	-	-	-	-	-	-	-	-	-
Net Operating Result for the Year	635,000	1,560,624	1,359,133	2,097,482	1,243,706	1,159,732	1,554,833	1,794,577	2,038,919	2,177,048	2,611,922	2,899,961
Net Operating Result before Grants and Contributions provided for Capital Purposes	353,000	(4,396)	385,801	451,515	797,725	907,632	1,295,133	1,527,077	1,763,419	1,893,248	2,319,622	2,598,861

LISMORE CITY COUNCIL

10 Year Financial Plan for the Years ending 30 June 2035

INCOME STATEMENT - SEWER FUND

Scenario: Preferred model

	Actuals 2023/24	Current Year 2024/25	Projected Years									
			2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Income from Continuing Operations												
Revenue:												
Rates & Annual Charges	14,525,000	14,428,500	15,291,400	15,750,200	16,222,600	16,709,200	17,210,400	17,726,600	18,258,400	18,806,200	19,370,400	19,951,500
User Charges & Fees	819,000	847,300	865,900	885,100	903,200	924,600	946,500	968,900	991,900	1,015,400	1,039,500	1,064,200
Other Revenues	16,000	226,200	234,200	242,400	249,700	257,200	264,900	272,900	281,100	289,500	298,200	307,100
Grants & Contributions provided for Operating Purposes	4,000	7,100	7,300	7,500	7,700	7,900	8,100	8,300	8,500	8,700	8,900	9,200
Grants & Contributions provided for Capital Purposes	752,000	10,838,081	22,984,461	39,940,336	8,848,951	929,100	929,100	929,100	929,100	929,100	929,100	929,100
Interest & Investment Revenue	2,389,000	1,931,100	1,998,700	2,068,700	2,130,800	2,194,700	2,260,600	2,328,400	2,398,300	2,470,300	2,544,400	2,620,800
Other Income:												
Net Gains from the Disposal of Assets	-	-	-	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of revaluation decrements on IPPE previously expensed	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of impairment losses on receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Gain	-	-	-	-	-	-	-	-	-	-	-	-
Total Income from Continuing Operations	18,505,000	28,278,281	41,381,961	58,894,236	28,362,951	21,022,700	21,619,600	22,234,200	22,867,300	23,519,200	24,190,500	24,881,900
Expenses from Continuing Operations												
Employee Benefits & On-Costs	2,581,000	2,327,200	2,568,384	3,023,500	3,111,300	3,203,300	3,297,500	3,394,200	3,493,900	3,596,200	3,701,600	3,810,400
Borrowing Costs	623,000	588,800	533,000	473,100	411,400	346,800	290,900	249,600	209,200	165,900	122,700	95,200
Materials & Contracts	6,026,000	6,209,398	7,556,908	7,728,177	7,905,463	8,251,726	8,323,625	8,541,456	8,765,352	9,141,132	9,233,228	9,477,630
Depreciation & Amortisation	5,463,000	5,860,000	6,085,700	6,174,300	6,264,200	6,386,000	6,510,200	6,636,900	6,766,100	6,897,900	7,032,400	7,169,500
Impairment of investments	-	-	-	-	-	-	-	-	-	-	-	-
Impairment of receivables	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	333,000	627,300	636,700	646,300	656,000	669,100	682,500	696,200	710,100	724,300	738,800	753,600
Revaluation decrement/impairment of IPPE	-	-	-	-	-	-	-	-	-	-	-	-
Fair value decrement on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities - Loss	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses from Continuing Operations	15,026,000	15,612,698	17,380,692	18,045,377	18,348,363	18,856,926	19,104,725	19,518,356	19,944,652	20,525,432	20,828,728	21,306,330
Operating Result from Continuing Operations	3,479,000	12,665,583	24,001,269	40,848,859	10,014,588	2,165,774	2,514,875	2,715,844	2,922,648	2,993,768	3,361,772	3,575,570
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
Net Profit/(Loss) from Discontinued Operations	-	-	-	-	-	-	-	-	-	-	-	-
Net Operating Result for the Year	3,479,000	12,665,583	24,001,269	40,848,859	10,014,588	2,165,774	2,514,875	2,715,844	2,922,648	2,993,768	3,361,772	3,575,570
Net Operating Result before Grants and Contributions provided for Capital Purposes	2,727,000	1,827,502	1,016,808	908,523	1,165,637	1,236,674	1,585,775	1,786,744	1,993,548	2,064,668	2,432,672	2,646,470

LISMORE CITY COUNCIL
10 Year Financial Plan for the Years ending 30 June 2035
BALANCE SHEET - CONSOLIDATED
Scenario: Preferred model

	Actuals 2023/24	Current Year 2024/25	2025/26	2026/27	2027/28	2028/29	Projected Years		2030/31	2031/32	2032/33	2033/34	2034/35
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
ASSETS													
Current Assets													
Cash & Cash Equivalents	113,596,000	50,565,730	34,662,979	21,929,680	19,962,850	24,728,070	31,326,994	42,279,890	53,136,774	61,617,107	72,018,471	84,347,342	
Investments	69,000,000	64,997,099	65,385,591	66,054,297	64,811,877	61,976,188	63,494,676	65,292,409	67,164,769	68,774,604	71,116,846	73,678,088	
Receivables	25,041,000	16,182,886	18,124,366	17,443,505	16,772,557	16,747,334	17,085,755	17,825,209	18,573,837	19,187,253	19,829,858	20,677,588	
Inventories	3,322,000	2,649,877	3,064,988	2,271,011	1,961,915	2,013,772	2,045,146	2,100,605	2,158,251	2,225,402	2,246,903	2,293,215	
Contract assets and contract cost assets	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	
Other	738,000	221,984	259,393	176,321	138,893	139,945	141,896	144,697	147,562	151,445	153,623	156,818	
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-	
Total Current Assets	235,586,000	158,506,576	145,386,316	131,763,815	127,537,092	129,494,309	137,983,467	151,531,809	165,070,192	175,844,809	189,254,702	205,042,051	
Non-Current Assets													
Investments	1,000,000	6,000,557	6,063,939	6,189,169	6,308,789	6,434,127	6,681,868	6,975,167	7,280,642	7,543,287	7,925,423	8,343,289	
Receivables	2,538,000	4,832,359	6,344,190	5,535,093	4,604,748	4,178,051	4,021,887	4,169,952	4,324,274	4,444,698	4,568,846	4,478,820	
Inventories	174,000	148,783	148,783	148,783	148,783	148,783	148,783	148,783	148,783	148,783	148,783	148,783	
Contract assets and contract cost assets	-	-	-	-	-	-	-	-	-	-	-	-	
Infrastructure, Property, Plant & Equipment	2,026,435,000	2,199,180,741	2,458,751,620	2,674,651,628	2,784,062,151	2,842,923,891	2,881,427,620	2,918,609,241	2,956,976,905	2,998,826,418	2,991,831,118	2,981,464,318	
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-	
Right of use assets	2,547,000	2,547,000	2,547,000	2,547,000	2,547,000	2,547,000	2,547,000	2,547,000	2,547,000	2,547,000	2,547,000	2,547,000	
Investments Accounted for using the equity method	1,316,000	1,298,000	1,279,400	1,260,200	1,240,400	1,220,000	1,199,000	1,177,400	1,155,200	1,132,400	1,109,000	1,084,800	
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	
Total Non-Current Assets	2,034,010,000	2,214,007,439	2,475,134,932	2,690,331,873	2,798,911,870	2,857,451,851	2,896,026,157	2,933,627,543	2,972,432,804	3,014,642,586	3,008,130,170	2,998,067,010	
TOTAL ASSETS	2,269,596,000	2,372,514,015	2,620,521,248	2,822,095,687	2,926,448,962	2,986,946,160	3,034,009,624	3,085,159,352	3,137,502,996	3,190,487,395	3,197,384,872	3,203,109,061	
LIABILITIES													
Current Liabilities													
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	
Payables	32,303,000	23,777,180	29,745,932	25,681,202	20,696,617	18,435,969	17,188,266	17,444,631	17,877,423	18,410,775	18,797,411	18,883,746	
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-	
Contract liabilities	87,753,000	41,075,237	23,583,662	8,301,401	4,332,751	2,236,805	1,136,880	1,158,795	1,181,330	1,204,515	1,228,775	1,164,040	
Lease liabilities	814,000	-	-	-	-	-	-	-	-	-	-	-	
Borrowings	4,932,000	4,856,900	2,354,600	4,739,000	3,864,100	2,803,200	2,460,400	2,552,800	2,649,400	2,334,600	2,299,000	-	
Employee benefit provisions	7,484,000	7,668,271	7,668,271	7,668,271	7,668,271	7,668,271	7,668,271	7,668,271	7,668,271	7,668,271	7,668,271	7,668,271	
Other provisions	64,000	340,281	340,281	340,281	340,281	340,281	340,281	340,281	340,281	340,281	340,281	340,281	
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-	
Total Current Liabilities	133,350,000	77,717,869	63,692,746	46,730,155	36,902,020	31,484,527	28,794,098	29,164,778	29,716,705	29,958,442	30,333,738	28,056,338	
Non-Current Liabilities													
Payables	-	-	-	-	-	-	-	-	-	-	-	-	
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-	
Contract liabilities	-	-	-	-	-	-	-	-	-	-	-	-	
Lease liabilities	1,846,000	2,660,000	2,660,000	2,660,000	2,660,000	2,660,000	2,660,000	2,660,000	2,660,000	2,660,000	2,660,000	2,660,000	
Borrowings	35,227,000	30,260,100	27,905,500	24,891,600	21,027,500	18,224,300	15,763,900	13,211,100	10,561,700	8,227,100	5,928,100	5,928,100	
Employee benefit provisions	675,000	490,729	490,729	490,729	490,729	490,729	490,729	490,729	490,729	490,729	490,729	490,729	
Other provisions	10,705,000	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-	
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-	
Total Non-Current Liabilities	48,453,000	43,839,548	41,484,948	38,471,048	34,606,948	31,803,748	29,343,348	26,790,548	24,141,148	21,806,548	19,507,548	19,507,548	
TOTAL LIABILITIES	181,803,000	121,557,417	105,177,694	85,201,203	71,508,968	63,288,274	58,137,446	55,955,326	53,857,853	51,764,990	49,841,286	47,563,886	
Net Assets	2,087,793,000	2,250,956,599	2,515,343,554	2,736,894,484	2,854,939,994	2,923,657,886	2,975,872,178	3,029,204,026	3,083,645,144	3,138,722,405	3,147,543,586	3,155,545,175	
EQUITY													
Retained Earnings	698,622,000	807,724,753	1,017,381,437	1,192,776,406	1,264,345,239	1,286,297,791	1,291,475,454	1,297,515,081	1,304,424,735	1,311,834,983	1,320,656,164	1,328,657,753	
Revaluation Reserves	1,389,171,000	1,443,231,846	1,497,962,117	1,544,118,078	1,590,594,755	1,637,360,095	1,684,396,724	1,731,688,945	1,779,220,409	1,826,887,422	1,826,887,422	1,826,887,422	
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-	
Council Equity Interest	2,087,793,000	2,250,956,599	2,515,343,554	2,736,894,484	2,854,939,994	2,923,657,886	2,975,872,178	3,029,204,026	3,083,645,144	3,138,722,405	3,147,543,586	3,155,545,175	
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-	
Total Equity	2,087,793,000	2,250,956,599	2,515,343,554	2,736,894,484	2,854,939,994	2,923,657,886	2,975,872,178	3,029,204,026	3,083,645,144	3,138,722,405	3,147,543,586	3,155,545,175	

Lismore City Council

Meeting held 13 May 2025 - 10.1 - Public Exhibition of the Draft Reimagine Lismore Community Strategic Plan 2025-2035, Draft Delivery Program 2025-2029, Draft Operational Plan 2025-2026, Draft Long Term Financial Plan and the Community Engagement Strategy 2025 including the Community Participation Plan

LISMORE CITY COUNCIL
10 Year Financial Plan for the Years ending 30 June 2035
BALANCE SHEET - GENERAL FUND
Scenario: Preferred model

	Actuals 2023/24	Current Year 2024/25	2025/26	2026/27	2027/28	2028/29	Projected Years		2031/32	2032/33	2033/34	2034/35
	\$	\$	\$	\$	\$	\$	2029/30	2030/31	\$	\$	\$	\$
ASSETS												
Current Assets												
Cash & Cash Equivalents	107,149,000	45,472,838	30,006,843	17,224,977	15,000,000	19,433,384	24,377,701	33,236,194	41,714,205	47,802,358	54,796,747	63,335,627
Investments	17,000,000	17,750,000	17,750,000	17,750,000	15,587,721	11,643,276	11,643,276	11,643,276	11,643,276	11,643,276	11,643,276	11,643,276
Receivables	18,600,000	10,446,020	12,072,674	11,116,301	10,157,372	9,829,989	9,851,984	10,260,104	10,661,733	11,038,453	11,437,191	12,033,844
Inventories	2,434,000	1,812,897	2,102,396	1,283,007	942,498	941,869	948,836	963,069	977,486	1,000,510	1,008,056	1,024,155
Contract assets and contract cost assets	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000	23,889,000
Other	738,000	221,984	259,393	176,321	138,893	139,945	141,896	144,697	147,562	151,445	153,623	156,818
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	169,810,000	99,592,739	86,080,306	71,439,605	65,715,483	65,877,464	70,852,693	80,136,340	89,033,261	95,525,042	102,927,894	112,082,720
Non-Current Assets												
Investments	1,000,000	250,000	250,000	250,000	219,545	163,990	163,990	163,990	163,990	163,990	163,990	163,990
Receivables	793,000	2,942,860	4,349,032	3,450,117	2,425,836	1,900,627	1,641,332	1,681,451	1,722,756	1,765,296	1,809,204	1,636,560
Inventories	174,000	148,783	148,783	148,783	148,783	148,783	148,783	148,783	148,783	148,783	148,783	148,783
Contract assets and contract cost assets	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure, Property, Plant & Equipment	1,510,826,000	1,657,449,711	1,879,597,536	2,043,526,183	2,133,165,120	2,180,420,593	2,207,627,038	2,233,656,553	2,260,760,425	2,290,742,361	2,286,034,061	2,278,049,461
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Right of use assets	2,529,000	2,529,000	2,529,000	2,529,000	2,529,000	2,529,000	2,529,000	2,529,000	2,529,000	2,529,000	2,529,000	2,529,000
Investments Accounted for using the equity method	1,316,000	1,298,000	1,279,400	1,260,200	1,240,400	1,220,000	1,199,000	1,177,400	1,155,200	1,132,400	1,109,000	1,084,800
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Current Assets	1,516,638,000	1,664,618,353	1,888,153,750	2,051,164,283	2,139,728,684	2,186,382,992	2,213,309,142	2,239,357,176	2,266,480,153	2,296,481,829	2,291,794,037	2,283,612,593
TOTAL ASSETS	1,686,448,000	1,764,211,092	1,974,234,056	2,122,603,888	2,205,444,167	2,252,260,456	2,284,161,835	2,319,493,516	2,355,513,414	2,392,006,871	2,394,721,931	2,395,695,313
LIABILITIES												
Current Liabilities												
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Payables	31,425,000	23,043,261	29,004,108	24,914,670	19,940,937	17,676,853	16,425,657	16,673,402	17,097,006	17,626,210	18,013,524	18,096,083
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Contract liabilities	86,353,000	41,075,237	23,583,662	8,301,401	4,332,751	2,236,805	1,136,880	1,158,795	1,181,330	1,204,515	1,228,775	1,164,040
Lease liabilities	806,000	-	-	-	-	-	-	-	-	-	-	-
Borrowings	2,902,000	2,607,400	-	2,265,900	1,346,500	896,000	641,500	667,900	695,800	544,000	570,500	-
Employee benefit provisions	6,796,000	6,979,691	6,979,691	6,979,691	6,979,691	6,979,691	6,979,691	6,979,691	6,979,691	6,979,691	6,979,691	6,979,691
Other provisions	64,000	340,281	340,281	340,281	340,281	340,281	340,281	340,281	340,281	340,281	340,281	340,281
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Liabilities	128,346,000	74,045,870	59,907,742	42,801,943	32,940,160	28,129,630	25,524,010	25,820,070	26,294,108	26,694,698	27,132,771	26,580,095
Non-Current Liabilities												
Payables	-	-	-	-	-	-	-	-	-	-	-	-
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Contract liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Lease liabilities	1,838,000	2,644,000	2,644,000	2,644,000	2,644,000	2,644,000	2,644,000	2,644,000	2,644,000	2,644,000	2,644,000	2,644,000
Borrowings	12,493,000	9,895,300	9,895,300	9,354,500	8,008,000	7,112,000	6,470,500	5,802,600	5,106,800	4,562,800	3,992,300	3,992,300
Employee benefit provisions	636,000	452,309	452,309	452,309	452,309	452,309	452,309	452,309	452,309	452,309	452,309	452,309
Other provisions	10,705,000	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719	10,428,719
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Current Liabilities	25,672,000	23,420,328	23,420,328	22,879,528	21,533,028	20,637,028	19,995,528	19,327,628	18,631,828	18,087,828	17,517,328	17,517,328
TOTAL LIABILITIES	154,018,000	97,466,198	83,328,069	65,681,471	54,473,188	48,766,658	45,519,537	45,147,697	44,925,936	44,782,525	44,650,099	44,097,423
Net Assets	1,532,430,000	1,666,744,894	1,890,905,986	2,056,922,418	2,150,970,979	2,203,493,798	2,238,642,298	2,274,345,819	2,310,587,478	2,347,224,346	2,350,071,832	2,351,597,890
EQUITY												
Retained Earnings	593,119,000	687,995,546	872,291,829	1,004,740,456	1,065,050,995	1,083,678,041	1,084,785,996	1,086,315,202	1,088,263,289	1,090,502,721	1,093,350,208	1,094,876,266
Revaluation Reserves	939,311,000	978,749,348	1,018,614,158	1,052,181,961	1,085,919,984	1,119,815,757	1,153,856,302	1,188,030,617	1,222,324,189	1,256,721,625	1,256,721,625	1,256,721,625
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Council Equity Interest	1,532,430,000	1,666,744,894	1,890,905,986	2,056,922,418	2,150,970,979	2,203,493,798	2,238,642,298	2,274,345,819	2,310,587,478	2,347,224,346	2,350,071,832	2,351,597,890
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-
Total Equity	1,532,430,000	1,666,744,894	1,890,905,986	2,056,922,418	2,150,970,979	2,203,493,798	2,238,642,298	2,274,345,819	2,310,587,478	2,347,224,346	2,350,071,832	2,351,597,890

Lismore City Council

Meeting held 13 May 2025 - 10.1 - Public Exhibition of the Draft Reimagine Lismore Community Strategic Plan 2025-2035, Draft Delivery Program 2025-2029, Draft Operational Plan 2025-2026, Draft Long Term Financial Plan and the Community Engagement Strategy 2025 including the Community Participation Plan

LISMORE CITY COUNCIL
10 Year Financial Plan for the Years ending 30 June 2035
BALANCE SHEET - WATER FUND
Scenario: Preferred model

	Actuals 2023/24	Current Year 2024/25	2025/26	2026/27	2027/28	2028/29	Projected Years					
	\$	\$	\$	\$	\$	\$	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
							\$	\$	\$	\$	\$	\$
ASSETS												
Current Assets												
Cash & Cash Equivalents	1,758,000	537,597	50,632	-	139,265	327,807	1,786,166	3,648,232	5,785,124	7,969,250	11,073,517	14,532,496
Investments	12,000,000	12,000,000	12,000,000	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135
Receivables	4,284,000	4,616,133	4,865,081	5,104,747	5,356,057	5,620,446	5,897,975	6,189,232	6,494,953	6,689,137	6,889,210	7,095,193
Inventories	332,000	371,006	395,496	408,056	426,164	452,665	471,677	496,556	522,984	538,910	545,954	557,827
Contract assets and contract cost assets	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	18,374,000	17,524,736	17,311,210	17,413,938	17,822,621	18,302,054	20,056,953	22,235,155	24,704,195	27,098,432	30,409,815	34,086,651
Non-Current Assets												
Investments	-	-	-	-	-	-	-	-	-	-	-	-
Receivables	1,558,000	1,468,076	1,548,531	1,624,948	1,705,086	1,789,386	1,877,877	1,970,748	2,068,232	2,130,116	2,193,877	2,259,522
Inventories	-	-	-	-	-	-	-	-	-	-	-	-
Contract assets and contract cost assets	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure, Property, Plant & Equipment	186,500,000	193,653,146	199,601,542	205,106,310	209,388,758	213,460,446	217,082,201	220,559,463	223,971,561	227,606,205	226,423,405	225,191,605
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Right of use assets	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Current Assets	188,076,000	195,139,222	201,168,073	206,749,258	211,111,845	215,267,832	218,978,078	222,548,211	226,057,793	229,754,321	228,635,282	227,469,128
TOTAL ASSETS	206,450,000	212,663,958	218,479,283	224,163,196	228,934,466	233,569,885	239,035,031	244,783,366	250,761,988	256,852,753	259,045,097	261,555,778
LIABILITIES												
Current Liabilities												
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Payables	162,000	373,215	378,043	399,474	399,670	410,470	424,329	439,823	456,129	464,901	474,623	485,444
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Contract liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Lease liabilities	8,000	-	-	-	-	-	-	-	-	-	-	-
Borrowings	744,000	846,900	892,700	949,100	1,028,500	611,900	583,000	608,600	635,500	429,300	400,100	-
Employee benefit provisions	344,000	344,055	344,055	344,055	344,055	344,055	344,055	344,055	344,055	344,055	344,055	344,055
Other provisions	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Liabilities	1,258,000	1,564,170	1,614,798	1,692,629	1,772,224	1,366,425	1,351,383	1,392,478	1,435,684	1,238,256	1,218,778	829,498
Non-Current Liabilities												
Payables	-	-	-	-	-	-	-	-	-	-	-	-
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Contract liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Lease liabilities	8,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
Borrowings	7,290,000	6,383,500	5,490,800	4,541,700	3,513,200	2,901,300	2,318,300	1,709,700	1,074,200	644,900	244,800	244,800
Employee benefit provisions	19,000	18,945	18,945	18,945	18,945	18,945	18,945	18,945	18,945	18,945	18,945	18,945
Other provisions	-	-	-	-	-	-	-	-	-	-	-	-
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Current Liabilities	7,317,000	6,418,445	5,525,745	4,576,645	3,548,145	2,936,245	2,353,245	1,744,645	1,109,145	679,845	279,745	279,745
TOTAL LIABILITIES	8,575,000	7,982,615	7,140,543	6,269,274	5,320,370	4,302,670	3,704,629	3,137,123	2,544,829	1,918,101	1,498,523	1,109,244
Net Assets	197,875,000	204,681,343	211,338,739	217,893,922	223,614,096	229,267,215	235,330,403	241,646,243	248,217,159	254,934,651	257,546,574	260,446,535
EQUITY												
Retained Earnings	37,103,000	38,663,624	40,022,756	42,120,239	43,363,945	44,523,676	46,078,509	47,873,086	49,912,005	52,089,053	54,700,976	57,600,937
Revaluation Reserves	160,772,000	166,017,719	171,315,983	175,773,684	180,250,151	184,743,539	189,251,894	193,773,156	198,305,154	202,845,598	202,845,598	202,845,598
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Council Equity Interest	197,875,000	204,681,343	211,338,739	217,893,922	223,614,096	229,267,215	235,330,403	241,646,243	248,217,159	254,934,651	257,546,574	260,446,535
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-
Total Equity	197,875,000	204,681,343	211,338,739	217,893,922	223,614,096	229,267,215	235,330,403	241,646,243	248,217,159	254,934,651	257,546,574	260,446,535

LISMORE CITY COUNCIL
10 Year Financial Plan for the Years ending 30 June 2035
BALANCE SHEET - SEWER FUND
Scenario: Preferred model

	Actuals 2023/24	Current Year 2024/25	2025/26	2026/27	2027/28	2028/29	Projected Years					
	\$	\$	\$	\$	\$	\$	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
							\$	\$	\$	\$	\$	\$
ASSETS												
Current Assets												
Cash & Cash Equivalents	4,689,000	4,555,295	4,605,503	4,704,703	4,823,585	4,966,879	5,163,127	5,395,464	5,637,446	5,845,499	6,148,208	6,479,220
Investments	40,000,000	35,247,099	35,635,591	36,403,162	37,323,021	38,431,777	39,950,265	41,747,997	43,620,357	45,230,192	47,572,435	50,133,676
Receivables	2,157,000	1,120,733	1,186,610	1,222,457	1,259,128	1,296,898	1,335,796	1,375,873	1,417,152	1,459,663	1,503,457	1,548,551
Inventories	556,000	465,974	567,096	579,949	593,253	619,237	624,633	640,980	657,782	685,981	692,893	711,233
Contract assets and contract cost assets	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	47,402,000	41,389,101	41,994,800	42,910,271	43,998,988	45,314,792	47,073,821	49,160,313	51,332,736	53,221,335	55,916,992	58,872,680
Non-Current Assets												
Investments	-	5,750,557	5,813,939	5,939,169	6,089,243	6,270,137	6,517,878	6,811,177	7,116,653	7,379,297	7,761,433	8,179,299
Receivables	187,000	421,424	446,627	460,028	473,825	488,038	502,677	517,754	533,287	549,287	565,766	582,738
Inventories	-	-	-	-	-	-	-	-	-	-	-	-
Contract assets and contract cost assets	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure, Property, Plant & Equipment	329,109,000	348,077,884	379,552,542	426,019,136	441,508,272	449,042,852	456,718,382	464,393,225	472,244,918	480,477,852	479,373,652	478,223,252
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Right of use assets	-	-	-	-	-	-	-	-	-	-	-	-
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Current Assets	329,296,000	354,249,865	385,813,109	432,418,332	448,071,341	455,801,027	463,738,937	471,722,157	479,894,857	488,406,436	487,700,851	486,985,290
TOTAL ASSETS	376,698,000	395,638,966	427,807,909	475,328,603	492,070,329	501,115,819	510,812,758	520,882,470	531,227,594	541,627,771	543,617,844	545,857,970
LIABILITIES												
Current Liabilities												
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Payables	716,000	360,704	363,781	367,058	356,010	348,646	338,280	331,405	324,287	319,663	309,263	302,219
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Contract liabilities	1,400,000	-	-	-	-	-	-	-	-	-	-	-
Lease liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	1,286,000	1,402,600	1,461,900	1,524,000	1,489,100	1,295,300	1,235,900	1,276,300	1,318,100	1,361,300	1,328,400	-
Employee benefit provisions	344,000	344,525	344,525	344,525	344,525	344,525	344,525	344,525	344,525	344,525	344,525	344,525
Other provisions	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Liabilities	3,746,000	2,107,829	2,170,207	2,235,584	2,189,636	1,988,472	1,918,706	1,952,231	1,986,913	2,025,489	1,982,189	646,745
Non-Current Liabilities												
Payables	-	-	-	-	-	-	-	-	-	-	-	-
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Contract liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Lease liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	15,444,000	13,981,300	12,519,400	10,995,400	9,506,300	8,211,000	6,975,100	5,698,800	4,380,700	3,019,400	1,691,000	1,691,000
Employee benefit provisions	20,000	19,475	19,475	19,475	19,475	19,475	19,475	19,475	19,475	19,475	19,475	19,475
Other provisions	-	-	-	-	-	-	-	-	-	-	-	-
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Current Liabilities	15,464,000	14,000,775	12,538,875	11,014,875	9,525,775	8,230,475	6,994,575	5,718,275	4,400,175	3,038,875	1,710,475	1,710,475
TOTAL LIABILITIES	19,210,000	16,108,604	14,709,081	13,250,458	11,715,410	10,218,946	8,913,280	7,670,505	6,387,087	5,064,363	3,692,663	2,357,219
Net Assets	357,488,000	379,530,362	413,098,828	462,078,145	480,354,919	490,896,872	501,899,478	513,211,965	524,840,506	536,563,408	539,925,180	543,500,750
EQUITY												
Retained Earnings	68,400,000	81,065,583	105,066,852	145,915,711	155,930,299	158,096,073	160,610,949	163,326,793	166,249,441	169,243,209	172,604,981	176,180,551
Revaluation Reserves	289,088,000	298,464,779	308,031,976	316,162,434	324,424,619	332,800,799	341,288,529	349,885,172	358,591,065	367,320,199	367,320,199	367,320,199
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Council Equity Interest	357,488,000	379,530,362	413,098,828	462,078,145	480,354,919	490,896,872	501,899,478	513,211,965	524,840,506	536,563,408	539,925,180	543,500,750
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-
Total Equity	357,488,000	379,530,362	413,098,828	462,078,145	480,354,919	490,896,872	501,899,478	513,211,965	524,840,506	536,563,408	539,925,180	543,500,750

Lismore City Council

Meeting held 13 May 2025 - 10.1 - Public Exhibition of the Draft Reimagine Lismore Community Strategic Plan 2025-2035, Draft Delivery Program 2025-2029, Draft Operational Plan 2025-2026, Draft Long Term Financial Plan and the Community Engagement Strategy 2025 including the Community Participation Plan

LISMORE CITY COUNCIL 10 Year Financial Plan for the Years ending 30 June 2035 CASH FLOW STATEMENT - CONSOLIDATED Scenario: Preferred model			Actuals 2023/24	Current Year 2024/25	2025/26	2026/27	2027/28	2028/29	Projected Years					2031/32	2032/33	2033/34	2034/35
			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash Flows from Operating Activities																	
Receipts:																	
Rates & Annual Charges	58,194,000	69,581,784	69,775,201	72,002,857	74,304,159	76,681,555	79,137,985	81,675,980	84,298,057	86,870,298	89,475,984	92,159,699					
User Charges & Fees	26,998,000	22,987,354	24,144,189	26,097,245	27,075,199	28,110,544	29,189,352	30,313,126	31,484,258	32,501,714	33,441,949	34,409,785					
Investment & Interest Revenue Received	7,117,000	6,198,384	5,105,660	5,618,089	5,574,304	5,652,426	5,764,377	5,881,244	6,073,137	6,290,688	6,465,331	6,641,456					
Grants & Contributions	187,356,000	97,145,563	241,290,260	193,625,814	93,054,066	44,396,477	23,137,155	24,407,186	24,866,841	25,339,818	25,834,807	24,484,185					
Bonds & Deposits Received	2,642,000	-	-	-	-	-	-	-	-	-	-	-					
Other	2,987,000	12,809,541	5,830,085	8,492,835	8,914,987	8,608,425	8,561,785	8,485,980	8,740,689	9,002,966	9,272,821	9,576,672					
Payments:																	
Employee Benefits & On-Costs	(44,523,000)	(42,307,828)	(50,927,792)	(50,996,598)	(51,774,036)	(53,268,677)	(50,642,671)	(51,931,661)	(53,517,741)	(55,132,531)	(56,815,631)	(58,530,511)					
Materials & Contracts	(54,813,000)	(57,785,801)	(62,406,776)	(47,369,002)	(41,867,786)	(41,673,048)	(43,555,479)	(44,876,414)	(46,249,445)	(47,603,245)	(48,078,589)	(48,930,250)					
Borrowing Costs	(2,470,000)	(1,645,501)	(1,405,232)	(1,257,134)	(1,167,936)	(950,576)	(786,643)	(688,801)	(597,303)	(499,839)	(407,043)	(358,224)					
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-					
Other	(4,206,000)	(4,463,812)	(3,657,384)	(5,695,480)	(6,215,419)	(6,246,376)	(6,543,941)	(6,646,948)	(6,858,525)	(7,074,899)	(7,309,178)	(7,541,737)					
Net Cash provided (or used in) Operating Activities	179,282,000	102,519,683	227,748,212	200,518,624	107,897,538	61,310,750	44,261,919	46,619,692	48,239,968	49,694,970	51,880,450	51,911,074					
Cash Flows from Investing Activities																	
Receipts:																	
Sale of Investment Securities	-	-	-	98,865	2,192,734	4,000,000	-	-	-	-	-	-					
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-					
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-					
Sale of Infrastructure, Property, Plant & Equipment	275,000	817,300	504,600	376,800	580,500	661,100	541,000	404,500	845,400	960,300	1,608,400	31,800					
Sale of non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-					
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-					
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-					
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-					
Deferred Debtors Receipts	10,000	-	-	-	-	-	-	-	-	-	-	-					
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-					
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-					
Payments:																	
Purchase of Investment Securities	-	(997,656)	(451,874)	(892,801)	(1,069,934)	(1,289,649)	(1,766,229)	(2,091,032)	(2,177,835)	(1,872,479)	(2,724,379)	(2,979,108)					
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-					
Purchase of Infrastructure, Property, Plant & Equipment	(122,821,000)	(160,336,597)	(238,856,089)	(212,214,887)	(106,838,568)	(56,063,081)	(33,645,066)	(31,530,664)	(33,508,948)	(37,664,458)	(38,040,206)	(34,347,996)					
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-					
Purchase of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-					
Purchase of Interests in Joint Ventures & Associates	-	9,000	9,300	9,600	9,900	10,200	10,500	10,800	11,100	11,400	11,700	12,100					
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-					
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-					
Other Investing Activity Payments	20,928,000	-	-	-	-	-	-	-	-	-	-	-					
Net Cash provided (or used in) Investing Activities	(101,608,000)	(160,507,953)	(238,794,063)	(212,622,423)	(105,125,368)	(52,681,429)	(34,859,795)	(33,206,396)	(34,830,283)	(38,565,237)	(39,144,485)	(37,283,204)					
Cash Flows from Financing Activities																	
Receipts:																	
Proceeds from Borrowings & Advances	-	-	-	4,000,000	-	-	-	-	-	-	-	-					
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-					
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-					
Payments:																	
Repayment of Borrowings & Advances	(5,608,000)	(5,042,000)	(4,856,900)	(4,629,500)	(4,739,000)	(3,864,100)	(2,803,200)	(2,460,400)	(2,552,800)	(2,649,400)	(2,334,600)	(2,299,000)					
Repayment of lease liabilities (principal repayments)	(742,000)	-	-	-	-	-	-	-	-	-	-	-					
Distributions to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-					
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-					
Net Cash Flow provided (used in) Financing Activities	(6,350,000)	(5,042,000)	(4,856,900)	(629,500)	(4,739,000)	(3,864,100)	(2,803,200)	(2,460,400)	(2,552,800)	(2,649,400)	(2,334,600)	(2,299,000)					
Net Increase/(Decrease) in Cash & Cash Equivalents	71,324,000	(63,030,270)	(15,902,751)	(12,733,298)	(1,966,831)	4,765,221	6,598,924	10,952,896	10,856,884	8,480,333	10,401,364	12,328,871					
plus: Cash & Cash Equivalents - beginning of year	42,272,000	113,596,000	50,565,730	34,662,979	21,929,680	19,962,850	24,728,070	31,326,994	42,279,890	53,136,774	61,617,107	72,018,471					
Cash & Cash Equivalents - end of the year	113,596,000	50,565,730	34,662,979	21,929,680	19,962,850	24,728,070	31,326,994	42,279,890	53,136,774	61,617,107	72,018,471	84,347,342					
Cash & Cash Equivalents - end of the year	113,596,000	50,565,730	34,662,979	21,929,680	19,962,850	24,728,070	31,326,994	42,279,890	53,136,774	61,617,107	72,018,471	84,347,342					
Investments - end of the year	70,000,000	70,997,656	71,449,530	72,243,466	71,120,666	68,410,315	70,176,544	72,267,576	74,445,411	76,317,890	79,042,269	82,021,377					
Cash, Cash Equivalents & Investments - end of the year	183,596,000	121,563,386	106,112,509	94,173,146	91,083,516	93,138,385	101,503,538	114,547,466	127,582,185	137,934,997	151,060,741	166,368,719					

Lismore City Council

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LISMORE CITY COUNCIL 10 Year Financial Plan for the Years ending 30 June 2035 CASH FLOW STATEMENT - GENERAL FUND Scenario: Preferred model												
	Actuals 2023/24	Current Year 2024/25	2025/26	2026/27	2027/28	2028/29	Projected Years					
	\$	\$	\$	\$	\$	\$	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
							\$	\$	\$	\$	\$	\$
Cash Flows from Operating Activities												
Receipts:												
Rates & Annual Charges	-	48,278,693	47,956,977	49,335,612	50,812,548	52,333,712	53,900,759	55,514,997	57,177,327	58,889,743	60,653,051	62,469,146
User Charges & Fees	-	10,778,192	11,116,418	12,465,414	12,806,211	13,169,443	13,542,658	13,926,574	14,321,791	14,728,207	15,146,225	15,576,443
Investment & Interest Revenue Received	-	3,835,606	2,581,631	2,987,425	2,864,772	2,861,661	2,890,003	2,920,788	3,023,935	3,147,912	3,228,293	3,307,278
Grants & Contributions	-	85,994,472	216,977,867	151,674,211	83,742,034	43,197,677	21,930,255	23,191,986	23,643,141	24,107,318	24,593,307	23,233,285
Bonds & Deposits Received	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	11,855,325	5,597,546	8,252,138	8,666,803	8,352,783	8,298,484	8,214,742	8,461,293	8,715,211	8,976,428	9,271,420
Payments:												
Employee Benefits & On-Costs	-	(38,216,388)	(46,407,553)	(45,584,191)	(46,526,701)	(47,876,725)	(45,092,513)	(46,219,191)	(47,638,093)	(49,080,896)	(50,586,639)	(52,118,849)
Materials & Contracts	-	(39,541,524)	(42,185,335)	(26,653,740)	(20,394,562)	(18,994,512)	(20,223,001)	(20,522,137)	(20,829,793)	(21,302,597)	(21,485,840)	(21,702,995)
Borrowing Costs	-	(657,059)	(517,367)	(474,270)	(493,962)	(395,197)	(338,121)	(308,053)	(282,016)	(254,587)	(228,452)	(216,615)
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	(4,463,812)	(3,657,384)	(5,695,480)	(6,215,419)	(6,246,376)	(6,543,941)	(6,646,948)	(6,858,525)	(7,074,899)	(7,309,178)	(7,541,737)
Net Cash provided (or used in) Operating Activities	-	77,863,503	191,462,801	146,307,118	85,261,725	46,402,465	28,364,583	30,072,757	31,019,059	31,875,411	32,987,195	32,277,376
Cash Flows from Investing Activities												
Receipts:												
Sale of Investment Securities	-	-	-	-	2,192,734	4,000,000	-	-	-	-	-	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	-	758,200	486,400	349,500	576,000	659,300	427,300	343,600	757,300	637,600	1,608,400	-
Sale of non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Purchase of Investment Securities	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-	(137,414,565)	(204,817,096)	(161,173,184)	(87,999,436)	(45,292,081)	(22,962,068)	(20,927,164)	(22,641,548)	(25,740,458)	(27,068,906)	(23,180,096)
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Interests in Joint Ventures & Associates	-	9,000	9,300	9,600	9,900	10,200	10,500	10,800	11,100	11,400	11,700	12,100
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided (or used in) Investing Activities	-	(136,647,365)	(204,321,396)	(160,814,084)	(85,220,802)	(40,622,581)	(22,524,266)	(20,572,764)	(21,873,148)	(25,091,458)	(25,448,806)	(23,167,996)
Cash Flows from Financing Activities												
Receipts:												
Proceeds from Borrowings & Advances	-	-	-	4,000,000	-	-	-	-	-	-	-	-
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Repayment of Borrowings & Advances	-	(2,892,300)	(2,607,400)	(2,274,900)	(2,265,900)	(1,346,500)	(896,000)	(641,500)	(667,900)	(695,800)	(544,000)	(570,500)
Repayment of lease liabilities (principal repayments)	-	-	-	-	-	-	-	-	-	-	-	-
Distributions to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow provided (used in) Financing Activities	-	(2,892,300)	(2,607,400)	1,725,100	(2,265,900)	(1,346,500)	(896,000)	(641,500)	(667,900)	(695,800)	(544,000)	(570,500)
Net Increase/(Decrease) in Cash & Cash Equivalents	-	(61,676,162)	(15,465,995)	(12,781,866)	(2,224,977)	4,433,384	4,944,317	8,858,493	8,478,011	6,088,153	6,994,389	8,538,880
plus: Cash & Cash Equivalents - beginning of year	-	107,149,000	45,472,838	30,006,843	17,224,977	15,000,000	19,433,384	24,377,701	33,236,194	41,714,205	47,802,358	54,796,747
Cash & Cash Equivalents - end of the year	-	45,472,838	30,006,843	17,224,977	15,000,000	19,433,384	24,377,701	33,236,194	41,714,205	47,802,358	54,796,747	63,335,627
Cash & Cash Equivalents - end of the year	107,149,000	45,472,838	30,006,843	17,224,977	15,000,000	19,433,384	24,377,701	33,236,194	41,714,205	47,802,358	54,796,747	63,335,627
Investments - end of the year	18,000,000	18,000,000	18,000,000	18,000,000	15,807,266	11,807,266	11,807,266	11,807,266	11,807,266	11,807,266	11,807,266	11,807,266
Cash, Cash Equivalents & Investments - end of the year	125,149,000	63,472,838	48,006,843	35,224,977	30,807,266	31,240,650	36,184,967	45,043,460	53,521,471	59,609,624	66,604,013	75,142,893

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LISMORE CITY COUNCIL 10 Year Financial Plan for the Years ending 30 June 2035 CASH FLOW STATEMENT - WATER FUND Scenario: Preferred model												
	Actuals 2023/24	Current Year 2024/25	2025/26	2026/27	2027/28	2028/29	Projected Years					
	\$	\$	\$	\$	\$	\$	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
							\$	\$	\$	\$	\$	\$
Cash Flows from Operating Activities												
Receipts:												
Rates & Annual Charges	-	6,565,967	6,582,525	6,946,661	7,299,504	7,670,053	8,059,178	8,467,705	8,896,658	9,209,716	9,488,952	9,776,564
User Charges & Fees	-	11,361,862	12,161,871	12,746,731	13,365,787	14,016,502	14,700,195	15,417,652	16,170,567	16,758,107	17,256,224	17,769,142
Investment & Interest Revenue Received	-	566,475	559,047	579,892	597,190	615,079	633,358	652,227	671,683	693,882	714,684	736,085
Grants & Contributions	-	1,705,910	1,320,632	2,003,767	455,381	261,800	269,700	277,800	286,100	294,700	303,500	312,600
Bonds & Deposits Received	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	100,000	-	-	-	-	-	-	-	-	-	-
Payments:												
Employee Benefits & On-Costs	-	(1,736,453)	(1,944,873)	(2,405,132)	(2,138,509)	(2,191,212)	(2,255,282)	(2,320,954)	(2,388,521)	(2,458,280)	(2,530,330)	(2,604,297)
Materials & Contracts	-	(11,813,894)	(12,589,015)	(12,977,487)	(13,557,826)	(14,407,405)	(15,004,824)	(15,800,613)	(16,641,753)	(17,138,457)	(17,354,360)	(17,735,928)
Borrowing Costs	-	(383,144)	(339,320)	(293,562)	(245,683)	(192,075)	(143,266)	(117,451)	(91,942)	(64,742)	(40,804)	(31,686)
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided (or used in) Operating Activities	-	6,366,724	5,750,867	6,600,870	5,775,846	5,772,742	6,259,059	6,576,366	6,902,792	7,294,926	7,837,867	8,222,479
Cash Flows from Investing Activities												
Receipts:												
Sale of Investment Securities	-	-	-	98,865	-	-	-	-	-	-	-	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	-	31,800	9,100	9,100	-	-	68,200	47,300	13,600	140,900	-	31,800
Sale of non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Purchase of Investment Securities	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-	(6,815,327)	(5,400,032)	(5,866,767)	(4,687,481)	(4,555,700)	(4,257,000)	(4,178,600)	(4,170,900)	(4,616,200)	(4,304,300)	(4,395,200)
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided (or used in) Investing Activities	-	(6,783,527)	(5,390,932)	(5,758,802)	(4,687,481)	(4,555,700)	(4,188,800)	(4,131,300)	(4,157,300)	(4,475,300)	(4,304,300)	(4,363,400)
Cash Flows from Financing Activities												
Receipts:												
Proceeds from Borrowings & Advances	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Repayment of Borrowings & Advances	-	(803,600)	(846,900)	(892,700)	(949,100)	(1,028,500)	(611,900)	(583,000)	(608,600)	(635,500)	(429,300)	(400,100)
Repayment of lease liabilities (principal repayments)	-	-	-	-	-	-	-	-	-	-	-	-
Distributions to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow provided (used in) Financing Activities	-	(803,600)	(846,900)	(892,700)	(949,100)	(1,028,500)	(611,900)	(583,000)	(608,600)	(635,500)	(429,300)	(400,100)
Net Increase/(Decrease) in Cash & Cash Equivalents	-	(1,220,403)	(486,965)	(50,632)	139,265	188,542	1,458,359	1,862,066	2,136,892	2,184,126	3,104,267	3,458,979
plus: Cash & Cash Equivalents - beginning of year	-	1,758,000	537,597	50,632	(0)	139,265	327,807	1,786,166	3,648,232	5,785,124	7,969,250	11,073,517
Cash & Cash Equivalents - end of the year	-	537,597	50,632	(0)	139,265	327,807	1,786,166	3,648,232	5,785,124	7,969,250	11,073,517	14,532,496
Cash & Cash Equivalents - end of the year	1,758,000	537,597	50,632	(0)	139,265	327,807	1,786,166	3,648,232	5,785,124	7,969,250	11,073,517	14,532,496
Investments - end of the year	12,000,000	12,000,000	12,000,000	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135	11,901,135
Cash, Cash Equivalents & Investments - end of the year	13,758,000	12,537,597	12,050,632	11,901,135	12,040,400	12,228,942	13,687,301	15,549,367	17,686,259	19,870,385	22,974,652	26,433,631

Lismore City Council

Meeting held 13 May 2025 - 10.1 - Public Exhibition of the Draft Reimagine Lismore Community Strategic Plan 2025-2035, Draft Delivery Program 2025-2029, Draft Operational Plan 2025-2026, Draft Long Term Financial Plan and the Community Engagement Strategy 2025 including the Community Participation Plan

LISMORE CITY COUNCIL												
10 Year Financial Plan for the Years ending 30 June 2035												
CASH FLOW STATEMENT - SEWER FUND												
Scenario: Preferred model												
	Actuals 2023/24	Current Year 2024/25	2025/26	2026/27	2027/28	2028/29	Projected Years					
	\$	\$	\$	\$	\$	\$	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
							\$	\$	\$	\$	\$	\$
Cash Flows from Operating Activities												
Receipts:												
Rates & Annual Charges	-	14,737,123	15,235,699	15,720,584	16,192,106	16,677,789	17,178,047	17,693,279	18,224,072	18,770,839	19,333,980	19,913,989
User Charges & Fees	-	847,300	865,900	885,100	903,200	924,600	946,500	968,900	991,900	1,015,400	1,039,500	1,064,200
Investment & Interest Revenue Received	-	1,796,304	1,964,982	2,050,772	2,112,341	2,175,686	2,241,016	2,308,229	2,377,520	2,448,895	2,522,354	2,598,093
Grants & Contributions	-	9,445,181	22,991,761	39,947,836	8,856,651	937,000	937,200	937,400	937,600	937,800	938,000	938,300
Bonds & Deposits Received	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	854,216	232,538	240,697	248,184	255,642	263,301	271,238	279,397	287,755	296,393	305,251
Payments:												
Employee Benefits & On-Costs	-	(2,354,988)	(2,575,366)	(3,007,275)	(3,108,826)	(3,200,740)	(3,294,876)	(3,391,516)	(3,491,127)	(3,593,356)	(3,698,662)	(3,807,365)
Materials & Contracts	-	(6,430,383)	(7,632,425)	(7,737,775)	(7,915,398)	(8,271,131)	(8,327,654)	(8,553,664)	(8,777,899)	(9,162,192)	(9,238,389)	(9,491,326)
Borrowing Costs	-	(605,298)	(548,545)	(489,302)	(428,291)	(363,304)	(305,256)	(263,298)	(223,345)	(180,509)	(137,788)	(109,923)
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided (or used in) Operating Activities	-	18,289,456	30,534,543	47,610,637	16,859,967	9,135,543	9,638,277	9,970,569	10,318,117	10,524,632	11,055,388	11,411,220
Cash Flows from Investing Activities												
Receipts:												
Sale of Investment Securities	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	-	27,300	9,100	18,200	4,500	1,800	45,500	13,600	74,500	181,800	-	-
Sale of non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Purchase of Investment Securities	-	(997,656)	(451,874)	(892,801)	(1,069,934)	(1,289,649)	(1,766,229)	(2,091,032)	(2,177,835)	(1,872,479)	(2,724,379)	(2,979,108)
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-	(16,106,705)	(28,638,961)	(45,174,936)	(14,151,651)	(6,215,300)	(6,426,000)	(6,424,900)	(6,696,500)	(7,307,800)	(6,667,000)	(6,772,700)
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided (or used in) Investing Activities	-	(17,077,061)	(29,081,735)	(46,049,537)	(15,217,085)	(7,503,149)	(8,146,729)	(8,502,332)	(8,799,835)	(8,998,479)	(9,391,379)	(9,751,808)
Cash Flows from Financing Activities												
Receipts:												
Proceeds from Borrowings & Advances	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Repayment of Borrowings & Advances	-	(1,346,100)	(1,402,600)	(1,461,900)	(1,524,000)	(1,489,100)	(1,295,300)	(1,235,900)	(1,276,300)	(1,318,100)	(1,361,300)	(1,328,400)
Repayment of lease liabilities (principal repayments)	-	-	-	-	-	-	-	-	-	-	-	-
Distributions to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow provided (used in) Financing Activities	-	(1,346,100)	(1,402,600)	(1,461,900)	(1,524,000)	(1,489,100)	(1,295,300)	(1,235,900)	(1,276,300)	(1,318,100)	(1,361,300)	(1,328,400)
Net Increase/(Decrease) in Cash & Cash Equivalents	-	(133,705)	50,208	99,200	118,882	143,294	196,248	232,337	241,982	208,053	302,709	331,012
plus: Cash & Cash Equivalents - beginning of year	-	4,689,000	4,555,295	4,605,503	4,704,703	4,823,585	4,966,879	5,163,127	5,395,464	5,637,446	5,845,499	6,148,208
Cash & Cash Equivalents - end of the year	-	4,555,295	4,605,503	4,704,703	4,823,585	4,966,879	5,163,127	5,395,464	5,637,446	5,845,499	6,148,208	6,479,220
Cash & Cash Equivalents - end of the year	4,689,000	4,555,295	4,605,503	4,704,703	4,823,585	4,966,879	5,163,127	5,395,464	5,637,446	5,845,499	6,148,208	6,479,220
Investments - end of the year	40,000,000	40,997,656	41,449,530	42,342,331	43,412,265	44,701,913	46,468,143	48,559,174	50,737,010	52,609,489	55,333,868	58,312,976
Cash, Cash Equivalents & Investments - end of the year	44,689,000	45,552,951	46,055,033	47,047,034	48,235,850	49,668,793	51,631,270	53,954,638	56,374,455	58,454,988	61,482,076	64,792,195

Lismore City Council

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Lismore City Council

Draft Long Term Financial Plan for the Years Ending 30 June 2035



Key Assumptions

Comparison to Delivery Program and Operational Plan

Note: Council's Long Term Financial Plan is prepared on a consolidated basis, eliminating all internal transactions. The net operating result for the year is the same as the Delivery Program & Operational Plan when the net gain from the disposal of assets is excluded from the net operating result in the Long Term Financial Plan.

Income from Continuing Operations										
Rates & Annual Charges	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/33	2033/2034	2034/2035
General Rates	3.90%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Sewerage Annual Charges	3.90%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Water Annual Charges	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	3.00%	3.00%	3.00%
User Charges and Fees	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/33	2033/2034	2034/2035
User Charges and Fees	4.00%	3.50%	3.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest and Investment Revenue	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/33	2033/2034	2034/2035
Interest and Investment Revenue	4.50%	4.25%	4.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Income from interest and investments is largely dependent on the level of interest rates, along with the level of cash Council has available to invest.										
Other Revenues	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/33	2033/2034	2034/2035
Other revenues	4.00%	3.50%	3.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Grants & Contributions	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/33	2033/2034	2034/2035
Financial Assistance Grant	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Library Grant	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Sec 7.11 Contributions	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

Lismore City Council

Draft Long Term Financial Plan for the Years Ending 30 June 2035



Key Assumptions

Comparison to Delivery Program and Operational Plan

Note: Council's Long Term Financial Plan is prepared on a consolidated basis, eliminating all internal transactions. The net operating result for the year is the same as the Delivery Program & Operational Plan when the net gain from the disposal of assets is excluded from the net operating result in the Long Term Financial Plan.

Expenses from Continuing Operations

Employee Benefits and Oncosts	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/33	2033/2034	2034/2035
Salaries & Wages	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Superannuation - Employer Contribution	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Workers Compensation	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Borrowing Costs										
Waste remediation/Compliance	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/33	2033/2034	2034/2035
Amount	-	\$4,000,000	\$0	-	-	-	-	-	-	-
Rate	-	5.32%	-	-	-	-	-	-	-	-
Term	-	20	-	-	-	-	-	-	-	-
Costs										
Costs	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/33	2033/2034	2034/2035
Materials and Contracts	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Insurance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Other expenses	1.50%	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	2.00%	2.00%	2.00%
Electricity	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Other expenses include a number of expenditure items such as contributions and levies paid to other levels of government, advertising, Councillor expenses, donations to other organisations, electricity, insurance, street lighting costs, telephone costs, valuer general costs and other sundry expense items.										

SENSITIVITY ANALYSIS AND RISK



ASSESSMENT

An important component of modelling is being able to understand which factors in the model are the most sensitive to variance. By testing different variables in the LTFP, Council and the community can understand what the financial impact might be if the variables change.

The variables tested in the sensitivity analysis are based on the planning assumptions.

For example:

- what are the impacts on revenue if rate pegging is below/above the forecast level.
- what are the impacts on expenses if expenses are greater than forecast, that is inflation remains at higher levels.

The available revenue is lower or higher or the costs of service delivery is such that Council is not able to meet its obligations

Council has undertaken a basic sensitivity analysis to determine factors likely to be sensitive to variables and known major risks.

Rate pegging

Rate pegging is independently determined by the Independent Pricing and Regulatory Tribunal.

Rates are a major part of Council's revenue and any changes to the allowable rate increase can impact the available funds for Council to deliver services to the community.

Model	2025/26	2026 - 2035
Preferred Model	3.9%	3.0%
If IPART determination was higher than forecast:	3.9%	4.0%
Impact on revenue would be	\$ -	\$ 20,365,400
If IPART determination was lower than forecast:	3.9%	2.5%
Impact on revenue would be	\$ -	-\$ 9,782,300

SENSITIVITY ANALYSIS AND RISK



ASSESSMENT

An important component of modelling is being able to understand which factors in the model are the most sensitive to variance. By testing different variables in the LTFP, Council and the community can understand what the financial impact might be if the variables change. The variables tested in the sensitivity analysis are based on the planning assumptions.

Electricity Costs

Total electricity costs include a combination of: consumption charges, fixed charges and additional levies, with each affected by different factors and subject to Government at any time. Council will continue to review options for reducing power consumption.

Council’s total electricity costs for 2025/2026 are forecast to be \$1.573 million.

A 10% reduction due to savings and minimisation strategies would result in savings of. \$157,300 per annum

Materials Cost and Other Costs

Material and contracts are a large component of Council's costs to deliver services. If inflation increases, it will impact the available levels of service Council can deliver.

Model	Var	Impact
Modelling - Increase - 1% increase on model in each year	1.0%	(\$612,000) pa 25/26 to (\$3.8 million) pa in year 10





Draft **Revenue Policy** **2025 - 2026**

Annual Statement of Revenue Policy and Borrowings

In accordance with Section 405 of the Local Government Act 1993, Lismore City Council provides the following details of its Statement of Revenue Policy. This information outlines the basis on which rates and charges will be determined.

Rate pegging is determined by the Independent Pricing and Regulatory Tribunal (IPART) each year and sets the maximum general income Council can collect from ordinary rates.

Ordinary Rates:

On 01 October 2024, IPART announced the percentage increase to apply in the 2025/26 financial year would be 3.9 per cent.

To meet its recurrent obligations towards works and services, Council will increase its ordinary rates by the full 3.9%. The allowable rating increase equates to an income increase of approximately \$1,400,000 over the 2025/26 rating base.

Council policy is to levy ordinary rates to all ratable properties using a combination of a base amount and land valuation.

The base amount is Council's assessment of costs that could be said to be common to all ratepayers regardless of property use or location. The base amount for 2025/26 has been increased by the 3.9% allowable rating increase (plus rounding) to \$475.00.

The balance of each rate assessment will be levied using an ad valorem rate i.e., the land valuation multiplied by a rate in the dollar. Rates will be levied on three categories of property: Business, Residential and Farmland.

The proposed rate in the dollar and base amount for each of the rating category options for 2025/26 detailed below will apply:

2025/26 Ordinary Rate Base Amount plus Ad Valorem Rate

Rates Category	Rate in \$ (cents)	Base Amount (\$)	Yield (\$'000s)	Proportional Contribution (%)
Business – Inner CBD	7.7752	475.00	1,731	4.6
Business – Urban	2.0100	475.00	4,883	13.0
Business – Other	0.5894	475.00	182	0.5
Business – Nimbin	0.8139	475.00	117	0.3
Residential – Urban/Village	0.3917	475.00	19,365	51.6
Residential – Rural	0.3058	475.00	5,940	15.8
Farmland	0.3044	475.00	5,336	14.2
Total			37,554	100.00

To calculate your ordinary rates for 2025/26, you will need your land valuation as at the 1/7/2022 base date. Multiply the land value by the rate in dollar of the rating category applicable to your property and then add the base amount of \$475.00.

For example: -

A Residential – Urban/Village property with a land value of \$100,000, the ordinary rates would be \$100,000 X (0.3917/100) (of a cent in the dollar, the urban/village rate) = \$391.70 plus \$475.00 (base amount) = \$866.70

Waste Management Charges:

Council has reviewed the range of services that it offers with particular emphasis on landfill reduction. Options available encourage recycling and provides choice in the size of bins. Maps detailing the zones covered by these services are available on request.

a) Waste Collection Charges

The Domestic Waste Management Charge is an annual charge, which by virtue of Section 496 of the Local Government Act 1993, a council must make and levy for the provision of domestic waste management services for each parcel of rateable land for which the service is available.

All waste collection charges are an annual charge, either under Section 496 or 501 of the Local Government Act 1993. This in effect means that the charge will apply for the entire year regardless of the number of times the service is utilised.

If a service is no longer required and Council is notified to that effect, the charge will still apply in the rating year in which it was levied but will not be charged in future years. The exception to this is where a charge has been wrongly applied such as where the charge was for two services but only one was received.

When a service or additional service is requested during a rating year, the cost of the service will be calculated on a quarterly pro-rata basis and levied from the next rate instalment period after the service is commenced.

For Domestic Services: -

- Waste Collection – Urban Full: This charge is applicable to all urban domestic properties receiving the service within the defined collection area. The service is a weekly 240 litre organic bin and a fortnightly 360 litre recycling bin plus a fortnightly 140 litre waste bin collection service.
- Waste Collection – Urban Half: This charge is applicable to all urban domestic properties receiving the service within the defined collection area. The service is a weekly 120 litre organic bin and a fortnightly 120 litre recycling bin and a fortnightly 80 litre waste bin collection service.
- Waste Collection – Urban Waste Plus: This charge is applicable to all urban domestic properties receiving the service within the defined collection area. The service is a weekly 240 litre organic bin, a fortnightly 360 litre recycling bin and a fortnightly 240 litre waste bin collection service.
- Waste Collection – Special Needs: This service is available on application and requires approval by the Manager of Waste Operations. It is available for customers with health or mobility problems and will be assessed on a 'case by case' basis. The service is available to domestic properties only. The service consists of a fortnightly 240 litre waste bin collection service collected from and returned to the property by the waste truck driver or a variation on this needs to be assessed.
- Waste Collection – Rural Full: This charge is applicable to all domestic properties within the service areas as defined, outside the urban area of Lismore and receiving the collection service. The service is a fortnightly 240 litre waste bin and a fortnightly 360 litre recycling bin collection service.
- Waste Collection – Rural Half: This charge is applicable to all domestic properties within the service areas as defined, outside the urban area of Lismore and receiving the collection service. The service is a fortnightly 140 litre waste bin and a fortnightly 120 litre recycling bin collection service.

- **Waste Collection – Village Full:** This charge is applicable to all domestic properties within the rural village service areas as defined, outside the urban area of Lismore and receiving the collection service. The service is a fortnightly 240 litre organic bin and a fortnightly 360 litre recycling bin plus a fortnightly 240 litre waste bin collection service.
- **Waste Collection – Village Half:** This charge is applicable to all domestic properties within the rural village service areas as defined, outside the urban area of Lismore and receiving the collection service. The service is a fortnightly 120 litre organic bin and a fortnightly 120 litre recycling bin plus a fortnightly 140 litre waste bin collection service.

For Non-Domestic Services: -

- **Waste Collection – Urban Business:** This charge is applicable to all non-domestic properties receiving the service within the defined collection area. This service is a weekly 240 litre waste bin and a weekly 240 litre resource recovery (recyclable, organics) bin collection service.
- **Waste Collection – Village/Rural Business:** This charge is applicable to all non-domestic properties within the service areas as defined, outside the urban area of Lismore and receiving the collection service. The service is a weekly 240 litre waste bin and a fortnightly 240 or 360 litre recycling bin collection service.

b) Other Waste Management Charges

In addition to collection charges, Council also levies a number of other charges, which are used to implement waste management and reduction programs.

Waste Availability: This charge applies to all rateable properties where the waste collection service is available, but not being utilised, excluding those properties paying the Nimbin Transfer Station charge.

Waste Minimisation: This charge is applicable to all rateable properties except for those rateable properties paying the Nimbin Transfer Station charge. This charge is for the provision of recycling services, waste strategy and policy development, other waste reduction programs, waste education services and an allocation of two (2) waste vouchers per rateable property (capped at 5,000 vouchers per annum). Domestic (residential) properties will be able to access one voucher in the period 1 July to 31 December 2025, and a second voucher in the period 1 January to 30 June 2026. Residents will also be able to use any residual amount of their waste voucher, up to a total of two (2) uses. A voucher with less than \$2.00 remaining will be void from use. This charge attracts GST.

QLD Levy: As a result of the natural disasters of February and March 2022 and the subsequent damage to Council's waste cell, Council has been required to transport waste off site to other facilities. This has resulted in Council incurring significant additional operational costs, it is anticipated that this will continue during 2025/26 year until the cell becomes operational. To offset the increased operational costs, the waste levy of \$75.00 per service will continue for the 2025/26 year. The Qld Levy is included in the Annual Charges below.

To minimise the impact on ratepayers, Council will not charge the Waste Minimisation levy in 2025/26.

Nimbin Transfer Station: This charge is applicable to all ratable properties within the Nimbin and District service area map, not receiving a waste collection service, and is charged on a per dwelling basis. A copy of the map is available at Council's Corporate Centre.

A summary of all waste and resource recovery Annual Charges follows: -

Services	Annual Charge (\$)	Yield (\$'000)
Waste Collection		
Domestic – Urban		
Waste Collection - Urban Full	\$642.00	\$6,568
Waste Collection – Urban Half	\$469.00	\$183
Waste Collection – Urban Waste Plus	\$747.00	\$564
Waste Collection – Special Needs	\$537.00	\$18
Rural		
Waste Collection – Rural	\$631.00	\$1,548
Waste Collection – Rural Half	\$437.00	\$213
Waste Collection – Village	\$720.00	\$1,098
Waste Collection – Village Half	\$510.00	\$61
Non-Domestic		
Waste Collection - Urban Business	\$569.00	\$651
Waste Collection - Village/Rural Business	\$627.00	\$141
Waste Management		
Waste Availability	\$78.75	\$95
Waste Minimisation	\$Nil	\$Nil
Nimbin Transfer Station	\$190.00	\$61

Additional bins are available for existing domestic and non-domestic services, upon request. **These extra bins cannot be provided independently and must be added to an active service.** The frequency of collection for these additional bins will be in line with the active service. A summary of the additional bin services and their Annual Charge follows: -

Extra Bin Services		Annual	Scheduling
Domestic - Urban			
Urban	Extra Bin Service - 240L Waste	\$231.00	Fortnightly
Urban	Extra Bin Service - 360L Recycling	\$90.00	Fortnightly
Urban	Extra Bin Service - 240L Organics	\$210.00	Weekly
Domestic - Rural & Village			
Rural & Village	Extra Bin Service - 240L Waste	\$272.00	Fortnightly
Rural & Village	Extra Bin Service - 360L Recycling	\$128.00	Fortnightly
Village	Extra Bin Service - 240L Organics – Village only	\$145.00	Fortnightly
Non-Domestic - Rates			
Urban	Extra Bin Service - 240L Waste	\$346.00	Weekly
Urban	Extra Bin Service - 360L Recycling	\$135.00	Weekly
Urban	Extra Bin Service - 240L Organics	\$315.00	Weekly
Rural & Village	Extra Bin Service - 240L Waste	\$408.00	Weekly
Rural & Village	Extra Bin Service - 360L Recycling	\$128.00	Fortnightly

c) Domestic and Non-Domestic Collection zones by township,

The Lismore Local Government Area is divided into townships. The following townships are zoned as Urban, Rural or Village in their entirety.

Urban

- Chilcotts Grass
- East Lismore
- Girards Hill
- Goonellabah
- Lismore
- Lismore Heights
- Loftville
- North Lismore
- South Lismore



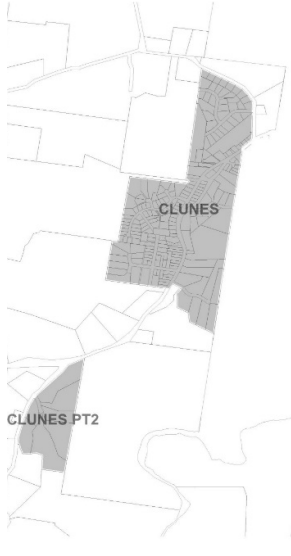
Village


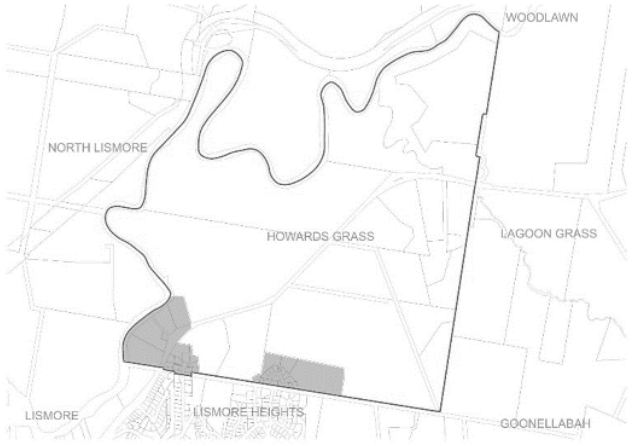
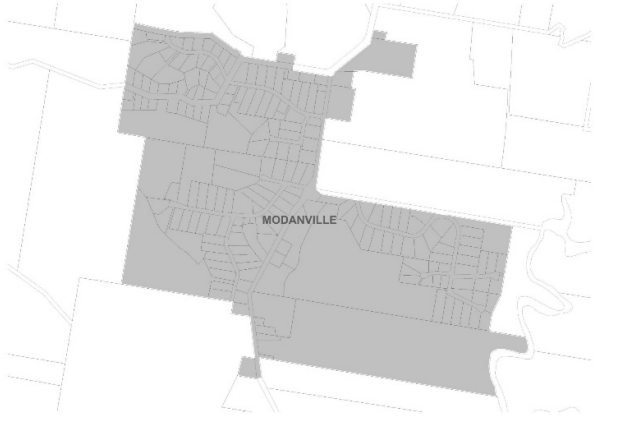
- Richmond Hill
- Tullera

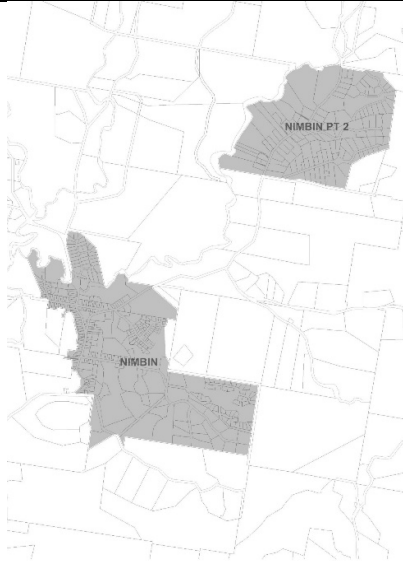


Rural

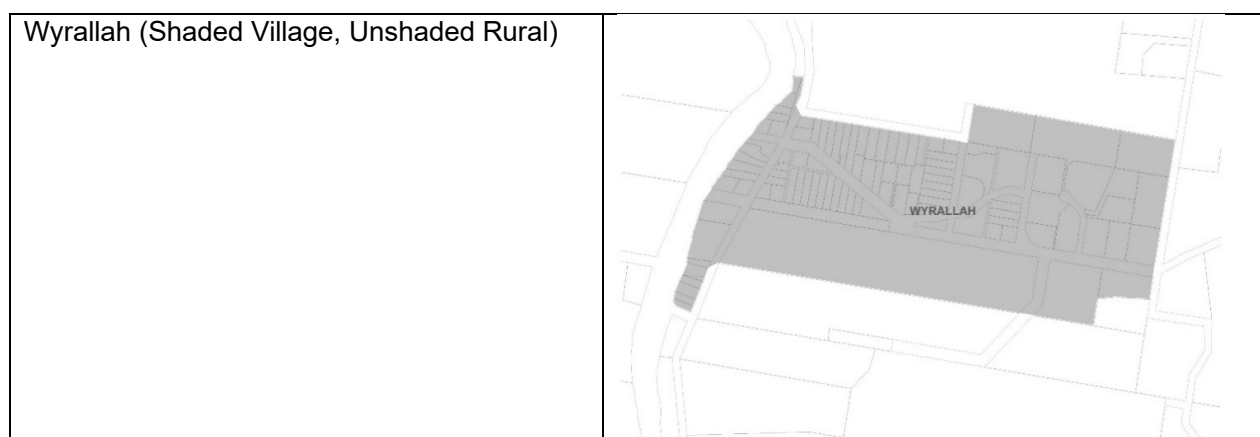
- Blakebrook
- Blue Knob
- Boat Harbour
- Booerie Creek
- Booyong
- Broadwater
- Buckendoon
- Coffee Camp
- Corndale
- Dorroughby
- Dungarubba
- East Coraki
- Eltham
- Georgica
- Goolmangar
- Green Forest
- Jiggi
- Keerrong
- Kilgin
- Koonorigan
- Lagoon Grass
- Larnook
- Leycester
- Lindendale
- Marom Creek
- McLeans Ridges
- Monaltrie
- Numulgi
- Pearces Creek
- Repentance Creek
- Rock Valley
- Rosebank
- Ruthven
- South Gundurimba
- Stony Chute
- Terania Creek
- Tregeagle
- Tucki Tucki
- Tuckurimba
- Tuncester
- Tuntable Creek
- Whian Whian
- Woodlawn

The following township/suburbs have a combination of Urban, Rural or Village collection zones.

Bexhill (Shaded Village, Unshaded Rural)	
Caniaba (Shaded Village, Unshaded Rural)	
Clunes (Shaded Village, Unshaded Rural)	

Dunoon (Shaded Village, Unshaded Rural)	
Howards Grass (Shaded Urban, Unshaded Rural)	
Modanville (Shaded Village, Unshaded Rural)	

Nimbin (Shaded Village, Unshaded Rural)	
North Woodburn (Shaded Village, Unshaded Rural)	
The Channon (Shaded Village, Unshaded Rural)	



Wastewater Charges:

A copy of Council's "Wastewater Charging Policy," which sets out the methodology used to arrive at the wastewater charges, is available from Council's Corporate Centre. In summary, wastewater charges are determined by the following formula:

Annual Wastewater Charge = No. of Equivalent Tenements (ET) x Charge per Equivalent Tenement

An Equivalent Tenement refers to an assumed discharge to the wastewater system which is equivalent to that discharged by a 'standard' detached dwelling house. Under this charging regime a detached dwelling house, (having an ET value of 1.0) is charged \$1,053. All other forms of development are charged based on their calculated ET value, with the method of calculating ET values being specified within Council's "Wastewater Charging Policy". Under this policy, calculated ET values are rounded to the nearest one tenth of an ET and a minimum value of 1.0 ET is applied to all assessments.

For properties with multiple tenements or more than one equivalent tenement, a schedule of charges is also available from Council's Corporate Centre.

A summary of wastewater charges follows: -

Services	Annual Charge (\$)	Yield (\$'000)
Wastewater		
Lismore – (Includes Nimbin, Perradenya & North Woodburn)		
For single unit dwelling houses	\$1,053.00	\$11,443
For residential flats for each unit of occupancy	\$737.00	\$1,124
For non-domestic properties (excluding properties within the established strength category), per equivalent tenement or part thereof as indicated within the Wastewater Charging Policy	\$1,053.00	\$2,527
For properties not connected to a wastewater scheme and able to do so and located within 75 metres of a wastewater main	\$632.00	\$378
Sewer Rebate 1 - For occupied properties with stand-alone systems of wastewater management not connected to the sewerage system	\$316.00	\$0
Sewer Rebate 2 - For occupied properties with dry composting toilets and no toilets connected to the sewerage system	\$527.00	\$0

Stormwater Management Services Charges:

The Stormwater Management Services charge is applied to ratable land within the Lismore urban area. There are exemptions to the charge with vacant and crown land (including Department of Housing) most prominent.

For residential lots, the charge will be \$25.00. For residential strata and company titled land, the charge will be \$12.50 per unit.

For business properties the charge will be area based with a minimum charge of \$25.00 for properties up to 350m² and an additional \$25.00 for each unit of 350m² or part thereof. For a property of 850m² the charge would be \$75.00 (850m² ÷ 350m² = 2.42 units, rounded up to 3 = 3 x \$25.00 = \$75.00).

Business properties over 4,200 m², dependent upon the outcome of an assessment of the property to determine the proportion of the property that is impervious, will be charged a minimum \$300.00 with an additional charge of \$25.00 per 350m² or part thereof that is declared impervious. For owners of business properties over 4,200m², an appeals process against the level of the charge is in place and a copy is available from the Council Corporate Office.

Business strata units and company titled units will be charged by determining the actual charge for the whole of the property and then dividing that charge by the total unit entitlement, either strata or company, and then multiplying that product by each strata or company title entitlement to determine the charge for each strata. The minimum charge per unit entitlement is \$5.00.

The total yield from Stormwater Management Services charges is \$399,866.

The following is a summary of stormwater management service charge related works to be provided in 2025/26. Any under expenditure of the charge's revenue will be accumulated and applied to future maintenance and major projects, and any over expenditure of the charge's revenue will be funded by accumulated or future charges revenues: -

Stormwater Management Services	No. of Services	Charge	Yield
Stormwater Residential - Urban Wilson	8,025	25.00	200,625
Stormwater Residential - Urban Strata Wilson	876	12.50	10,950
Stormwater Business - Wilson	4,924	25.00	123,100
Stormwater Business - Strata Wilson	39	25.00	991
Stormwater Residential - Urban Tucki	1,767	25.00	44,175
Stormwater Residential - Urban Strata Tucki	382	12.50	4,775
Stormwater Business - Tucki	610	25.00	15,250
Total			399,866

Water Charges:

Council's water charging structure is made up of two tiers, a 'consumption charge' based on actual water consumed and a 'fixed service charge' dependent on the size of the water service. In addition, a small amount of revenue is generated from fire services.

a) Consumption Charge

Water consumed through the meter will be charged at \$5.28 per kilolitre. The estimated income from consumption is \$11,747,400 (2.225 megalitres at \$5.28 per kilolitre).

b) Fixed Service Charges

A summary of the fixed service charges follows: -

Service	No. of Services	Annual Charge (\$)	Yield (\$'000)
Residential			
20mm service	12,392	\$388.00	\$4,808
25mm service	179	\$606.00	\$108
32mm service	77	\$992.00	\$76
40mm service	54	\$1,550.00	\$83
50mm service	24	\$2,422.00	\$58
65mm service	3	\$4,093.00	\$12
80mm service	1	\$6,201.00	\$6
100mm service	-	\$9,688.00	\$0
150mm service	-	\$21,799.00	\$0
Total Residential	12,730		\$5,153
Non-Residential			
20mm service	854	\$388.00	\$331
25mm service	300	\$606.00	\$181
32mm service	133	\$992.00	\$131
40mm service	108	\$1,550.00	\$167
50mm service	136	\$2,422.00	\$329
65mm service	4	\$4,093.00	\$16
80mm service	9	\$6,201.00	\$55
100mm service	21	\$9,688.00	\$203
150mm service	5	\$21,799.00	\$108
Total Non-Residential	1,570		\$1,526
Other			
Unconnected properties*	285	\$388.00	\$110
Fire service*	69	\$388.00	\$26
Water Rebate Services* (Occupied properties with stand-alone water supply systems not connected to the reticulated water supply)	-	\$194.00	\$0
Total Other	354		\$137
Grand Total	14,654		\$6,817

*Conditions apply

Pension Rebates:

Rebates are available to eligible pensioners who are solely or jointly liable for the payment of rates and charges. The rebates are as follows: -

- 50% of combined general rates and waste management charges up to a \$250.00 maximum.
- 50% of water consumption and fixed service charges up to an \$87.50 maximum; and
- 50% of sewer charges up to an \$87.50 maximum.

Pricing Policy for Goods and Services:

A review of resources required to provide all goods and services, and the corresponding pricing category is undertaken every year. This includes the cost of delivery of the service and the impacts of inflation over 2025 and the forecast increases in 2026.

Council has applied a 4.00% increase to its fees and charges for 2025/26*.

**Excluding: - Statutory Fees & Charges, Commercial Operations and Water charges. These are all subject to external factors that cannot be absorbed by Council.*

The intent of a pricing policy is to disclose to all stakeholders the rationale behind the fee established for any Council product or service including:

- the actual cost of providing a product or service.
- the extent to which the general community benefits from the product or service, and therefore the extent that the cost of the product or service will be subsidised from rate revenue. i.e., the public-good component or community service obligation.
- the extent to which the user or person benefiting from the product or service, will be asked to contribute to the cost of its provision, i.e., the user contribution; and
- the strategies for moving the current fee to the position determined by the policy, i.e., the target cost recovery.

The underlying principle of pricing policy is that the role of property rates and general-purpose income will be to finance the public-good component of services and attendant community service obligations, and that users will be called upon to finance the cost of producing goods and services from which they derive a benefit.

Council's Pricing Policy (Policy 1.5.9 - Pricing Policy – Fees and Charges) details the above elements for every product or service supplied by Council and can be reviewed at Council's Corporate Centre or on Council's website.

National Competition Policy and Competitive Neutrality:

Competitive neutrality is one of the principles of National Competition Policy which is applied to all levels of government in Australia including local government. The principle is based on the concept of a "level playing field" for competitors in a market, including both public and private sector competitors. Business operations or activities run by local government should operate without net competitive advantages over businesses because of their public ownership.

The New South Wales Policy Statement on the Application of Competitive Neutrality Principles to local government are non-prescriptive. The policy statement recognises that for competition policy to be effective, there is a need to have an effective system in place to manage relevant business activities, their pricing and costing and the handling of complaints relating to competitive neutrality.

To assist local government in implementing competitive neutrality, the New South Wales Government issued the Competitive Neutrality Guidelines for Local Government (1997). After considering the guidelines, Council has determined that the following business activities will comply with the competitive neutrality principle: -

Category One (Turnover > \$2 million)	Category Two (Turnover < \$2 million)
1. Water Supplies Services	1. Lismore Memorial Gardens – Crematorium.
2. Wastewater Services	2. Goonellabah Sports & Aquatic Centre – Gym & Swim School
3. Northern Rivers Quarry & Asphalt	
4. Northern Rivers Waste – Disposal	

Category One:

As part of the application of costs attribution, Council includes all direct and indirect costs that a private sector competitor would incur. The guidelines mandate the inclusion of costs for Taxation Equivalent Regime Payments, Debt guarantee fees and a Return on capital invested.

Category Two:

As part of the application of costs attribution, Council includes all direct and indirect costs that a private sector competitor would incur. While the guidelines do not mandate the inclusion of Taxation Equivalent Regime Payments, Debt guarantee fees and a Return on capital invested, Council is required to abide by the broad principle and intent of competitive neutrality. As the impact of Taxation Equivalent Regime Payments, Debt guarantee fees and a Return on capital invested is not considered material, they have been excluded.

Borrowings

Council is required to submit a program of new borrowings seeking approval from the Office of Local Government on an annual basis.

Council does not propose to borrow in the 2025/2026 financial year.



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Pricing Policy

The intention of the Pricing Policy is to disclose to all stakeholders the rationale behind the fee established for any Council product or service including:

- the true cost of providing a product or service;
- the extent to which the user or person benefits from the product or service and therefore the extent that the cost of the product or service will be subsidised from rate revenue. i.e. the public component or community service obligation;
- the extent to which the user or person benefiting from the product or service, will be asked to contribute to the cost or its provision. i.e. the user contribution; and
- strategies for moving the current fee to the position determined by the policy, i.e. the target cost recovery.

The underlying principle of the Pricing Policy is that the role of property rates and general purpose income will be to finance the public good component of services and attend community service obligations, and the users will be called upon to finance the cost of producing goods and services from which they derive a benefit.

The Pricing Policy, details the above elements for every product or service supplied by Council, and can be viewed on Council's website.

Goods & Services Tax (GST)

The following schedule of fees and charges has been prepared using the most current GST information. Fees and charges with GST included are shown where appropriate.

Y = Deemed to be taxable and fees/charges include GST

N = Deemed to be non-taxable and fees/charges exclude GST

Pricing Categories

Council has classified the Fees and Charges in this booklet under the following categories.

(Z) - Zero Cost Recovery

This good/service is provided at no cost. The costs are met entirely from property rates and general purpose income.

(M) - Minimal Cost Recovery

The price for this good/service is set to make a small (less than 50%) contribution towards the operating costs, both direct and indirect, or providing the good/service. The remainder of the costs are met from property rates and general purpose income.

(P) - Partial Cost Recovery

The price for this good/service is set to make a significant (more than 50%) contribution towards the operating costs, both direct and indirect, or providing the good/service. The remainder of the costs are met from property rates and general purpose income.

(F) - Full Cost Recovery

The price for this good/service is set to recover the total operating costs, both direct and indirect, or providing the good/service. Indirect costs are to include taxation equivalent payments, where applicable, in accordance with the principles of National Competition Policy.

(L) - Regulatory

The price for this good/service is a statutory charge set by government regulations. These charges may change during the year as legislation is updated. The amounts in this document are indicative of the legislation at the time of printing.

(R) - Reference Price

The price for this good/service is set by reference to prices charged for similar goods/services by like councils or competitors.

Factors considered in determining fees and charges include:

- The cost of providing the service or good;
- Local Government Regulations;
- Market conditions and prices; and
- Whether or not there is a community service obligation.

DISCLAIMER

a) The General Manager and Executive Directors reserve the right to alter fees and charges included in this booklet where that person is of the opinion that it is reasonable to do so.

b) While all care is taken to reflect current regulatory charges, they are subject to change by Legislation. The timing of legislative changes is outside the control of Lismore City Council.

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Lismore City Council

Chief Community Office

Customer Services

MLAK Key Issuance Fee (for eligible customers)	F	Y	\$0.00	\$35.00
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Archive

Copy of previous rate or water notices issued less than within the current or previous financial year	Z	N		Free
Copy of previous rate or water notices issued greater than current or previous financial year	P	N	\$20.00	\$25.00
Extended search of archive – written request (per hour at a minimum of one hour) excluding request under Section 12 LGA 1993	P	N	\$70.00	\$72.80

Printing Fees (Inkjet printers/plotters)

A4 Black/Partial Colour	F	Y	\$1.30	\$1.30
A4 Full Colour	F	Y	\$2.60	\$2.70
A3 Black/Partial Colour	F	Y	\$1.30	\$1.35
A3 Full Colour	P	Y	\$2.60	\$2.75
A2 Black/Partial Colour	P	Y	\$13.95	\$14.55
A2 Full Colour	P	Y	\$37.45	\$38.95
A1 Black/Partial Colour	P	Y	\$19.80	\$20.60
A1 Full Colour	P	Y	\$56.20	\$58.45
A0 Black/Partial Colour	P	Y	\$35.40	\$36.85
A0 Full Colour	P	Y	\$81.15	\$84.40

Planning and Environment

The fees and charges for Planning and Environment applications are composed of statutory fees, or fees that are charged in an effort to recover the cost of providing the actual service. Where the cost of processing an individual application significantly exceeds the original application fee paid, Council reserves the right to recover the additional costs incurred by Council (including additional inspections that have been required) through the issue of a further invoice for the extra work at the adopted rate below for professional services.

Professional Service Fee

(e.g confirming compliance with approved plans or conditions or consent, Section 7.11 Levy quotes, compliance cost recovery/notices) (requiring search of records, analysis of information, written response): e.g existing/continuing use, zoning or consent history, permissible uses explanation, purchase information, fire safety, food safety reports, on-site reports, review of vegetation management plans and reports, access reports and advice and the like

\$343.00 base rate (initial minimum charge) then additional \$343.00 per hour plus any costs incurred for full cost recovery per hour	F	Y	\$343.00+
			Last year fee \$330.00+

Note: any fees for services not specifically identified in these Fees and Charges will be charged consistent with the Professional Service Fee and may be subject to quote or invoice.

Transfer of PCA Responsibility

Transfer and/or review of the PCA Responsibility from a Private Certifier to Council + Inspection fee based on urban/rural inspection fees	F	Y	POA
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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Sundry Debtor Invoice Fee

Sundry Debtor Invoice Fee (Revenue NSW)	F	Y	\$35.50	\$37.00
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Inspection Fees

Note: Inspections fees also apply to all applications lodged for assessment including, but not limited to, Construction Certificates, Subdivision Works Certificates, Subdivision Certificates, Section 68 Applications, Section 138 Applications, Certificate of Compliance (S307), Certificate of Compliance/Practical Completion Certificates, Caravan Parks and Camping Grounds, Building Information Certificates, fire safety and all certification inspections including drainage inspections and site inspections.

Inspection Fee – Urban (base inspection fee) – Within a radius of 10km from Council's Corporate Centre, Goonellabah	F	Y	\$348.00	\$362.00
Inspection Fee (Urban - within a radius of 10km from Council's Corporate Centre, Goonellabah) - Urgent	F	Y	\$501.00	\$521.00
Inspection Fee – Remote Rural (base inspection fee) – Greater than a radius of 10 km from Council's Corporate Centre, Goonellabah	F	Y	\$403.00	\$419.00
Inspection Fee (Rural - greater than a radius of 10km from Council's Corporate Centre, Goonellabah) - Urgent	F	Y	\$551.50	\$574.00

Occupation Certificate Fees

Occupation Certificate (10 business days)	F	Y	\$330.00	\$343.00
Urgency fee (subject to availability)	F	Y	\$453.00	\$471.00

Compliance Cost Notices/Administration Fees

Compliance Cost Notices/servicing fee for investigation - amounts that may be required to be paid under a compliance cost notice in respect of costs or expenses incurred by Council relating to an investigation that leads to the giving of an order.	L	N	\$1,000.00	\$1,000.00
Review an Order – base rate as per professional fees	L	N		\$343.00+
				Last year fee \$330.00+
POEO Administration Fee (statutory - Part 4 POEO General Regulations)	L	N	\$803.00	\$821.00
Food Act Notice Administration Fee (statutory)	L	N	\$330.00	\$330.00
Public Health Act Notice (unregulated)	L	N	\$295.00	\$295.00
Public Health Act Notice (regulated)	L	N	\$635.00	\$635.00
Council fees for services when exercising its regulatory functions under Section 608 of the LGA – base rate as per professional fees	L	N		\$343.00+
				Last year fee \$330.00+
Cost of Serving a Notice under the Public Spaces (Unattended Property) Act 2021 – Base rate as per professional fees		N		\$343.00+
				Last year fee \$330.00+

Boarding House Act Legislation Inspection Fee

Initial Inspection	F	N	\$730.50	\$760.00
Compliance Certificate	F	N	\$330.00	\$343.00

DA Pre-Lodgement Meetings

Please Note: additional fees may be applicable based on the Professional Service Fee

DA Pre-Lodgement Meeting Fee	P	Y	\$990.00	\$1,030.00
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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Registration of Private Certificates

Complying Development Certificate	L	N	\$40.00	\$40.00
One or more other Part 6 Certificates – Construction, Occupation, Subdivision or Compliance Certificates where not lodged with construction certificate	L	N	\$45.00	\$45.00

Development Application (Lodgement Fee) (Excluding Dwellings)

Estimated cost of development - fixed by Schedule 4 Part 2 Item 2.1 of the EP & A Regulations

Up to \$5,000	L	N	\$144.00	\$144.00
\$5,001-\$50,000	L	N		\$220.00+
\$212 plus an additional \$3 for each \$1,000 (or part of \$1,000) by which the estimated amount exceeds \$5,000				
\$50,001-\$250,000	L	N		\$459.00+
\$442 plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000				
\$250,001-\$500,000	L	N		\$1,509.00+
\$1,455 plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000				
\$500,001-\$1,000,000	L	N		\$2,272.00+
\$2,189 plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000				
\$1,000,001-\$10,000,000	L	N		\$3,404.00+
\$3,280 plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000				
More than \$10,000,000	L	N		\$20,667.00+
\$19,915 plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000				
Amended Plan Fee – due to change of design or non-compliance with development controls subject to agreement of assessing officer. (i.e. amendment triggers renotification beyond submitters)	P	N	Based on 30% of Original DA Fee	

Development Application (Dwelling)

Value \$100,000 or under	L	N	\$592.00	\$592.00
Note – For value \$100,000 or over use table above				

Development Application (Lodgement Fee) – Subdivisions

New Road involved (EPA Reg Schedule 4 Part 2 Item 2.4) – \$865 plus \$65 per additional lot	L	N		\$865.00+
No New Road (EPA Reg Schedule 4 Part 2 Item 2.5) – \$430 plus \$53 per additional lot	L	N		\$430.00+
Strata (EPA Regs Schedule 4 Part 2 Item 2.6) – \$430 plus \$65 per additional lot	L	N		\$430.00+
Note – If two or more fees are applicable to a single development application (such as to subdivide land and to carryout work and/or erect a building on one or more lots created by the subdivision), the maximum fee payable for the development is the sum of those fees.				

Subdivision Certificates

Subdivision Certificate & Final Linen Plan Release < 5 lots (plus one inspection fee based on urban/rural fees)	F	N	\$1,113.00	\$1,158.00
Subdivision Certificate & Final Linen Plan Release > 5 lots (\$1,158.00 plus an additional \$343.00 per lot over 5 lots) (plus one inspection fee based on urban/rural fees)	F	N		\$1,158.00+
				Last year fee \$1,113.00+
Re-certification of Final Linen Plan	M	N	\$330.00	\$343.00
Review and signing of 88b instruments	F	N	\$330.00	\$343.00

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Subdivision Certificates [continued]

Assessment for Compliance of Works – as Executed plans	F	N	\$343.00+	
				Last year fee \$330.00+

Integrated Development

Integrated Development Fee - Processing fee additional to DA fee + \$416 for payment to each approval body (Schedule 4 Part 3 Item 3.1 of the Regs)	L	N	\$183.00+	
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Designated Development

Designated Development Fee (additional to DA fee)	L	N	\$1,198.00	\$1,198.00
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Developments Requiring Concurrence

Unless concurrence may be assumed (Section 55 EP&A Regs) – DA Fee + \$183 processing fee + \$416 for payment to each concurrence authority	L	N	\$183.00+	
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Development Application (Lodgement Fee)

Not involving the erection of a building, the carrying out of a work, the subdivision of land, or the demolition of a building or work	L	N	\$371.00	\$371.00
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Section 68 Applications

Note: Inspection fees based on the rural/urban inspection rate may apply to any Section 68 Application and will be charged accordingly.

Section 68 (LG Act) eg. Water/Sewer/Stormwater/OSSM – Urban	F	N	\$529.50	\$551.00
Section 68 (LG Act) eg. Water/Sewer/Stormwater/OSSM – Rural	F	N	\$554.50	\$577.00
Section 68 (LG Act) OSSM Applications Urban and Rural exceeding 10EP	F	N	\$959.00	\$997.50
Section 68 (LG Act) Minor Alteration/Upgrade/Re-assessment of an existing OSSM – Urban and Rural (base rate as per professional fees)	F	N		\$343.00+
				Last year fee \$330.00+
Section 68 Application - Minor Class 1 and 10 buildings only - Stormwater only fee (Note inspection fees may also apply)	F	N		\$343.00+
				Last year fee \$330.00+
Certificate of Compliance/Practical Completion for commercial and industrial developments	F	N	\$330.00	\$343.00
Review of Determination under the Local Government Act (Section 100) (base rate as per professional service fee)	F	N		\$343.00+
				Last year fee \$330.00+
Amended Section 68 Application Fee under the Local Government Act (Section 106)	F	N	50% of the original fee	

Liquid Trade Waste Application Fee

Classification A – Urban	P	N	\$299.50	\$311.50
Classification B & 2S – Urban	P	N	\$446.50	\$464.50
Classification C – Urban	P	N	\$529.50	\$551.00

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
Compliance Certificate	P	N		\$343.00+
				Last year fee \$330.00+

Water Management Act Certificate of Compliance (Section 305-307)

Section 138 Applications

Section 138 (Roads Act) Application – Urban	F	N		\$551.00+
				Last year fee \$529.50+
Section 138 (Roads Act) Application – Urban/Village (hoardings and skip bins) (plus \$5.50 per lineal metre of hoarding/fencing per week (minimum charge weekly)	F	N		\$551.00+
				Last year fee \$529.50+
Section 138 (Roads Act) Application – Rural	F	N		\$577.00+
				Last year fee \$554.50+
Certificate of Compliance/Practical Completion for commercial, industrial and subdivision developments	F	N	\$330.00	\$343.00
Amended Section 138 Application Fee	F	N	50% of the original fee	

Bonds

1. Charges for Roads (per m2)

GST inclusive if forfeited

Concrete or concrete based roads – bond	F	N	\$615.00	\$640.00
Tar and bituminous surfaces on all classes or base except stabilised base – bond	F	N	\$262.00	\$272.50
Stabilised base covered with sealed surface – bond	F	N	\$310.00	\$322.50
Earth or gravel – bond	F	N	\$151.00	\$157.00

Note – permits will require the payment of a minimum charge being at least 1 square metre based on the works affected

2. Paths, Driveways, Kerb and Gutter Works

The following formula will be used to calculate fees and bonds:

*Labour – Actual wages and oncosts plus 50%

*Plant – Actual plant hire costs plus 25%

*Materials – Actual material costs plus 20%

*GST must be added to the total at 10%

Development Works Bonding Fee

Administration & Acceptance Fee (term deposit, bank guarantees, mortgages, charges, etc relating to development consent) – Base rate as per professional fees	F	N		\$343.00+
				Last year fee \$330.00+

Advertising of DAs - Prescribed Fees (Additional to DA Fees)

Giving of Notice under Schedule 4 Part 3 of the Environmental Planning and Assessment Regulation 2021

Giving of Notice for Designated Development (Schedule 4 of the EP & A Regs)	L	N	\$2,890.00	\$2,890.00
Giving of Notice Prohibited Development (Schedule 4 of the EP & A Regs)	L	N	\$1,438.00	\$1,438.00
Giving of Notice for other development for which a Community Participation Plan requires notice to be given	L	N	\$1,438.00	\$1,438.00

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Advertising & Notification Fees for DA's/Modifications (Additional to DA Fees) - Community Participation Plan

Community Participation Plan - Category 2 Notification	F	N	\$339.50	\$353.00
Community Participation Plan - Category 3 Notification and Site Sign		N	\$499.00	\$519.00
Community Participation Plan - Category 4 Notification/Site Sign/Advertisement	F	N	\$1,239.00	\$1,289.00
Amended Plans – Re-Notification due to amended plans or information being lodged prior to determination or application – as per original application under the Community Participation Plan	F	N	In accordance with the Community Participation Plan Categories above.	

Information & Technology Service Charge

Development Applications and Complying Development Certificate Applications	P	N	0.1% of estimated cost
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Archiving Fee

Where combined DA/Construction Certificate. One archive fee is applicable

Up to \$199,999	P	N	\$72.00	\$75.00
\$200,000 to \$1m	P	N	\$108.00	\$112.00
Over \$1m	P	N	\$149.00	\$155.00
Scanning of documentation to electronic format	P	N	\$177.00	\$184.00
Amended/Additional plans if not provided in acceptable electronic format	P	N	\$78.00	\$81.00

Amendment/Modification to Consents

Item 4.1 of Schedule 4 of the EP & A Regs	L	N	\$92.00	\$92.00
The maximum fee for an application under Section 4.55(1) of the Act				
Item 4.2 of Schedule 4 of the EP & A Regs		N		-
Modification application				
(a) Under the Act, Section 4.55 (1a)	L	N	\$839.00	\$839.00
(b) Under the Act, Section 4.56 (1) that involves, in the consent authority's opinion, minimal environmental impact	L	N	50% of the original DA Fee	
Item 4.3 of Schedule 4 of the EP & A Regs	L	N	50% of the original DA fee	
Modification application under the Act, Section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the fee for the original application was				
(a) Less than \$100, or				
(b) \$100 or more and the original development application did not involve the erection of a building, the carrying out of work or the demolition of a work or building				
Item 4.4 of Schedule 4 of the EP & A Regs	L	N	\$247.00	\$247.00
Modification application under the Act, Section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if				
(a) the fee for the original development application was 1 fee unit or more, and				
(b) the original development application involved the erection of a dwelling house with an estimated cost of \$100,000 or less				
Item 4.5 of Schedule 4 of the EP & A Regs	L	N	as per table below	
Modification application under the Act, Section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the fee for the original application was 1 fee unit or more and the application relates to an original development application, other than an original development application specified in Item 4.3 or 4.4, with an estimated cost of development of:-				
Up to \$5,000	L	N	\$71.00	\$71.00
\$5,001-\$250,000	L	N		\$110.00+
\$110 plus an additional \$1.50 for each \$1,000, or part \$1,000 by which the estimated costs exceeds \$5,000				

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Amendment/Modification to Consents [continued]

\$250,001-\$500,000	L	N	\$651.00+	
\$651 plus an additional \$0.85 for each \$1,000, or part \$1,000 by which the estimated costs exceeds \$250,000				
\$500,001-\$1,000,000	L	N	\$927.00+	
\$927 plus an additional \$0.50 for each \$1,000, or part \$1,000 by which estimated costs exceeds \$500,000				
\$1,000,001-\$10,000,000	L	N	\$1,285.00+	
\$1,285 plus an additional \$0.40 for each \$1,000, or part of \$1,000 by which the estimated costs exceeds \$1,000,000				
More than \$10,000,000	L	N	\$6,167.00+	
\$6,167 plus an additional \$0.27 for each \$1,000, or part of \$1,000 by which the estimated costs exceeds \$10,000,000				
Item 4.6 of Schedule 4 of the EP & A Regs.	L	N	\$866.00	\$866.00
Additional fee for modification application if notice of application is required to be given under the Act, Section 4.55 (2) pr 4.56(1)				
Item 4.7 of Schedule 4 of the EP & A Regs	L	N	\$990.00	\$990.00
Additional fee for modification application that is accompanied by statement of qualified designer				
Item 4.8 of Schedule 4 of the EP & A Regs	L	N	\$3,905.00	\$3,905.00
Additional fee for modification application that is referred to design review panel for advice				

Review of Determination (Division 8.2 Reviews of the EP&A Act)

The maximum fee for a request of review of a decision under the EP&A Act is:

Item 7.1 of Schedule 4 of the EP & A Regs	L	N	50% of the original DA fee	
Application for review under the Act, section 8.3 that relates to a development application not involving the erection of a building, the carrying out of a work or the demolition of a work or building				
Item 7.2 of Schedule 4 of the EP & A Regs	L	N	\$247.00	\$247.00
Application for review under the Act, section 8.3 that relates to a development application involving the erection of a dwelling house with an estimated cost of \$100,000 or less				
Item 7.3 and 7.3A of Schedule 4 of the EP & A Regs		N		-
Application for review under the Act, section 8.3 that relates to a development application, not referred to in item 7.1 and 7.2 for development with an estimated cost of				
Up to \$5,000	L	N	\$71.00	\$71.00
\$5,001-\$250,000	L	N	\$111.00+	
\$111 plus an additional \$1.50 for each \$1,000, or part of \$1,000 by which the estimated costs exceeds \$5,000				
\$250,001-\$500,000	L	N	\$651.00+	
\$651 plus an additional \$0.85 for each \$1,000, or part of \$1,000 by which the estimated costs exceeds \$250,000				
\$500,001-\$1,000,000	L	N	\$927.00+	
\$927 plus an additional \$0.50 for each \$1,000, or part \$1,000 by which the estimated costs exceeds \$500,000				
\$1,000,001-\$10,000,000	L	N	\$1,285.00+	
\$1,285 plus an additional \$0.40 for each \$1,000, or part \$1,000 by which the estimated costs exceeds \$1,000,000				
More than \$10,000,000	L	N	\$6,167.00+	
\$6,167 plus an additional \$0.27 for each \$1,000, or part \$1,000 by which the estimated costs exceeds \$10,000,000				
Item 7.4 of Schedule 4 of the EP & A Regs	L	N		-
Application for review of decision to reject and not determine a development application under the Act, section 8.2(1)(c) if the estimated cost of development is:-				
a) less than \$100,000	L	N	\$71.00	\$71.00

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Review of Determination (Division 8.2 Reviews of the EP&A Act) [continued]

b) \$100,000 - \$1,000,000	L	N	\$195.00	\$195.00
c) More than \$1,000,000	L	N	\$325.00	\$325.00
Item 7.5 of Schedule 4 of the EP & A Regs	L	N	50% of the original DA fee	
Appeal against determination of modification application under the Act, section 8.9				
Item 7.7 of Schedule 4 of the EP & A Regs	L	N	\$807.00	\$839.50
Notice of application for review of a determination under the Act, Section 8.3				

Appeal of Determination of Modification Application

The fee for an application under Division 8.9 for an appeal of a decision is 50% of the fee that was payable in respect of the application that is the subject of appeal	L	N	50% of original fee	
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Subdivision Works Certificate

Subdivision Works Certificate \$716.00 per lot (Note: excludes ecology assessment/ review)	F	N	\$716.00+	Last year fee \$688.00+
Subdivision Works Certificate (Civil Works) including bulk earthworks/tree clearing/ other	F	N	\$343.00+	Last year fee \$330.00+
Certificate of Compliance/Practical Completion for commercial, industrial and subdivision developments	F	N	\$330.00	\$343.00
Amended plan fee (prior to determination of the subdivision works certificate) due to change of design or non-compliance with specifications - base rate as per professional services fees	F	N	\$343.00+	Last year fee \$330.00+
Application to amend an approved subdivision works certificate - 50% of the original fee	F	N	50% of the original fee	

Complying Development Application

Service is subject to availability

Residential – Complying Development Certificate – base rate plus assessment, administration and inspection fees based on urban/rural inspection rates	F	Y	POA	
Commercial/Industrial – Complying Development Certificate – base rate plus assessment, administration and inspection fees based on urban/rural inspection rates	F	Y	POA	

Application for modification of CDC

Fee	F	Y	50% of the original fee	
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Construction Certificates

Residential Construction Certificates	F	Y		
Residential Construction Certificate <\$50,000		Y	\$988.50	\$1,029.00
Residential Construction Certificate \$50,001 to \$100,000	F	Y	\$1,977.00	\$2,058.00
Residential Construction Certificate \$100,001 to \$500,000	F	Y	\$2,306.00	\$2,744.00
Residential Construction Certificate \$500,001 to \$750,000	F	Y	\$3,294.50	\$3,430.00
Residential Construction Certificate \$750,001 to \$1,000,000	F	Y	\$3,953.50	\$4,116.00
Residential Construction Certificate over \$1,000,001		Y	POA	

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Construction Certificates [continued]

Commercial/Industrial Construction Certificates	F	Y		
Commercial/Industrial Construction Certificate <\$50,000	F	Y	\$1,318.00	\$2,058.00
Commercial/Industrial Construction Certificate <\$50,000 to \$100,000	F	Y	\$1,977.00	\$3,430.00
Commercial/Industrial Construction Certificate <\$100,001 to \$500,000	F	Y	\$2,800.00	\$4,802.00
Commercial/Industrial Construction Certificate <\$500,001 to \$750,000	F	Y	\$3,953.50	\$6,174.00
Commercial/Industrial Construction Certificate <\$750,001 to \$1,000,000	F	Y	\$4,283.00	\$7,203.00
Commercial/Industrial Construction Certificate over \$1,000,001	F	Y		POA
Application for Modification of Construction Certificate	F	Y		POA
Referral to Fire and Rescue NSW - for performance solutions (Development Certification and Fire Safety)	F	N	Please note that the fee from Fire & Rescue NSW will be passed on to the applicant, along with an administrative processing fee of \$50.00	

Annual Fire Safety Statements

Registration of Annual Fire Safety Statements (per building/certificate)	P	Y	\$167.50	\$174.00
Research and Issuing a Fire Safety Schedule (base rate as per professional services fee)	F	Y		\$343.00+
				Last year fee \$330.00+

Swimming Pool Act 1998

Swimming Pool Compliance Certificate (10 business days)	L	Y	\$250.00	\$250.00
Urgency Fee (subject to confirmation that service is available)	F	Y	\$453.00	\$471.00
Swimming Pool Registration Information (section 30B(2)(b) of the Act)	L	Y	\$10.00	\$10.00
Application for an exemption under Section 22 of the Swimming Pools Act	L	N		\$250.00

Swimming Pool Resuscitation Charts

Fee	F	Y	\$35.50	\$37.00
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Public Swimming Pools and Spas

Public Swimming Pool and Spa Registration	L	N	\$105.00	\$105.00
Public Swimming Pool and Spa Inspection	P	N	\$263.00	\$273.50

Caravan Park and Camping Grounds

Five (5) year Registration Fee	F	N	\$730.50	\$760.00
Install a manufactured home, moveable dwelling or associated structure – Urban (per site)	F	N	\$529.50	\$551.00
Install a manufactured home, moveable dwelling or associated structure – Rural (per site)	F	N	\$554.50	\$577.00

Events Applications (Sec 68 & 138 Approval)

If the Events Application form is ticked under the following headings the following fees apply.

Section 68/Section 138 approval for activity under the Local Government Act 1993/ Roads Act 1993	P	N	\$529.50	\$551.00
Amended Section 68 Application Fee	P	N	50% of the original fee	

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Events Applications (Sec 68 & 138 Approval) [continued]

Urgency Fee – When application is lodged <10 working days before event or <2 days before minor event (subject to confirmation that service is available)	F	N	\$453.00	\$471.00
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Building Information Certificate Applications – EP & A Act Regulations

Single dwellings, duplexes, dual occupancies and Class 10 Buildings	L	N	\$330.00	\$686.00
Class 2-9 floor area of building – Not exceeding 200 square metres	L	N	\$330.00	\$686.00
Class 2-9 floor area of building – Exceeding 200 square metres but not exceeding 2,000 square metres (\$686.00 plus an additional \$0.50 per square metre for each square metre over 200 square metres)	L	N		\$686.00+ Last year fee \$330.00+
Class 2-9 floor area of building – Exceeding 2,000 square metres (\$1,372.00 plus an additional \$0.075 per square metres over 2,000 square metres) (plus an Inspection Fee based on Urban/Rural Inspection Fees)	L	N		\$1,372.00+ Last year fee \$1,223.00+
Urgency Fee for Building Information Certificates	F	N	\$453.00	\$471.00
Subject to confirmation that service is available				
Copy of Building Certificate	L	N	\$14.00	\$15.00
Additional fee	L	N	As per DA/CDC/CC fees	
An additional fee may be charged for an application for a building certificate in relation to a building where a development consent, complying development certificate or construction certificate was required for the construction of the building and no such consent or certificate was obtained, or where a penalty notice or order was issued in accordance with Clause 608 of the Local Government Act which will be equivalent to the development application and/or construction certification fee that would of been applicable.				

Sewer Mains & Sewer Drainage Diagrams

Residential/Commercial/Industrial Lot (10 working days)	R	N	\$111.50	\$116.00
Urgent Fee (Subject to confirmation of service availability)	P	N	\$453.00	\$471.00

Outstanding Orders

Per residential/commercial/industrial lot (10 working days)	R	N	\$111.50	\$116.00
Urgent Fee (subject to confirmation of service Availability)	P	N	\$453.00	\$471.00

Section 10.7 Certificates

Planning Certificate Section 10.7 (10 working days)	L	N	\$69.00	\$69.00
Urgency Fee for Section 10.7 Certificates	M	N	\$453.00	\$471.00
Subject to confirmation that service is available				

Dwelling Entitlement Search

Fee per property (10 working days)	F	N	\$330.00	\$343.00
Urgency Fee	F	N	\$453.00	\$471.00

Flood Planning levels advice/maps

Flood Planning levels advice/maps fee	F	N	\$330.00	\$343.00
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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Food & Health Premises Annual Registration (Administration, Notification & Inspection Fees)

1. New applications require payment of Application/Notification and Annual Registration Fees
2. No application fee is applicable if associated with a lodged Development Application or Change of owner (if there is a current registration)
3. Low risk – do not require routine inspection - food businesses which are unlikely to cause a foodborne illness outbreak are considered low risk and do not require routine inspection. Examples include:
Businesses that only handle packaged foods (such as service stations, newsagents, bars and liquor stores), businesses that only handle non-potentially hazardous foods (such as confectionary stores, coffee only vending), vehicles used to transport food between retail business premises or from a retail premises to a customer (such as a takeaway delivery vehicle, or vehicle used to move food between a preparation kitchen or market stall), childcare (including family day care) not preparing potentially hazardous food.
Medium risk – businesses may include cafes, restaurants, takeaways, supermarkets, mobile food vending vehicles and market stalls that prepare and/or sell potentially hazardous food. The risk classification of most hospitality-type retail food premises will be 'medium'.
High risk – a high-risk business is one which undertakes any of the following high-risk activities: prepares or supplies to vulnerable populations (such as a childcare facility that prepares food on site for children including home-based childcare preparing potentially hazardous foods), undertakes high risk processes/activities (such as raw egg products, smoking meats, sous vide), large scale operation (such as a function centre/large restaurant that employs more than 10 FTE food handlers).
4. The home jurisdiction council is generally responsible for the regular inspection of mobile food vehicles and risk-based inspection of temporary food businesses based in their area (e.g. prepare food at a fixed premises in the area for sale at an event elsewhere). For mobile food vehicles, the home jurisdiction rule recognises the council in whose area the vehicle is ordinarily garaged as the home jurisdiction, even if the business does not intend to trade in this council area. Food businesses that trade at temporary events often prepare their food off-site at a fixed premises (e.g. a domestic kitchen, café or restaurant). For these businesses, the home jurisdiction rule recognises the council in whose area that fixed premises is located as the home jurisdiction.

Application Fee

Market Food Stalls

Market Food Stall -food risk classification low	F	N	\$73.00	\$76.00
Market Food Stalls – food risk classification high and medium	F	N	\$240.00	\$250.00
Market Food Stalls – food risk classification medium - Selling eggs, sprouting seeds or cutting fruit and vegetables	F	N	\$0.00	\$76.00
Charities or Not for Profit (registered with Australian Charities and Not for Profit Commission)	F	N	\$73.00	\$76.00
Market Food Stalls - Non-home jurisdiction	F	N	\$171.00	\$76.00

Food Premises

Food Premises - food risk classification high and medium	F	N	\$240.00	\$250.00
Food Premises - food risk classification low	F	N	\$73.00	\$76.00

Home Based Business

Home Based Business - food risk classification high and medium	F	N	\$240.00	\$249.50
Home Based Business - food risk classification low	F	N	\$0.00	\$76.00

Mobile Vendors

Mobile Vendor - food risk classification high and medium	F	N	\$240.00	\$249.50
Mobile Vendor - food risk classification low		N	\$0.00	\$76.00

Water Carters

Water Carters -food risk classification medium	F	N	\$73.00	\$76.00
Water Carters - Non-home jurisdiction	F	N	\$0.00	\$76.00

Application Fee

Hairdresser and/or Barber	F	N	\$73.00	\$76.00
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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Application Fee [continued]

Beauty Salons	F	N	\$240.00	\$249.50
Ear Piercing and/or Nose Piercing Only	F	N	\$73.00	\$76.00
Nails Only	F	N	\$73.00	\$76.00
Skin Penetration (Including Tattooing)	F	N	\$240.00	\$249.50
Mortuaries	F	N	\$240.00	\$249.50
Undertakers	F	N	\$73.00	\$76.00

Annual Registration (Administration, Notification, Inspection Fees)

Food Premises

Large food premises - food risk classification high or medium and 11-49 full time equivalent food handlers	P	N	\$959.00	\$997.50
General food premises - food risk classification high or medium and 1-10 full time equivalent food handlers	P	N	\$564.00	\$587.00
Minor food Premises - food risk classification low	Z	N		Free
Schools (1-2 days a week canteen operations)	Z	N		Free
Schools (3-7 days a week canteen operations)	P	N	\$263.00	\$273.50
Sporting Club Canteens (1-2 days a week operations)	P	N		Free

Market Food Stalls

General - Relating to Annual Registration and Inspection Fees - Market Stalls Only. Fees other than application fees not paid for full year are to be calculated by formula (adopted fee/12)*x where x = the number of remaining months in the year backdated to the nearest month.

Market Food Stall – food risk classification high and medium	P	N	\$301.00	\$313.50
Market Food Stall – food risk classification medium -selling eggs, sprouting seeds or cutting fruit and vegetables	F	N	\$0.00	\$133.00
Market Food Stall -food risk classification low	P	N	\$133.00	\$0.00
Market Food Stall - food risk classification low (Fruit and Vegetable - no cutting on site)	Z	N		Free
Charities or Not for Profit (registered with Australian Charities and Not for Profit Commission)	Z	N		Free

Market Food Stalls - Non-home Jurisdiction

Market Food Stalls - Non-home Jurisdiction - inspection fee incident only	Z	N		Free
			Min. Fee excl. GST: \$245.00	
Non-home jurisdiction - annual notification	F	N	\$0.00	\$76.00

Mobile Vendors

Mobile Vendor - food risk classification high and medium	F	N	\$564.00	\$587.00
Mobile Vendor - food risk classification low	F	N	\$261.00	\$0.00

Mobile Vendors - Non-home Jurisdiction

Mobile Vendor - Non-home jurisdiction - inspection fee incident only	F	N	\$0.00	\$245.00
Mobile Vendor - Non-home jurisdiction		N	\$0.00	\$76.00
Non-home jurisdiction - annual notification	F	N	\$0.00	\$76.00

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Water Carters

Water Carters - food risk classification medium	F	N	\$261.00	\$271.50
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Water Carters - Non-home Jurisdiction

Water Carter - Non-home jurisdiction (inspection fee incident only)	F	N	\$0.00	\$245.00
Non-home jurisdiction - annual notification		N	\$0.00	\$76.00

Home Based Business

Home Based Business – food risk classification high and medium	P	N	\$564.00	\$587.00
Home Based Business – food risk classification low	Z	N		Free

Beauty, Health and Skin Penetration Premises

Hairdresser and/or Barber	M	N	\$132.00	\$137.50
Beauty Salons	M	N	\$263.00	\$273.50
Ear Piercing and/or Nose Piercing Only	M	N	\$132.00	\$137.50
Nails Only	M	N	\$127.00	\$132.00
Skin Penetration (including tattooing)	M	N	\$398.00	\$414.00
Mortuaries	M	N	\$332.00	\$345.50
Undertakers	M	N	\$73.00	\$76.00
Other Premises (including dry needling)	M	N	\$263.00	\$273.50

Microbial Control

Microbial control registration	L	N	\$120.00	\$120.00
Microbial control inspection fee	P	N	\$398.00	\$414.00

Reinspection Fees or Subsequent Inspections Fees

Fee	M	N	\$236.00	\$245.50
To be paid where premises are not being maintained in accordance with Council's requirements or further inspection necessary per hour				

Complying Development Certificates - Food and Health Premises

Complying Development Certificates (inspection/consultancy base rate as per professional fees)	P	N		\$330.00+
Urgency Fee (subject to confirmation service is available) (3 working days)	P	N	\$157.00	\$163.50

Private Cemeteries on Rural Land

Cemetery Application Fee	F	N	\$554.00	\$576.00
Permit for Burial	F	N	\$554.00	\$576.00

Exhumation of Human Remains

Attendance by Environmental Health Officer (base rate as per professional services fee)	M	Y		\$343.00+
				Last year fee \$330.00+

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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On Site Sewage Management Systems

Annual Licence Fee to Operate System (Annual Charge – Rates Notice)	M	N	\$52.00	\$54.10
Application for re-issue of Licence to Operate (due to change in property ownership, etc)	M	N	\$97.00	\$101.00
Pre purchase inspection with written report (10 working days)	P	N	\$794.00	\$0.00
On Site Information Inquiry (no inspection)	P	N	\$97.00	\$101.00
Urgent Fee (subject to confirmation service is available and if so provided within 48 hours)	P	N	\$157.00	\$163.50

Control of Burning Application

Protection of the Environment Operations (Clean Air) Regulation 2021	L	N	\$330.00	\$185.00
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How a Refund will be Determined

The Head of Planning and Environment hereunder may vary the requirements where in that person's opinion a variation is warranted due to the special circumstances of the case.

Please Note: No refunds will apply where any application has been determined.

Refunds of Development Applications

- a) where an application is withdrawn after the notification and assessment processes have commenced a refund of 25% may be given
- b) where an application is withdrawn prior to the notification and assessment processes have commenced a refund of 75% may be given

Complying Development Certificates and Construction Certificates

- a) where no assessment has commenced 100% refund may be given, less \$50.00 administrative/registration costs
- b) where a site inspection has been undertaken and/or assessment has commenced and not finalised a refund of 50% may be given

Any other Applications including Section 68, Section 138, Building Certificates and the like

- a) where an application is withdrawn prior to the site inspection, and/or prior to assessment of the application commencing 100% refund may be given, less \$50.00 administration/registration costs
- b) where a site inspection has been undertaken and/or the matter has been assessed no refund shall apply

Applications for On-Site Sewage Management Applications, Food and Health Applications

A Where an application is withdrawn or cancelled prior to site inspection, or prior to the matter being investigated, Council retains an administration refund fee of \$50.00 to cover its administrative costs in the matter.

B Where a site inspection has been carried out or the matter has been investigated then no refund shall apply.

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Reduced Application Fees

Requests for reduced applications fees by community based non-profit making organisations associated with Sections A., B., C. and D.

To apply for reduced application fees, the application must be submitted and paid then a written request stating the exemption that applies to your application and accompanied by evidence to satisfy the criteria of "community based non-profit making organisation" comprising a certificate of Incorporation or other documentation accepted at the sole discretion of Council is to be submitted.

A. Reduced application fees for development on Council-owned Land

In respect of development provided by community based non-profit making organisations on Council-owned land, the following concessions apply for all development applications, complying development certificates, construction certificates and any ancillary approval fees:

- a) Where the facility is for the exclusive use of the community based non-profit organisation – 40% concession.
- b) Where the facility is available for general public use – 80% concession.

B. Reduced application fees for development by Community Based Non-Profit Organisations

In respect of development provided by community based non-profit making organisations on private land, the following concessions apply for all development application, complying development certificates, construction certificates and any ancillary approval fees:

- a) Where the facility is for the exclusive use of the community based non-profit organisation – 40% concession.
- b) Where the facility is a Council Bush Fire shed – 80% concession.

C. Reduced application fees for improving accessibility to buildings

The General Manager may agree in writing to waive or refund development application, complying development certificates, construction certificates and any ancillary approval fees following a written request, where he/she is satisfied that the proposal is being made for the primary purpose of improving accessibility to, and within, buildings.

Note 1. The above concession will not apply to access improvements that are triggered by compliance with the Building Code of Australia for other works.

Note 2. Any request for a fee to be reduced or waived in accordance with the above provisions must be received within 12 months of the date of lodgement of the application.

D. Reduced application fees for events on Council land

Council Policy 8.11.3 "APPROVALS AND USE OF LAND OWNED OR MANAGED BY COUNCIL" states: Fees in accordance with Council's adopted fees and charges will apply as referred to in the relevant guidelines. Exemptions from these lease/hire/licence fees will apply in the following circumstances only:

- a) where the applicant is a registered charity or a non-profit organisation; or
- b) where the footpath trading is conducted as part of a Council sponsored event relating to the promotion of the area in general;
- c) At the discretion of the General Manager (or their delegate)

Note 1. Application fees associated with the cost incurred by Council of assessing statutory requirements under the Local Government Act and Roads Act are not covered by the above exemptions, and adopted fees and charges unless waived in accordance with delegated authority.

Note 2. At the Council meeting on 13/12/16 it was resolved that application fees for minor events currently charged for local not for profit charities to conduct fundraising activities on Council land be waived. "Minor events" are not defined, but would include footpath trading/fundraising or other small scale/low impact activity that does not involve more than a few people at any one time and is deemed low risk in relation to s.68 and s.138 approvals and assessment required.

Buy Back Properties - NSW Reconstruction Authority

Reduced Application Fees for Buy Back Properties identified within the NSW Reconstruction Authorities Residential Homes Program

In respect of Development Applications, Complying Development Certificates, Construction Certificates and any ancillary applications/ Certificates for the relocation of houses and the raising of houses affected by the February 2022 flood event, application fees will be waived, with the exception to any fee that is applicable from another Government Agency.

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Enforcement – Rangers

For other 'penalties' not listed, refer to the Local Government Council Penalty Handbook

Companion Animals Act 1998

Dog/Cat Registrations

Dog - Desexed (by relevant age)	L	N	\$78.00	\$78.00
Registration Fee for a dog desexed by six months of age				
Dog - Desexed (by relevant age - eligible pensioner) including Not Desexed (not recommended eligible pensioner)	L	N	\$34.00	\$34.00
Dog - Desexed (sold by an eligible pound/shelter)	L	N	\$0.00	\$0.00
Desexed dog sold by an eligible pound or shelter				
Dog - Not Desexed or Desexed (after relevant age)	L	N	\$262.00	\$262.00
For dogs not desexed before 6 months of age				
Dog - Not Desexed (recognised Breeder)	L	N	\$78.00	\$78.00
Dogs not desexed and kept by a recognised breeder for breeding purposes.				
Cat - Desexed (sold by Pound/Shelter)	L	N	\$0.00	\$0.00
Cat - Desexed or Not Desexed	L	N	\$68.00	\$68.00
Cat - Eligible Pensioner	L	N	\$34.00	\$34.00
Cat - Not Desexed (not recommended)	L	N	\$68.00	\$70.75
Cat with written notification from a vet that it should not be desexed				
Cat - Not Desexed (Recognised Breeder)	L	N	\$68.00	\$68.00
Late Fee	L	N	\$22.00	\$22.00

Dog/Cat Annual Fee

Annual Fee (additional to the one off lifetime registration fee) - Cats not desexed by the age of 4 months	L	N	\$96.00	\$96.00
Annual Fee (additional to the one off lifetime registration fee) - Dog of a restricted breed or declared to be dangerous	L	N	\$230.00	\$230.00
Late Fee	L	N	\$22.00	\$22.00

Companion Animal

Maintenance of Companion Animal per day or any part thereof. Commencing second day of stay.	M	N	\$22.00	\$23.00
Release Fee for Companion Animals	M	N	\$54.00	\$56.00
Micro-chipping Fee (on release of impounded animal, if required)	M	N	\$49.00	\$51.00

Surrender fee

For residents wishing to surrender an unwanted pet	M	N	\$240.00	\$250.00
Charges include cost of putting animal down and maintenance of animal for 3 days before euthanasia				

Adoption Packages

Male Dog	F	Y	\$360.00	\$374.50
Female Dog	F	Y	\$410.00	\$426.50
Female Cat	F	Y	\$300.00	\$312.00
Male Cat	F	Y	\$230.00	\$239.00

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Stock Release Fee

Cattle/Stock Cattle are always considered impounded, not agisted. All fees must be paid prior to release.

First beast	F	N	\$121.00	\$126.00
Each beast thereafter	F	N	\$61.50	\$64.00
Maintenance per beast per day	F	N	\$61.50	\$64.00
Transportation of animals to Pound	F	N		\$622.00+
				Last year fee \$598.00+
Advertisement	F	N	\$180.00	\$187.00

Articles taken into Possession

All fees must be paid prior to release.

Impounding shopping trolleys	P	N	\$92.50	\$96.00
Unauthorised Signage	F	N	\$96.00	\$100.00
Towing Base Fee (Minimum fee)	F	N	\$154.00	\$160.00
Vehicle Storage (per day)	F	N	\$40.50	\$42.00
Impounding Fee (vehicles)	F	N	\$104.00	\$108.00

Busking Permit

Busking Permit (2 year permit)	P	N	\$59.00	\$61.00
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Rowing Club Car Park

Full Day Fee (longer than four hours)	M	Y	\$3.00	\$3.00
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Barney Shearman Car Park

Half Day Fee (first four hours)	M	Y	\$2.00	\$2.00
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Hospital Paid Parking (Parts of Uralba and Hunter Streets)

1 Hour Fee	M	Y	\$3.00	\$3.00
2 Hour Fee	M	Y	\$6.00	\$6.00

Lismore Base Hospital Precinct

Paid Parking Dalziell Street – Full Day Fee	M	Y	\$2.00	\$2.00
Paid Parking Hunter Street (Laurel Ave to Orion St) – Full Day Fee	M	Y	\$2.00	\$2.00
Resident Parking Permit (initial)	Z	N		Free
Resident Parking Permit (replacement)	M	N	\$20.00	\$20.00
Resident Visitor Parking Permit	Z	N		Free

Parking Fee for Tradespeople or the like

Temporary Parking Permit (vehicle per day)	Z	N		Free
Temporary Parking Permit (vehicle per week)	Z	N		Free

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Filming Applications

Application Fee plus category fee below (Note: this fee does not apply to ultra low impact applications)	L	N	\$343.00+	
				Last year fee \$330.00+

Filming Permit Fee - Public Land

Late application/urgency fee (When an application is lodged <14 days before the filming commences and subject to confirmation of service availability)	P	N	\$330.00	\$343.00
Category 1 - Ultra Low Impact No more than 10 crew, includes still photography where no disruption to stakeholders, retailers or motorists or other events in the vicinity of the activities. Activities are contained to footways or public open space areas only. Public safety is not impacted on. Vehicles associated with filming area legally parked at all times.	L	N		Nil
Category 2 - Low Impact 11-25 crew. No more than 4 trucks or vans. No construction, minimal equipment/lighting. Usually 1-2 locations.	L	N	\$150.00	\$150.00
Category 3 - Medium Impact 25-30 crew. Some construction. Equipment required, unit base required. No more than 4 locations.	L	N	\$300.00	\$300.00
Category 4 -High Impact More than 50 crew. Significant construction, extensive equipment, large unit base required. more than 4 locations. Multiple/high impact on the amenity of the area/location/community.	L	N	\$500.00	\$500.00

Section 138 Approval

Section 138 Approval Where approval is required for works/activities on a public road, footpaths, parking areas, closure of roads, equipment in the road reserve.	F	N	\$529.50	\$551.00
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Assessment of Traffic Control Plans for Filming Applications

Stop/go Traffic control on a local or Council managed road	L	N	\$100.00	\$100.00
Medium stop/go traffic control on a multi lane or state road	L	N	\$300.00	\$300.00
Police consultation. Transport NSW Consultation.				
High road closures Police Consultation. Transport NSW consultation.	L	N	\$465.00	\$465.00

Filming Permit Fee - Private Land

(non refundable)

When a production is filming on private land or areas not controlled/owned by Council, Council may impose an application fee for the approval of parking plans or unit based plans

Approval of parking plans or unit base plans	L	N	\$150.00	\$150.00
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Major Revision of Application

Major Revision of Application Major revision of the filming application will incur an additional 75% of the original application fee	L	N		75% of the original application fee
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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Late Application/Urgency Fee

Late application/urgency fee	P	N	\$330.00	\$343.00
(When an application is lodged <14 days before the filming commences and subject to confirmation of service availability)				

Venue/Facility Hire Fees

Venue/Facility Hire Fee	F	N	at cost + \$343.00	
			Last year fee at cost + \$330.00	
Cost recovery for the hire of Council's facilities including ancillary associated costings				

Bonds

(GST inclusive if forfeited)

Bond to be set at a reasonable level to be negotiated between Council and filmmaker depending on risk assessment.

Category 1 - lightweight vehicles, low traffic volume and minimal infrastructure on reserve	F	N	\$2,000.00+
Category 2 - Medium weight vehicles, medium traffic volume and medium infrastructure on reserve	F	N	\$5,000.00+
Category 3 - heavy weight vehicles, heavy traffic volume and heavy infrastructure on reserve	F	N	\$10,000.00+
Category 4 - significant disturbance to reserves with major infrastructure requirements and long term occupation	F	N	\$10,000.00+

Events

Usage:-

1. Half day is up to 5 hours. Full day is 5 to 10 hours.
2. External Hirers are requested to attend a site meeting 7 days prior to their event. Please contact Council's Events Office on 0266 250 500 to make a convenient time.
3. Keys must be picked up from the Council Chambers, Oliver Avenue, Goonellabah prior to the site meeting and then returned the next working day back to the Council Chambers.
4. Payment must be made at the time of booking the venue.

Oakes Oval - Gordon Pavilion & Crozier Field - Function Rooms

External hirers Administration/Booking Fee – non refundable	M	Y	\$53.60	\$56.00
Casual Hirers Fee	M	Y	\$119.10	\$123.90
Permanent hirers must have their own public liability insurance				
Hire of Crockery only	M	Y	\$62.40	\$100.00
Projector hire per use	M	Y	\$23.40	\$50.00
Council staff to attend out of hours cost per hour	M	Y	\$69.15	\$72.00
Room set up and clean fee	M	Y	\$114.40	\$119.00
Carpet Cleaning	M	Y		Cost + \$53.60
Key Replacement (GST inclusive if forfeited)	M	N	\$100.00	\$104.00
Fee for attendance by Security Company to open or lock up building out of normal business hours (Security Company cost plus Council administration fee)	M	Y		Cost + \$53.60
Charged if hirer loses keys or otherwise unable to gain access				
Council staff to attend out of hours cost per hour (Saturday)		Y	\$104.00	\$108.00
Council staff to attend out of hours cost per hour (Sunday)		Y	\$124.80	\$130.00
AV Costs		Y		Cost + \$53.60
Cleaning Fee		Y		Cost + \$53.60

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Oakes Oval - Gordon Pavilion & Crozier Field - Function Rooms [continued]

Room fire fees	M	Y	POA	
			Min. Fee excl. GST: \$90.91	
Venue Ad-Hoc Signage	F	Y	POA - dependant on Size, Material and Application	
			Min. Fee excl. GST: \$45.45	

Oakes Oval - Gordon Pavilion

Council Organised or Supported Function – Minimum Administration Fee	M	Y	\$114.40	\$119.00
Function Room half day hire (up to five hours) - Commercial	M	Y	\$227.25	\$236.35
Function Room full day hire (five to ten hours or more)	M	Y	\$454.50	\$473.00
Gordon Pavilion Function Room Hourly Hire (Min. 2 Hours and Maximum of 3)	M	Y	\$90.90	\$91.00
Gordon Pavilion Function Room Half Day Hire (Up to Five Hours) – Community Group (20% Discount)	M	Y	\$181.80	\$291.00
Gordon Pavilion Function Room Half Day Hire (Up to Five Hours) – Non-for-Profit Group (30% Discount)	M	Y	\$159.78	\$255.00
Gordon Pavilion Function Room Full Day Hire (Five to 10+ Hours) – Community Group (20% Discount)	M	Y	\$363.61	\$370.00
Gordon Pavilion Function Room Full Day Hire (Five to 10+ Hours) – Non-for-Profit Group (30% Discount)	M	Y	\$318.15	\$318.15
Commercial Kitchen Hourly Hire (Min. 2 Hours and Maximum of 3)	M	Y	\$75.25	\$75.00
Commercial Kitchen - half day (Up to Five Hours) – Commercial	F	Y	\$0.00	\$150.30
Commercial Kitchen - half day (Up to Five Hours) – Community Group (20% Discount)	M	Y	\$120.24	\$120.00
Commercial Kitchen - half day (Up to Five Hours) – Non-for-Profit Group (30% Discount)	M	Y	\$105.22	\$105.00
Commercial Kitchen - full day (Five to 10+ Hours) – Commercial	F	Y	\$0.00	\$301.00
Commercial Kitchen - full day (Five to 10+ Hours) - Community Group (20% Discount)	M	Y	\$240.80	\$240.80
Commercial Kitchen - full day (Five to 10+ Hours) – Non-for-Profit Group (30% Discount)	M	Y	\$210.71	\$211.00
Weddings and parties – up to 4 hours, then every 4 hours after – Commercial	M	Y	\$450.00	\$450.00
Coaches Room Northern Hourly Hire (Min. 2 Hours and Maximum of 8)	M	Y	\$90.90	\$91.00
Media Room Northern Hourly Hire (Min. 2 Hours and Maximum of 8)	M	Y	\$90.90	\$91.00
Coaches Room Southern Hourly Hire (Min. 2 Hours and Maximum of 8)	M	Y	\$90.90	\$91.00

Adam Gilchrist Pavilion Function Rooms

Conference Room - full day	M	Y	\$464.00	\$483.00
Conference Room - Tidal Rooms (half day)	M	Y	\$231.95	\$241.25
Terrace Area - fully outdoor - full day	M	Y	\$464.00	\$483.00
Terrace Area - fully outdoor - half day	M	Y	\$231.95	\$241.00
Conference Room – Room 1 Hourly Hire (Min. 2 Hours and Maximum of 3)	M	Y	\$90.90	\$90.90
Terrace Area - fully outdoor - with a sporting event	M	Y	\$231.95	\$241.00
Tidal Building including Terrace area, Conference Rooms x 3 and Commercial Kitchen - full day	M	Y	\$1,430.00	\$1,488.00
Conference Room – Room 2 Hourly Hire (Min. 2 Hours and Maximum of 3)	M	Y	\$90.90	\$90.90
Tidal Building including Terrace area, Conference Rooms x 3 and Commercial Kitchen - half day	M	Y	\$616.00	\$641.00
Commercial Kitchen - full day (Five to Ten+ Hours) - Commercial	M	Y	\$301.00	\$313.50

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Adam Gilchrist Pavilion Function Rooms [continued]

Commercial Kitchen - half day (Up to Five Hours) – Commercial	M	Y	\$150.30	\$160.00
Conference Rooms (half day) - Up to Five Hours – Community Group (20% Discount)	M	Y	\$185.56	\$291.00
Conference Rooms (half day) - Up to Five Hours – Non-for-Profit Group (30% Discount)	M	Y	\$162.37	\$255.00
Conference Rooms (full day) - (Five to 10+ Hours) – Community Group (20% Discount)	M	Y	\$371.20	\$371.00
Conference Rooms (full day) - (Five to 10+ Hours)– Non-for-Profit Group (30% Discount)	M	Y	\$324.80	\$325.00
Commercial Kitchen Hourly Hire (Min. 2 Hours and Maximum of 3)		Y	\$75.25	\$75.00
Commercial Kitchen - half day (Up to Five Hours) – Community Group (20% Discount)	M	Y	\$120.24	\$120.00
Commercial Kitchen - half day (Up to Five Hours) – Non-for-Profit Group (30% Discount)	M	Y	\$105.22	\$105.00
Commercial Kitchen - full day (Five to 10+ Hours) - Community Group (20% Discount)	M	Y	\$240.80	\$241.00
Commercial Kitchen - full day (Five to 10+ Hours) – Non-for-Profit Group (30% Discount)	M	Y	\$210.71	\$211.00
Weddings and parties – up to 4 hours, then every 4 hours after – Commercial	M	Y	\$550.00	\$550.00
Terrace Area - fully outdoor - Hourly Hire (Min. 2 Hours and Maximum of 3)	M	Y	\$90.90	\$91.00

Field Signage

Fence Advertising – Per Metre (3 Metre panels)	F	Y	\$280.80	\$292.05
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Security Deposit

Refundable upon inspection. GST Inclusive if forfeited.

Alcohol	P	N	\$682.50	\$710.00
No Alcohol	P	N	\$227.25	\$236.00

Art Gallery**Event Room Hire**

1. DA stipulates that all events must have an educational or cultural component
2. Hire includes PA, lectern, chairs, tables and WiFi access
3. Minimum 40% discount for Not-for-Profit Organisations, Community Groups, Artists (NAVA member only), primary and high schools, and Lismore LGA businesses with a turnover under \$1 million pa

Hire of Meeting/Event Space (Minimum 3 hours)	F	Y	\$300.50	\$313.00
Hire of Meeting/Event Space (Full day rate)	F	Y	\$482.00	\$501.50
Out of hours staff per hour (3 hour minimum call out)	F	Y	\$45.25	\$47.10
Casual Hirers Fee	M	Y	\$119.10	\$123.90
Permanent hirers must have their own public liability insurance				
Security Deposit (GST Inclusive if forfeited)	F	N	\$568.00	\$591.00

Artist Studios

1. Artist needs to make application to Gallery for use of Artist Studio
2. Workspace is intended for short-term use such as 3 weeks to develop work or engage in community consultation
3. Workspace also has the provision of day hire for artist meetings
4. Hire does not include kitchen access or technical equipment
5. No discounts apply

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Me

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Artist Studios [continued]

Per day	F	Y	\$100.00	\$104.00
Per week	F	Y	\$350.00	\$364.00

Guided Tours

Per person	M	Y	\$10.00	\$10.00
Tour + Activity per person	M	Y	\$15.00	\$15.60
Hannah Cabinet Tour per person	M	Y	\$5.55	\$5.80
Auslan guided tour	M	Y	\$5.00	\$5.00
Concession guided tour	M	Y	\$5.00	\$5.00
Additional artist or curator talk	M	Y	\$15.00	\$15.00
Collage Club workshop with art facilitators		Y	\$500.00	\$500.00
Workshop with art facilitation	P	Y	\$350.00	\$350.00

Full Gallery Hire

1. Only for after hours events giving access to full gallery
2. 5 hours maximum
3. Minimum 2 staff required. Additional staff charges for guided tours of the exhibitions.
4. Maximum 100 guests
5. No community organisation discounts
6. No exhibition displays are able to be removed or modified for the event layout
7. Nature of event at the discretion of gallery staff

Full Gallery Hire	M	Y	\$3,000.00	\$3,120.00
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Event Space

Hire of Event Space (3 hours recurrent hire) (also including 40% discount as per usual fee)		Y	\$380.00	\$395.00
Hire of Event Space (Full week) (also including 40% discount as per usual fee)		Y	\$1,851.00	\$1,925.00

Quadrangle

Notes:-

1. Hire includes use of removable furniture
2. Minimum 40% discount for Lismore LGA not-for-profit organisations. Artists (NAVA member only), primary and high schools, locally owned business operating in the Lismore LGA with a turnover of less than \$1m per year.
3. Responsibility of hirer to return furniture/tidy up all rubbish

Quad Booking Charge	M	Y	\$55.00	\$57.00
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Event Charges

Quad Booking Charge	M	Y	\$55.00	\$57.00
Venue Hire – half day	M	Y	\$660.00	\$686.00
Venue Hire – full day	M	Y	\$1,165.00	\$1,212.00
Venue Hire & Gallery Event Space - full day	M	Y	\$1,500.00	\$1,560.00
Venue Hire & Gallery Event Space - half day	M	Y	\$780.00	\$811.00
Major Event (no discounts apply)	M	Y	\$5,600.00	\$5,824.00
Staff Hire (per hour rate/no discounts apply)	M	Y	\$45.25	\$47.10

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Event Charges [continued]

Casual Hirers Fee	M	Y	\$119.10	\$123.90
Permanent hirers must have their own public liability insurance				
Venue and Stage hire - half day	M	Y	\$1,125.00	\$1,125.00
Venue and Stage hire - full day		Y	\$2,095.00	\$2,095.00
Mapping Projector hire - full day only		Y	\$3,000.00	\$3,000.00
Mapping Projector technician fee per hour		Y	\$65.00	\$65.00

Lismore Memorial Baths

Notes:-

* Child means 4 years to 16 years of age

***Family – 2 adults and 2 children

Passes may be purchased by Direct Debit option

Discounts may be applied at Manager's Discretion up to 50% of total fee or charge

Times of operation may vary at Council's discretion

Entrance Fees

Casual Swimmers – Adult	M	Y	\$6.35	\$6.60
Casual Swimmers – Concession – Child*, Student, Pensioner	M	Y	\$5.55	\$5.80
Casual Swimmers – Under 4 years	Z	Y		Free
Casual Family Swim***	M	Y	\$21.85	\$22.75
Spectator	M	Y	\$3.85	\$4.00
10 Visit Pass – Adult	M	Y	\$61.40	\$63.90
10 visit pass - concession - Child*, Student, Pensioner	M	Y	\$52.55	\$54.65
20 Visit Pass – Adult	M	Y	\$109.20	\$113.60
20 visit pass - Concession - Child*, Student, Pensioner	M	Y	\$94.15	\$97.95
Schools	M	Y	\$5.55	\$5.80
Schools Fun Day	M	Y	\$13.10	\$13.65
Family Fun/Movie Night (Adult/Child)	M	Y	\$11.05	\$11.50
Aquathon - Single Entry - Adult	M	Y	\$17.70	\$18.45
Aquathon - Single Entry - Child (over 12 years)	M	Y	\$14.40	\$15.00
Aquathon - Single Entry - Under 12 years + Accompanying Adult	M	Y	\$21.85	\$22.75
20 visit pass - Workers Compensation	F	Y	\$110.00	\$110.00

Passes

3 Month Pass – Adults Upfront Only	M	Y	\$167.45	\$174.15
3 Month Pass – Concession – Child*, Student, Pensioner - Upfront Only	M	Y	\$136.25	\$141.70
3 Month Pass – Family*** - Upfront only	M	Y	\$309.50	\$322.00
Seasonal Pass – Adults - Upfront	M	Y	\$250.15	\$260.20
Seasonal Pass - Adults - DD	M	Y	\$264.20	\$274.80
Seasonal Pass – Concession – Child*, Student, Pensioner - Upfront	M	Y	\$199.70	\$207.70
Seasonal Pass - Concession - Child*, Student, Pensioner - DD	M	Y	\$215.30	\$223.95
Seasonal Pass – Family*** - Upfront	M	Y	\$525.50	\$547.00
Seasonal Pass - Family*** - DD	M	Y	\$563.00	\$586.00

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Passes [continued]

Swim Member Access Tag (new or replacement)	M	Y	\$7.20	\$7.50
Aquathon - Season Pass (Adult/Child)	M	Y	\$70.20	\$73.05

Locker Hire

Locker Hire	M	Y	\$1.60	\$1.70
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Facility Hire Charges

^ Additional costs will be added to venue hire if outside normal hours or if necessary for operational requirements. An additional staff surcharge will apply on weekends and public holidays.

50 Metre Pool – per hour (plus entry fees)	M	Y	\$168.00	\$174.75
Lane Hire – per hour (plus entry fee)	M	Y	\$39.55	\$41.15
Inflatable per session (plus entry fee)	M	Y	\$4.40	\$4.60
Inflatable and Water Slide GSAC & LMB Combo Annual Pass - Upfront (plus pool entry per visit)	M	Y	\$150.80	\$156.85
Inflatable and Water Slide GSAC & LMB Combo Annual Pass - Subsequent Family Members - Upfront (plus pool entry per visit)	M	Y	\$126.90	\$132.00
Inflatable private hire per hour (party booking including booking fee)	M	Y	\$137.80	\$143.35
School Carnival / Not for Profit Organisation – exclusive hire – up to 4 hours 50m pool plus entry	M	Y	\$306.50	\$319.00
As above plus 25m pool for 4 hours (additional fee)	M	Y	\$61.90	\$64.40
School Carnival / Not for Profit Organisation – exclusive hire – up to 8 hours 50m pool plus entry	M	Y	\$460.00	\$478.50
As above plus 25m pool for 8 hours (additional fee)	M	Y	\$92.05	\$95.75
Corporate / Commercial Organisation – exclusive hire – up to 4 hours 50m pool plus entry, plus staff costs, if applicable^	M	Y	\$676.00	\$703.50
Corporate / Commercial Organisation – exclusive hire – up to 8 hours 50m pool plus entry, plus staff costs, if applicable^	M	Y	\$1,248.00	\$1,298.00
School Carnival / Not for Profit Organisation – exclusive hire – up to 4 hours 25m pool plus entry	M	Y	\$97.75	\$101.70
School Carnival / Not for Profit Organisation – exclusive hire – up to 8 hours 25m pool plus entry	M	Y	\$183.55	\$190.90
Corporate / Commercial Organisation – exclusive hire – up to 4 hours 25m pool plus entry, plus staff costs, if applicable^	M	Y	\$244.95	\$254.75
Corporate / Commercial Organisation – exclusive hire – up to 8 hours 25m pool plus entry, plus staff costs, if applicable^	M	Y	\$365.50	\$380.50
Special Events/Festivals exclusive use full day (Weekends/Public Holidays) plus staff costs, if applicable^	M	Y		\$9,048.00+
				Last year fee \$8,700.00+
Special Events/Festivals exclusive use full day (Week days) plus staff costs, if applicable^	M	Y		\$4,545.00+
				Last year fee \$4,370.00+

Booking Fees

Admin Booking Fee	M	Y	\$36.40	\$37.90
Booking Cleaning Fee 11-25 pax	M	Y	\$36.40	\$37.90
Booking Cleaning Fee 26-50 pax	M	Y	\$59.80	\$62.20
Booking Cleaning Fee 51-100 pax	M	Y	\$89.45	\$93.05
Booking Cleaning Fee 101+ pax	M	Y	\$118.60	\$123.35

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Booking Fees [continued]

Additional Staff per hour per person – M-F	M	Y	\$57.20	\$59.50
Additional Staff per hour per person – Sat	M	Y	\$69.15	\$71.95
Additional Staff per hour per person – Sun	M	Y	\$83.75	\$87.10
Additional Staff per hour per person – Public Holidays		Y	\$0.00	\$87.10
Tea & Coffee set up fee 1-10 pax	M	Y	\$14.60	\$15.20
Tea & Coffee set up fee 11-25 pax	M	Y	\$23.40	\$24.35
Tea & Coffee set up fee 26-50 pax	M	Y	\$40.55	\$42.20
Tea & Coffee set up fee 51-100 pax	M	Y	\$56.20	\$58.45
Tea & Coffee set up fee 101+ pax	M	Y	\$69.15	\$71.95
Expo Fee A	M	Y	\$66.05	\$68.70
Expo Fee B	M	Y	\$130.00	\$135.20
Family Fun/Movie Night	F	Y	\$0.00	\$11.50
Birthday Parties Booking Fee		Y	\$0.00	\$38.45
Birthday Party – Pack A per person	F	Y	\$0.00	\$11.95
Birthday Party – Pack B per person	F	Y	\$0.00	\$16.70

Programs

Swimsations (per lesson)

1 Child – Learn to Swim	M	N		POA
Subsequent Children – Learn to Swim	M	N		POA
1 Child Private	M	N		POA
1 Adult Private	M	N		POA
Vacation LTS (5 sessions per child)	M	N		POA
1 child perennial swim program	M	N		POA
Subsequent child – perennial swim program	M	N		POA
1 Infants - Learn to Swim	F	N	\$0.00	\$18.00

Fitness Squad

Junior Level	M	Y		POA
Senior Level	M	Y		POA
As above (2nd, 3rd, 4th lesson)	M	Y		POA

Performance Squad

Vacation Squads (5 sessions per child) Holiday Clinic	M	Y		POA
School Program Swimmer	M	Y		POA

Other Squad

Adult Squad Clinic 1 hour – 8 week block	M	Y		POA
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Other Programs

Aqua Aerobics	M	Y		POA
Aqua Aerobics – Concession - Student, Senior, Child*	M	Y		POA
Swim club lane fee per hour	M	Y		POA
Swim Club - per member	M	Y	\$12.10	\$12.60

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Other Programs [continued]

Swim Club – Season fee	M	Y		POA
Swim Club – Club night	M	Y		POA
Swim Club – Carnival fee	M	Y		POA
Water Polo - Hire 1/2 50m Pool 1.5 Hours (Plus Entry Fees)	F	Y		TBA

Goonellabah Sports & Aquatic Centre

*Child – 4 years to 16 years of age (Pool)

**Family – 2 adults and 2 children (Aquatics/Stadium)

Direct Debit – Available on request

Discounts may be applied at Manager's Discretion up to 50% of total fee or charge

Times of operation may vary at Council's discretion

Casual Use**Aquatic Area & Gym (Health & Fitness Centre)**

Space Hire including instructor – 1 Hour	M	Y	\$142.00	\$147.70
Space Hire including instructor – 1.5 Hours	M	Y	\$196.05	\$203.90
Space Hire including instructor – 1 Hour Not for Profit Groups	M	Y	\$97.25	\$101.15
Space Hire including instructor – 1.5 Hours Not for Profit Groups	M	Y	\$140.95	\$146.60

Aquatic Area

Adult	M	Y	\$6.35	\$6.60
Child*, Student, Pensioner	M	Y	\$5.55	\$5.80
Family**	M	Y	\$21.85	\$22.75
10 Visit Single Entry Pass	M	Y	\$61.40	\$63.90
10 Visit single entry pass - concession	M	Y	\$52.55	\$54.65
20 Visit Single Entry Pass	M	Y	\$109.20	\$113.60
20 visit single entry pass - concession	M	Y	\$94.15	\$97.95
Spectator	M	Y	\$3.85	\$4.00
Under 4 years	Z	Y		Free
School Visits	M	Y	\$5.55	\$5.80
School Fun Day	M	Y	\$13.10	\$13.65
Inflatable & Waterslide Combo per session (plus pool entry)	M	Y	\$7.70	\$8.05
Family Event - Entry per person *** Discounts apply with 4 or more family members	M	Y	\$12.10	\$12.60
Care assisted Disability Groups - Pool only	M	Y		POA
Birthday Parties Booking Fee	M	Y	\$36.95	\$38.45
Birthday Party – Pack A per person	M	Y	\$11.45	\$11.95
Birthday Party – Pack B per person	M	Y	\$16.05	\$16.70
Family Fun/Movie Night (Adult/Child)	M	Y	\$11.05	\$11.50

Gym (Health & Fitness Centre)

Sauna - Per Visit (Premium Member) 30 min Sauna (1 Hr Room use) - FREE		Y		Free
Adult	M	Y		POA

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Gym (Health & Fitness Centre) [continued]

Child*, Student, Pensioner	M	Y		POA
Classes per person	M	Y		POA
Classes per person - concession	M	Y		POA
5 visit fitness pass	M	Y		POA
5 visit fitness pass - concession	M	Y		POA
10 visit fitness pass	M	Y		POA
10 visit fitness pass concession	M	Y		POA
Care Assisted Disability Groups - Gym only	M	Y		POA
InBody Scan	M	Y		POA
				Last year fee \$35.00
Sauna - 10 Pack		Y		POA
Sauna - 3 Pack		Y		POA
Sauna – Per Visit (Gym Member + Non Member) 30 min Sauna (1 Hr Room use) - \$19.95	M	Y		POA
Sauna – Per Visit (Gym Only Member & Fitness Passport) 30 min Sauna (1 Hr Room use)	M	Y		POA
Sauna – Per Visit (Non Member + Non Member) 30 min Sauna (1 Hr Room use)	M	Y		POA
Sauna – Per Visit (Non Member) 30 min Sauna (1 Hr Room use)	M	Y		POA

Personal Trainer Sessions

Kickstart Personal Training Pack	M	Y		POA
Single Private Session 30 mins	M	Y		POA
5 visit Private Session 30 mins	M	Y		POA
10 visit Private Session 30 mins	M	Y		POA
Single 2 person session 30 mins (per person)	M	Y		POA
5 visit 2 person session 30 mins (per person)	M	Y		POA
10 visit 2 person session 30 mins (per person)	M	Y		POA
Single Private Session 45 mins	M	Y		POA
5 visit Private Session 45 mins	M	Y		POA
10 visit Private Session 45 mins	M	Y		POA
Single 2 person session 45 mins (per person)	M	Y		POA
5 visit 2 person session 45 mins (per person)	M	Y		POA
10 visit 2 person session 45 mins (per person)	M	Y		POA
Single Private Session 60 Mins	M	Y		POA
5 visit Private Session 60 mins	M	Y		POA
10 visit Private Session 60 mins	M	Y		POA
Single 2 person session 60 mins (per person)	M	Y		POA
5 visit 2 person session 60 mins (per person)	M	Y		POA
10 visit 2 person session 60 mins (per person)	M	Y		POA
Casual Small Group PT - 60 minutes (up to 6 people max)	M	Y		POA
Personal Trainer School Only (60 min session)		Y		POA
Small group training 1 hour 5 – 6 people (6 week block)	M	Y		POA

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Access Tags & Booking Fees

24/7 Access Tag	M	Y		POA
Swim or Gym member access tag (new or replacement)	M	Y	\$7.20	\$7.50
Admin Booking Fee	M	Y	\$36.40	\$37.90
Booking Cleaning Fee 11-25 pax	M	Y	\$36.40	\$37.90
Booking Cleaning Fee 26-50 pax	M	Y	\$59.80	\$62.20
Booking Cleaning Fee 51-100 pax	M	Y	\$89.45	\$93.05
Booking Cleaning Fee 101+ pax	M	Y	\$118.60	\$123.35
Additional Staff per hour per person – M-F	M	Y	\$57.20	\$59.50
Additional Staff per hour per person – Sat	M	Y	\$69.15	\$71.95
Additional Staff per hour per person – Sun	M	Y	\$83.75	\$87.10
Tea & Coffee set up fee 1-10 pax	M	Y	\$14.60	\$15.20
Tea & Coffee set up fee 11-25 pax	M	Y	\$23.40	\$24.35
Tea & Coffee set up fee 26-50 pax	M	Y	\$40.55	\$42.20
Tea & Coffee set up fee 51-100 pax	M	Y	\$56.20	\$58.45
Tea & Coffee set up fee 101+ pax	M	Y	\$69.15	\$71.95
Expo Fee A	M	Y	\$66.05	\$68.70
Expo Fee B	M	Y	\$130.55	\$135.80

Passes – Aquatic Area

3 Month – Adult Pass - Upfront	M	Y	\$167.45	\$174.15
3 Month – Concession - Child*, Student, Pensioner Pass - Upfront	M	Y	\$136.25	\$141.70
6 Month – Adult Pass - Upfront	M	Y	\$244.95	\$254.75
6 Month - Adult Pass - DD	M	Y	\$264.20	\$274.80
6 Month – Concession - Child*, Student, Pensioner Pass - Upfront	M	Y	\$215.30	\$223.95
6 Month - Concession - Child*, Student, Pensioner Pass - DD	M	Y	\$230.90	\$240.15
12 Month – Adult Pass - Upfront	M	Y	\$437.00	\$454.50
12 Month Adult Pass - DD	M	Y	\$468.00	\$487.00
12 Month – Concession - Child*, Student, Pensioner Pass - Upfront	M	Y	\$392.50	\$408.50
12 month - Concession - Child*, Student, Concession Pass - DD	M	Y	\$423.50	\$440.50
Family Pass – 3 months - Upfront	M	Y	\$309.50	\$322.00
Family Pass - 3 Months - DD	M	Y	\$330.00	\$343.50
Family Pass – 6 months - Upfront	M	Y	\$548.50	\$570.50
Family Pass - 6 months - DD	M	Y	\$584.50	\$608.00
Family Pass – 12 months - Upfront	M	Y	\$1,022.00	\$1,063.00
Family Pass - 12 months - DD	M	Y	\$1,098.00	\$1,142.00

Swimsations (per lesson)

1 Child – Learn to Swim	M	N		POA
1 Infants - Learn to Swim	F	N	\$0.00	\$19.80
Subsequent Children – Learn to Swim	M	N		POA
Vacation (5 sessions per child)	M	N		POA
1 Child Private	M	N		POA
1 Adult Private	M	N		POA
1 child perennial swim program	M	N		POA
subsequent child – perennial swim program	M	N		POA

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Swimsations (per lesson) [continued]

Intensives Early Bird (5 sessions per child)	F	N	\$0.00	\$75.00
Teen Social Swim (Casual)	F	Y	\$0.00	\$12.00
Teen Social Swim (Term/DD)	F	Y	\$0.00	\$11.00
Carnival Clinic - JAN	F	Y	\$0.00	\$95.00
Carnival Clinic Early Bird - JAN	F	Y	\$0.00	\$75.00
Schools Week Intensives 30min Session	F	Y	\$0.00	\$15.00
Schools Week Intensives 45 min session	F	Y	\$0.00	\$22.50
Schools Week Intensives Waterslide per hour	F	Y	\$0.00	\$49.95
Fitness Squad – Junior Level	M	Y		POA
Fitness Squad – Senior Level	M	Y		POA
Fitness Squad – as above (2nd, 3rd, 4th lesson)	M	Y		POA
Performance Squad – Vacation Squads (5 sessions per child) Holiday Clinic	M	Y		POA
Performance Squad – School Program Swimmer	M	Y		POA
Other Squad – Adult Squad Clinic 1 hour – 8 weeks block	M	Y		POA

Programs

Aqua Aerobics	M	Y		POA
Aqua Aerobics – Student, Senior, Child*	M	Y		POA

Passes – Gym (Health & Fitness Centre)

Family Gym Memberships - Premium or Gym Only

- 3 or more family members (based at the same residential address) receive 20% off their choice of Gym Only, Premium, Freedom or student membership if applicable
- There is no limit to numbers within a family membership
- At least one member of the family must have an Adult Membership (Gym only or Premium Membership - not including concession rate)
- The membership is available as direct debit payment and upfront options however all family members must be on same payment method
- The discount ceases if the family membership number drops below 3 people
- The family must be based at the same residential address (cannot be flatmates - must be relatives e.g Partner, spouse, child, parent, grandparent etc)

Corporate memberships - 6 or 12 months duration.

- 10% discount on 10 or more members
- 20% discount on 20+ members
- no further discounts apply

Gym Only – Adult 1 month – Upfront Only	F	Y	\$0.00	\$101.00
Gym Only – Adult 3 month – Upfront Only	M	Y		POA
Gym Only – Student 3 month – Upfront Only	M	Y		POA
Gym Only - Family** 3 months - Upfront or DD	M	Y		POA
Gym Only – Adult 6 month – Upfront or DD	M	Y		POA
Gym Only – Student 6 month – Upfront or DD	M	Y		POA
Gym Only - Family** - 6 month - Upfront or DD	M	Y		POA
Gym Only – Adult 12 month – Upfront or DD	M	Y		POA
Gym Only – Student 12 month – Upfront or DD	M	Y		POA
Gym Only – Concession 12 month – Upfront or DD		Y		POA
Gym Only – Concession 3 month – Upfront Only		Y		POA

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Passes – Gym (Health & Fitness Centre) [continued]

Gym Only – Concession 6 month – Upfront or DD		Y		POA
Gym Only - Family** - 12 months - Upfront or DD	M	Y		POA
Premium Gym Membership - Adult - 1 Month - Upfront ONLY	F	Y	\$0.00	\$140.00
Premium Gym membership – Adult - 3 Months - Upfront or DD	M	Y		POA
Premium Gym membership – Concession – 3 Months - Upfront or DD	M	Y		POA
Premium Gym membership – Student – 3 months - Upfront or DD	M	Y		POA
Premium Gym Membership - Family** - 3 Months - Upfront or DD	M	Y		POA
Premium Gym membership – Adult – 6 months - Upfront or DD	M	Y		POA
Premium Gym membership – Concession – 6 Months - Upfront or DD	M	Y		POA
Premium Gym membership – Student – 6 months - Upfront or DD	M	Y		POA
Premium Gym Membership - Family** - 6 months - Upfront or DD	M	Y		POA
Premium Gym membership – Adult – 12 months - Upfront or DD	M	Y		POA
Premium Gym membership – Concession – 12 Months - Upfront or DD	M	Y		POA
Premium Gym membership – Student – 12 months - Upfront or DD	M	Y		POA
Premium Gym Membership - Family** - 12 Months - Upfront or DD	M	Y		POA
Freedom Membership - Seniors (Limited access membership) - 3 months - Upfront or DD	M	Y		POA
Freedom Membership - Seniors (Limited access membership) - 6 months - Upfront or DD	M	Y		POA
Freedom Membership – Seniors (Limited access membership) - 12 months - Upfront or DD	M	Y		POA
Corporate Membership - 3 Months - Gym Only - Upfront or DD	M	Y		POA
Corporate Membership - 6 months - Gym only - Upfront or DD	M	Y		POA
Corporate Membership - 12 months - Gym only - Upfront or DD	M	Y		POA
Corporate Membership – 3 Months - Premium - Upfront or DD	M	Y		POA
Corporate Membership - 6 months - Premium - Upfront or DD	M	Y		POA
Corporate Membership – 12 Months - Premium - Upfront or DD	M	Y		POA

Sports Medicine Room Hire

Sports Medicine Room Hire – per day	M	Y	\$187.75	\$195.30
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Community Based Programs and Activities

Term Based Programs – Netball (per game/team)	M	Y		POA
Term Based Programs - Netball Forfeit Fee (per term)	M	Y		POA

Jiu Jitsu

Registration Fee	M	Y		POA
Adults Inclusion 1	M	Y		POA
Adults (Gym members)	M	Y		POA
Kids Inclusion 1	M	Y		POA
Kids Including Pool Membership	M	Y		POA

Meeting Rooms

Goonellabah Room – Normal Hire – per hour	M	Y	\$48.90	\$50.85
Goonellabah Room – per day	M	Y	\$277.70	\$288.80

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Meeting Rooms [continued]

Office 1 – per week	M	Y	\$237.15	\$246.65
Office 1 – annual bond (10%)	M	N	\$1,233.00	\$1,283.00
Office 2 – per week	M	Y	\$163.80	\$170.35
Office 2 – annual bond (10%)	M	N	\$856.00	\$890.50
Office 3 – per week	M	Y	\$146.15	\$152.00
Office 3 – annual bond (10%)	M	N	\$757.50	\$788.00
Administration Charge – Booking Fee (in addition to Room Hire)	M	Y	\$36.40	\$37.90

Youth Centre

Multi Purpose Rooms A&B – Per Hour	M	Y	\$121.70	\$126.60
Multi Purpose A&B – Full Day	M	Y	\$590.00	\$614.00
Multi Purpose A or B per hour	M	Y	\$60.85	\$63.30

Court Space

^ Additional costs will be added to venue hire if outside normal hours or if necessary for operational requirements. An additional staff surcharge will apply on weekends and public holidays.

Stadium - per person (20-50 pax)	M	Y	\$3.75	\$3.90
in addition to court hire fee				
Stadium - per person (51+ pax)	M	Y	\$3.35	\$3.50
in addition to court hire fee				
Single Court – Per Hour	M	Y	\$79.05	\$82.25
Stadium – Full Day	M	Y	\$747.00	\$777.00
Stadium Schools Rate (per head)	M	Y	\$5.35	\$5.60
Stadium Casual Use – Adult	M	Y	\$6.35	\$6.60
Stadium Casual Use – Child/Concession	M	Y	\$5.55	\$5.80
Stadium Casual Use – Family	M	Y	\$21.85	\$22.75
Special Events/Festivals exclusive use stadium full day (weekends/public holidays) plus staff costs, if applicable^	M	Y		\$4,370.00+
Special Events/Festivals exclusive use stadium full day (week days) plus staff costs, if applicable^	M	Y		\$2,190.00+

Aquatic Centre Hire Charges

^ Additional costs will be added to venue hire if outside normal hours or if necessary for operational requirements. An additional staff surcharge will apply on weekends and public holidays.

Lane Hire – Per Hour	M	Y	\$39.55	\$41.15
25 Metre Pool – per hour (Plus entry fee)	M	Y	\$168.00	\$174.75
Waterslide per session (plus pool entry)	M	Y	\$4.40	\$4.60
Waterslide Private hire per hour (party booking including booking fee)	M	Y	\$99.85	\$103.85
Inflatable per session (plus pool entry)	M	Y	\$4.40	\$4.60
Inflatable Private hire per hour (party booking including booking fee)	M	Y	\$136.80	\$142.30
Inflatable and Water Slide GSAC & LMB Combo Annual Pass - Upfront (plus pool entry per visit)	M	Y	\$150.80	\$156.85
Inflatable and Water Slide GSAC & LMB Combo Annual Pass - Subsequent Family Members - Upfront (plus pool entry per visit)	M	Y	\$126.90	\$132.00
School Carnival/Not for Profit Organisation – exclusive hire – up to 4 hours 25 m pool plus entry	M	Y	\$244.95	\$254.75

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Aquatic Centre Hire Charges [continued]

School Carnival/Not for Profit Organisation – exclusive hire – up to 8 hours 25 m pool plus entry	M	Y	\$366.50	\$381.50
Corporate/Commercial Organisation – exclusive hire – up to 4 hours 25m pool plus entry, plus staff costs, if applicable^	M	Y	\$489.00	\$509.00
Corporate/Commercial Organisation – exclusive hire – up to 8 hours 25m pool plus entry, plus staff costs, if applicable^	M	Y	\$857.00	\$891.50
Space Hire Allied Health, Personal Trainer/Coach (non staff) per hour	M	Y	\$23.40	\$24.35

Kidzone

Creche Additional Child Booking – maximum 90 minutes per session		Y		POA
Creche First Child Booking – maximum 90 minutes per session	M	Y		POA
Creche Occasional Care – New Family enrolment fee (one off) per child	M	Y	\$19.15	\$19.95

Vacation Care

Vacation care per child per day	M	Y	\$12.10	\$12.60
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Advertising Packs

Pack A – 1 year	M	Y	\$1,789.00	\$1,861.00
Pack A – 3 years (price per year)	M	Y	\$1,436.00	\$1,494.00
Pack B – 1 year	M	Y	\$1,196.00	\$1,244.00
Pack B – 3 years (price per year)	M	Y	\$955.00	\$993.50
Pack C – 1 Year	M	Y	\$955.00	\$993.50
Pack C – 3 Years (price per year)	M	Y	\$717.00	\$746.00

Media Packs

Gold – 1 year	M	Y	\$1,436.00	\$1,494.00
Gold – 3 years (price per year)	M	Y	\$1,196.00	\$1,244.00
Silver – 1 year	M	Y	\$955.00	\$993.50
Silver – 3 years (price per year)	M	Y	\$717.00	\$746.00
Bronze – 1 year	M	Y	\$717.00	\$746.00
Bronze – 3 years (price per year)	M	Y	\$477.50	\$497.00

Strategic Planning & Environmental Strategies

Professional Services

Planning Proposals - Privately Initiated

Stage 1 - Lodgement on portal and receipt by Council

Stage 2 - Planning proposal prepared, considered by Council, Gateway requested

Stage 3 - Submission and review of Gateway reports, consultation and report to Council

Stage 4 - Plan making

LEP Amendments

Note: An hourly rate equal to the Built Environment Professional Service Fee will apply for planning proposals that have commenced in a previous financial year until that planning proposal is at Stages 3 & 4. The below fees will then apply.

Pre-Lodgement Meeting	F	N	\$736.50	\$766.00
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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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LEP Amendments [continued]

Basic	F	N	\$7,644.00	\$7,950.00
Considered suitable for annual housekeeping amendment 50% refundable pre-gateway if not supported by Council. No refund post gateway. Stages 1,2,3 & 4. Payable at lodgement.				
Standard - Stages 1 & 2	F	N	\$13,104.00	\$13,629.00
Minor rezoning consistent with strategic planning framework using existing infrastructure, Schedule 1 or minor alteration of development standard. Payable at lodgement.				
Standard - Stages 3 & 4	F	N	\$8,736.00	\$9,086.00
Fee payable prior to commencement of Stage 3.				
Complex - Stages 1 & 2	F	N	\$16,380.00	\$17,036.00
Medium to large scale rezoning requiring increased demand for infrastructure. Payable at lodgement.				
Complex - Stages 3 & 4	F	N	\$16,380.00	\$17,036.00
Payable prior to commencement of Stage 3				

DCP Amendments

Minor Amendment to DCP	F	N	\$4,368.00	\$4,543.00
Site specific master plan and associated minor provisions. Proponent to provide maps to a standard required by Council.				
Medium to Large Scale Amendment to DCP	F	N	\$8,736.00	\$9,086.00
Inclusion of a new chapter or multiple provisions of an existing chapter				

Purchase of Indian Mynah Cages

For residents within Lismore LGA	F	Y	\$18.75	\$19.55
For residents/others outside Lismore LGA	F	Y	\$34.35	\$35.75

Richmond Tweed Regional Library**General**

Visitor's Membership Fee (non-refundable)	P	N	\$41.90	\$41.90
Book Club per item	P	Y	\$2.00	\$2.00
Reservations on Adult Richmond-Tweed Regional Library Items	P	Y	\$2.00	\$2.00
Inter-Library Loans (Items not held by Richmond Tweed)	P	Y	\$4.50	\$10.00
Non Public Library Inter-Library Loans - Electronic Items	F	Y	\$20.40	\$21.25
Non Public Library Inter-Library Loans - Physical Items	F	Y		34.60+
Non-public libraries charge different amounts. the actual fee payable will be 100% of the amount charged.				
Lost or Damaged Items – Borrowed Item – Cost plus Processing Fee (excluding periodicals) Non-Refundable	F	N		\$11.00+
Lost or Damaged Items – Library Membership Cards	F	N	\$3.20	\$4.50
Printing/Photocopying B&W A4	P	Y	\$0.60	\$0.60
Printing/Photocopying Colour A4	P	Y	\$1.10	\$1.10
Printing/Photocopying B&W A3	P	Y	\$1.10	\$1.10
Printing/Photocopying Colour A3	P	Y	\$2.10	\$2.10
Staff Patron Support scanning Documents to email per page	P	Y	\$0.50	\$0.55
Photo Quality Prints (Ballina Local History Photos)	F	Y	\$4.80	\$5.00
USB Memory Stick	F	Y	\$9.30	\$9.70
Pens	F	Y	\$0.70	\$0.75
Plastic Sleeves	F	Y	\$0.50	\$0.55

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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General [continued]

Scanning library local history photos by staff (per photo)	F	Y	\$4.40	\$4.60
PC use (15 minutes) – Non RTRL Members	F	Y	\$2.10	\$2.10
Headphones – per set	F	Y	\$3.70	\$4.00
Phone Charges – Local Call	F	Y	\$0.50	\$0.55
Promotional Sales – Library Bags (Basic, Blue non woven)	F	Y	\$4.40	\$5.00
Promotional Sales – Library Bags (Small, Calico)	F	Y	\$6.60	\$10.00
Promotional Sales – Library Bags (Large, Jute)	F	Y	\$11.00	\$15.00
Talking Book Replacements (CDs)	F	N	\$22.00	\$22.90
Research for Patrons - per hour (First hour free)	F	N		\$101.20+
Lismore 150 Years Book	M	Y	\$28.30	\$29.45

Byron/Tweed/Ballina LGA Library Room Hire

Commercial Hirer per hour	F	Y	\$36.70	\$40.00
Community Hirer per hour	P	Y	\$25.40	\$26.45

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Chief Operating Office

Lismore Water & Wastewater

General Charges

Testing of water meter	F	N	\$409.00	\$425.50
Mains pressure inquiry	F	N	\$512.00	\$532.50
Special meter reading (including costs for re-reads)	F	N	\$138.85	\$144.40
Urgency Fee – Special meter reading	F	N	\$82.20	\$85.50
Disconnection Fee (20mm)	F	N	\$477.50	\$497.00
Disconnection Fee (in excess of 20mm)	F	N	\$477.50	\$497.00
Service Location – Water	F	N	\$238.20	\$247.75
Service Location – Wastewater	F	N	\$238.20	\$247.75
Confined Space Inspection (one manhole)	F	N	\$255.85	\$266.10
Confined Space Inspection per additional manhole	F	N	\$47.35	\$49.25
Smoke Testing Unit per hour (minimum 2 hours)	F	N	\$306.00	\$318.50
Copy of Water Statements	F	N	\$37.45	\$38.95
Bond for metered standpipe	F	N	\$2,502.00	\$2,603.00
Rental for metered standpipes (per week)	F	N	\$114.95	\$119.55
Cost per kilolitre of water ex standpipe	F	N	\$5.75	\$6.05
Call out fee to Discharge Septic Waste after hours at East Lismore Treatment Plant	F	N	\$328.00	\$341.50
North Woodburn – Connection of new dwelling to pressure sewerage scheme	F	N		POA
Repair damaged to Water, Sewer and Stormwater as a result of utility strike		N		POA

Professional Services

Fee for Service – Based on per hour charge. Minimum one hour charge.	F	N		POA
Note: Any services provided are at the absolute discretion of the Director.				

Minor Works

Inspection of water or wastewater minor works	F	N	\$334.00	\$347.50
Manhole alterations	F	N		POA
Water interruption fee	F	N	\$665.00	\$692.00

Debt Recovery

Notice of Entry (Letter & Delivery)	F	N	\$147.70	\$153.65
Reconnection Fee (20mm water service)	F	N	\$159.15	\$165.55
Reconnection Fee (in excess of 20mm)	F	N	\$158.60	\$164.95
Flow Restriction Fee (20mm water service)	F	N	\$227.25	\$236.35
Flow Restriction Fee (in excess of 20 mm)	F	N		POA

Water Service Connection

Repair Damaged Water Service Meter (minimum \$200)		N		POA
Meter supply and installation – 20mm	F	N	\$625.50	\$651.00
Meter supply and installation – 25mm	F	N	\$710.50	\$739.00
Meter supply only – 32mm and greater	F	N		POA
Connections – Service to main (service to be installed by other)	F	N	\$955.00	\$993.50

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Water Service Connection [continued]

Connections – Fire Service to main (service to be installed by others)	F	N	\$989.50	\$1,030.00
Connections of subdivision to main	F	N	\$989.50	\$1,030.00

Liquid Trade Waste – Annual Fee

Discharge < 20kL/day	P	N	\$124.80	\$129.80
Discharge > 20kL/day	P	N	\$124.80	\$129.80
Liquid Trade Waste Approval Renewal Fee	P	N	\$100.90	\$104.95

Liquid Trade Waste – Re-inspection Fee

Re-inspection Fee for Non-Compliance (per hour)	P	N	\$142.00	\$147.70
Sampling and testing charges (minimum)	P	N		POA
Liquid Trade Waste Non Compliance Administration Charge	P	N	\$100.90	\$104.95
Liquid Trade Waste Non Compliance Penalty Charge	P	N		\$15.60/kL

Category 3 Excess Mass Charges – per Kilogram

Repair Damaged Water Service Meter		N		POA
Aluminium	F	N	\$1.10	\$1.15
Ammonia (as N)	F	N	\$2.85	\$3.00
Arsenic	F	N	\$94.65	\$98.45
Barium	F	N	\$47.85	\$49.80
Biological Oxygen Demand (BOD)	F	N	\$1.10	\$1.15
Boron	F	N	\$1.10	\$1.15
Bromine	F	N	\$18.95	\$19.75
Cadmium	F	N	\$431.00	\$448.24
Chloride	F	N		No Charge
Chlorinated Hydrocarbons	F	N	\$47.85	\$49.80
Chlorinated Phenolics	F	N	\$1,872.00	\$1,947.00
Chlorine	F	N	\$2.05	\$2.15
Chromium	F	N	\$31.75	\$33.05
Cobalt	F	N	\$19.35	\$20.15
Copper	F	N	\$19.35	\$20.15
Cyanide	F	N	\$92.60	\$96.30
Fluoride	F	N	\$4.80	\$5.00
Formaldehyde	F	N	\$2.05	\$2.15
Herbicides/Defoliants	F	N	\$933.00	\$970.50
Iron	F	N	\$2.05	\$2.15
Lead	F	N	\$47.85	\$49.80
Lithium	F	N	\$9.70	\$10.10
Manganese	F	N	\$9.70	\$10.10
Mercaptans	F	N	\$94.65	\$98.45
Mercury	F	N	\$3,105.00	\$3,230.00
Methylene Blue Active Substances	F	N	\$1.10	\$1.15
Molybdenum	F	N	\$1.10	\$1.15
Nickel	F	N	\$31.75	\$33.05

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Category 3 Excess Mass Charges – per Kilogram [continued]

Nitrogen (Total Kjeldahl Nitrogen)	F	N	\$0.35	\$0.40
Oils and Grease	F	N	\$1.70	\$1.80
Organoursenic Compounds (Organoarsenic compounds)	F	N	\$935.00	\$972.50
Pesticides General (excludes organochlorines and organophosphates)	F	N	\$935.00	\$972.50
Petroleum Hydrocarbons (non-flammable)	F	N	\$3.25	\$3.40
pH – calculated as per Council Policy	F	N	\$0.00	\$0.00
Phenolic Compounds (non-chlorinated)	F	N	\$9.70	\$10.10
Phosphorous (Total P)	F	N	\$2.05	\$2.15
Polyphorus aromatic hydrocarbons (Polycyclic aromatic hydrocarbons (PAH))	F	N	\$19.35	\$20.15
Selenium	F	N	\$66.05	\$68.70
Silver	F	N	\$1.95	\$2.05
Sulphate (SO4)	F	N	\$0.30	\$0.35
Sulphide	F	N	\$2.05	\$2.15
Sulphite	F	N	\$2.20	\$2.30
Suspended Solids (SS)	F	N	\$1.40	\$1.50
Thiosulphate	F	N	\$0.45	\$0.50
Tin	F	N	\$9.70	\$10.10
Total Dissolved solids (TDS)	F	N	\$0.20	\$0.25
Volume Charge	F	N	\$1.50	\$1.60
Uranium	F	N	\$9.70	\$10.10
Zinc	F	N	\$19.35	\$20.15

Charges for Tankered Waste

Septic Waste Disposal Charge – from within Lismore City Council LGA	P	N	\$108.20	\$108.20
Septic Waste Disposal Charge – from outside Lismore City Council LGA	P	N		\$221.5/kL
Septic Waste Disposal Charge – Mixed loads or portable toilet waste	P	N		\$221.50/kL

Northern Rivers Quarry & Asphalt

Blakebrook – All maximum prices ex bins per tonne

5,7,7/10 BLEND, 10, 20MM Aggregate	R	Y		POA
14, 63, 100mm Aggregate	R	Y		POA
20mm Road Base – No 1	R	Y		POA
20mm Road Base – No 2	R	Y		POA
40, 55, 90 mm Crushed Gravel	R	Y		POA
Metal Dust – Coarse	R	Y		POA
Metal Dust – Fine	R	Y		POA
Spalls	R	Y		POA
Overburden	R	Y		POA
Belt Waste	R	Y		POA
Raw Feed	R	Y		POA
Large Rock	R	Y		POA
Specialty Products (available on request)	R	Y		POA
Delivery – Prices available on request. Minimum charge applies.	R	Y		POA

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Gravel Quarries – All maximum prices ex bins

Stripping and Fillings (er cubic metre)

Bulk fill pushed up	R	Y		POA
Approved contractors to win and load themselves from designated areas	R	Y		POA

Gravel (per cubic metre)

Uncrushed – all commercial pits	R	Y		POA
Crushed – all commercial pits unless otherwise nominated	R	Y		POA

Northern Rivers Waste - Lismore Recycling & Recovery Centre

Please Note: the listed fees and charges for Northern Rivers Waste are the **maximum amount** for the prescribed service or product. Management reserves the right to **reduce** the maximum value from time to time without notice.

Mixed Waste

Unsorted waste – per tonne	F	Y	\$372.00	\$387.00
Minimum charge \$15 plus waste levy per kilogram. Unsorted mixed waste can be mixed waste, contaminated builders waste, veterinary waste				
Self-sort – per tonne	P	Y	\$275.00	\$275.00
Minimum charge \$10 plus waste levy per kilogram.				
Self-sort conditions:-				
<ul style="list-style-type: none"> Customers must sort their own waste in Resource Recovery Facility into the bins provided. Self-sort loads must be 50% recoverable and recyclable for the self-sort fee to apply. The weighbridge Officers decision is final. 				

Green Waste

Green Waste - per Tonne	F	Y	\$94.15	\$97.95
Minimum charge \$10				
FOGO Waste - per Tonne	F	Y	\$273.00	\$283.95
Minimum charge \$10				

Recycling Waste

Comingled Recycling - Commercial Operators - per tonne	F	Y	\$235.05	\$244.45
Comingled Recycling - Household Quantities	P	Y		\$100 per tonne

Other Fees

Clean soil/fill (VENM) – per tonne (with EPA VENM Certificate)	F	Y	\$114.40	\$119.00
Prior to commencing works involving large volumes of soil please contact the Council Waste Department to discuss disposal options.				
Scrap Metal Only – per tonne	F	Y	\$47.35	\$49.25
Gyprock - per Tonne	P	Y	\$0.00	\$280.00
Tree Stumps (large) – per tonne	F	Y	\$0.00	\$162.00
Builders rubble (concrete, bricks, blocks, pavers, tiles only) NO ASBESTOS – per tonne	F	Y	\$220.00	\$228.80
Drillers Slurry - per tonne	F	Y	\$238.70	\$248.25
Whitegoods gassed (no certificate) – per item	F	Y	\$48.00	\$49.95
Commercial whitegoods degassed (with certificate) – per item	F	Y	\$0.00	\$94.05

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
Whitegoods degassed (with certificate) – per item	F	Y	\$0.00	\$29.70
Commercial whitegoods gassed (no certificate) – per item	F	Y	\$116.00	\$120.65
Mattress	P	Y	\$30.00	\$38.00

Other Fees [continued]

Specific Waste

Paint or Oil per litre (from domestic sources – maximum quantity 20 litres)	Z	Y		No Charge
Hazardous Chemicals (from domestic sources – maximum quantity 20 litres)	Z	Y		No Charge
Paint & Oil – Handling fee per 100 litres	F	Y	\$41.60	\$43.30
Vehicle & household batteries, embedded Batteries (up to 5kg), electronic waste, printer cartridges	Z	Y		No Charge
Asbestos or any load contaminated with asbestos – per tonne (In Shire)	P	Y	\$572.00	\$595.00
Asbestos – minimum charge \$60 plus waste levy per kilogram				
Asbestos or any load contaminated with asbestos – per tonne (Out of Shire)	P	Y	\$606.50	\$631.00
Asbestos clean up in Resource Recovery Facility – plus asbestos fee per tonne of material containing asbestos	P	Y	\$600.00	\$624.00
Oil Filters – less than 5	Z	Y		No Charge
Oil Filters – per IBC	F	Y	\$63.00	\$262.00
Polystyrene Commercial		Y		POA

Tyres

Car	F	Y	\$11.05	\$11.50
4x4	F	Y	\$15.40	\$16.05
Trucks	F	Y	\$44.75	\$46.55
Super Single	F	Y	\$81.65	\$84.95
Tractor	F	Y	\$263.15	\$273.70
Car with Rim	F	Y	\$15.40	\$16.05
4x4 with Rim	F	Y	\$25.00	\$26.00
Trucks with Rim	F	Y	\$56.70	\$59.00
Super Single with Rim	F	Y	\$94.15	\$97.95
Machinery Tyre – Heavy Earthmoving	F	Y	\$0.00	\$935.00

Commercial Resource Recovery Collection

1,100 Litre Resource Recovery – 1 bin per week	F	N		POA
1,100 Litre Resource Recovery – 1 bin per fortnight	F	N		POA
240 Litre Resource Recovery – 1 bin per week	F	N		POA
240 Litre Resource Recovery – 1 bin per fortnight	F	N		POA

Commercial Bulk Waste Collection

240 Litre Bulk Waste – 1 bin per week	F	N		POA
1,100 Litre Bulk Waste – 1 bin per week	F	N		POA
1,100 Litre Bulk Waste – 1 bin per fortnight	F	N		POA

Fluorescent Tube Recycling

Residential Service – less than 15 tubes	Z	Y		No Charge
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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Fluorescent Tube Recycling [continued]

Commercial Quantities – delivered to waste facility (per kilogram)	F	Y		POA
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Waste Collection

Return wheelie bin collection	F	N	\$120.00	\$120.00
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Sale of Mobile Garbage Bins, Parts & Other Bins

240 Litre – picked up (proof of payment required)	F	N	\$138.35	\$143.90
80 Litre/140 Litre – picked up (proof of payment required)	F	N	\$121.20	\$126.05
360 Litre Recycling Bin Swap Fee	F	N	\$70.20	\$73.05
360 Litre Recycling Bin (proof of payment required)	F	N	\$163.30	\$169.85
Delivery Charge, if required	F	N	\$57.20	\$59.50
80L/140L/240L/360L Lids	F	N	\$20.60	\$21.45
Pins, axles & Wheels	Z	N		No Charge
Second hand bin - 80L	F	N	\$0.00	\$25.00
Second hand bin - 140L		N	\$0.00	\$35.00
Second hand bin - 240L		N	\$0.00	\$45.00
Second hand bin - 360L	F	N	\$0.00	\$55.00
Second hand bin - 660L	F	N	\$0.00	\$200.00
Second hand bin - 1100L	F	N	\$0.00	\$250.00

Environment Education Centre

Cleaning Fee	F	Y	\$163.80	\$170.35
Room hire full day (external user and no council involvement)	F	Y	\$396.50	\$412.50
Room hire half day (external user and no council involvement)	F	Y	\$198.15	\$206.10

Nimbin Transfer Station

Rubbish – Mixed General Waste

Fee – Minimum Charge – \$10.00	P	Y	\$10.00	\$10.40
Per 50/60 litre bin/tub	P	Y	\$10.00	\$10.40
Per Wheelie Bin	P	Y	\$37.50	\$39.00
Per Load – cars/station wagons/small utilities loads (Guide <100kg)	P	Y	\$49.00	\$51.00
Per Load – utilities/trailers (Guide 100kg-300 kg)	P	Y	\$121.00	\$125.85

Recycling

Minimum charge		Y	\$5.01	\$5.00
Per 50/60L bin or tub		Y	\$5.01	\$5.00
Per wheelie bin		Y	\$9.00	\$9.00
Per load - car/station wagon/small utility	P	Y	\$12.50	\$12.50
Per load - utility/trailer (guide 100-300kg)	P	Y	\$25.00	\$25.00
Polystyrene	Z	Y		Free
Must be clean, white polystyrene				

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Community Recycling Station (CRS) Material - up to 20kg or 20L

Mobile phones & accessories		Y		Free
Household batteries <5kg		Y		Free
Ink cartridges		Y		Free
X-rays		Y		Free

Other Fees

Whitegoods degassed (with certificate) – per item	P	Y	\$29.00	\$30.20
Commercial whitegoods degassed (with certificate) – per item	P	Y	\$88.00	\$91.55
Mattresses - All sizes	P	Y	\$32.00	\$38.00

Lismore Regional Airport

Landing Fee

Non RPT Operations – per tonne of maximum take off weight	R	Y	\$13.55	\$14.10
Non RPT Operations – Minimum Fee all Aircraft	R	Y	\$13.55	\$14.10
Helicopter – per tonne of maximum take off weight	R	Y	\$9.30	\$9.70
Helicopter – Minimum Fee all Aircraft	R	Y	\$9.30	\$9.70

Unlimited Landing Fee

Subject to approval of the General Manager, aircraft operators can apply for a prepaid unlimited movement fee per annum

Resident aircraft per annum - general aircraft	R	Y	\$389.00	\$405.00
Resident aircraft per annum - ultralight	R	Y	\$263.65	\$274.20
Commercial Operations - unlimited movements	R	Y	\$774.00	\$805.00

Usage Fees

Touch and Go and Practice Approach (every circuit)	R	Y	\$1.90	\$2.00
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Pavement Concession

Pavement Concession/Tyre Pressure Concession Administration Fee (per application)	F	Y	\$165.90	\$172.55
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Aircraft Parking

a) Daytime Parking Fees on the RPT Apron (non-RPT and Charter Aircraft) – per 24 hours or part thereof (first 4 hours no charge)	R	Y	\$55.65	\$57.90
b) Overnight Parking on the RPT apron (excluding RPT aircraft) – per night	R	Y	\$71.80	\$74.70
c) Overnight Parking Floodlit GA apron (excluding RPT aircraft & Medivac) – per night	R	Y	\$87.40	\$90.90
d) Grassed parking and adjacent to hangars (per night)	R	Y	\$8.15	\$8.50
e) Non-operational, abandoned or aircraft parking for longer than 30 days – fee per day after 30 days	R	Y	\$8.15	\$8.50
f) Maintenance rate for aircraft certified as undergoing maintenance (first two days no charge) – per tonne maximum take off weight	R	Y	\$7.20	\$7.50

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Airside Activities Cost Recovery

Requirement for Airside Reporting Officer to be in attendance for escort or induction - outside working hours - per hour	R	Y	\$160.20	\$166.65
Requirement for Airport Reporting Officer to be in attendance for escort or induction – in working hours - per hour	F	Y	\$84.80	\$88.20
Airside Driving Permit (application fee, two year expiry)		Y	\$28.60	\$29.75

Skydiving Landing Fee

Per Canopy	R	Y	\$3.05	\$3.20
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Sewer

If connected to sewer direct – 100% non domestic charge	P	N	\$1,072.00	\$1,115.00
If connected for septic tank effluent – 50% non domestic charge	P	N	\$534.00	\$555.50

Waste

If service provided – 100% Commercial/Industrial Integrated – Urban	P	N	\$474.50	\$493.50
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Other

Lost key	F	Y	\$303.00	\$315.50
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Lismore Memorial Gardens

Please Note: the listed fees and charges for the Lismore Memorial Gardens are the maximum amount for the prescribed service or product. Management reserves the right to reduce the maximum value from time to time without notice.
2021/22 burial charges have been updated to reflect some amendments to the structure of the 2022/23 charges. The fee is now shown inclusive of all components e.g plot, plaque, maintenance and excavation.

Burial – Lismore Memorial Gardens

Burial - Interment Services Levy - Cemeteries & Crematoria NSW	L	Y	\$171.60	\$171.60
New Grave (9.30am – 2.30pm standard cost) (including plot, standard plaque (380x230mm), maintenance, excavation)	R	Y	\$6,636.00	\$6,902.00
Pre Need Reservation Fee (includes plot only)	R	Y	\$4,415.00	\$4,591.50
Pre Need – Works & Services Balance (includes standard plaque (380x230mm))	R	Y	\$2,221.00	\$2,310.00
Pre Need Package – Memorial Balance	R	Y		POA
Pre Need – Bushland Cemetery – Reservation Fee (includes plot)	R	Y	\$3,786.00	\$3,938.00
Bushland Cemetery - No Memorial - Works & Services Balance	R	Y	\$831.00	\$831.00
Bushland Cemetery - Plaque and Rock - Pre Need - Works & Services Balance (includes standard plaque (380x230mm))	R	Y	\$2,135.00	\$2,135.00
Bushland Cemetery – (9.30am – 2.30pm standard cost) (includes plot, standard plaque (up to 380mmx230mm), rock and excavation)	R	Y	\$6,006.00	\$6,247.00
Bushland Cemetery - No Memorial (9.30am - 2.30pm standard cost) (includes plot and excavation)	R	Y	\$4,649.00	\$4,835.00

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Burial – Lismore Memorial Gardens [continued]

Renewable Tenure - New Grave (Including plot, standard plaque (380x230mm), 25 year maintenance, burial)	R	Y	\$5,450.00	\$5,669.00
Renewable Tenure - Pre Need Reservation (includes plot only)	R	Y	\$3,230.00	\$3,360.00
Renewable Tenure - Works and Services Balance (includes standard plaque (380x230mm))	R	Y	\$2,221.00	\$2,310.00
Re-Open Grave (9.30 am to 2.30 pm standard cost) (includes plaque second inscription/name plate, maintenance and excavation)	R	Y	\$5,887.00	\$6,123.00
Children's Interment – Lawn Cemetery portion (9.30am – 2.30pm standard cost) (includes plot, standard plaque (230x160mm), maintenance and excavation)	R	Y	\$2,782.00	\$2,894.00
Family Arranged Funeral – Compulsory Support Fee	R	Y	\$424.50	\$441.50
Right of Burial Licence Fee, Transfer and Licence Document supply	R	N	\$150.80	\$156.85
Burial Surcharge on Saturday	R	Y	\$730.50	\$760.00
Burial Surcharge on weekdays, one/hour from after 2.30pm	R	Y	\$442.00	\$460.00
Fee to secure an additional 1 hour for burial service	R	Y	\$212.15	\$220.65
Hire of Service Equipment Above Standard Level/ Late Notice Change	R	Y	\$71.25	\$74.10
Shallow Burial Surcharge	R	Y	\$1,347.00	\$1,401.00
Exhumation Works	R	Y	\$2,798.00	\$2,910.00

East Lismore Cemetery and Rural Cemeteries – Dunoon, Nimbin, Alphadale, Tucki, Bexhill

Initial Interment Fee	R	Y	\$4,103.00	\$4,268.00
Additional Interment Fee	R	Y	\$2,938.00	\$3,056.00
Pre Need Reservation Fee	R	Y	\$4,103.00	\$4,268.00
Children's Interment (up to 12 years)	R	Y	\$1,098.00	\$1,142.00
Shallow Burial Surcharge	R	Y	\$1,379.00	\$1,435.00
Application for Licence to work in Lismore City Council Cemeteries	R	N	\$168.50	\$175.25

Cremation Service

Cremation - Interment Services Levy - Cemeteries & Crematoria NSW	L	Y	\$45.10	\$45.10
Adult (Monday to Friday) 8.00am – 3.00pm	R	Y	\$1,296.00	\$1,348.00
Child (Aged 4 weeks to 12 years)	R	Y	\$712.50	\$741.00
Child (Under 4 weeks) or non-viable Foetus	R	Y	\$233.00	\$242.35
Surcharge (Saturdays/Public Holidays)	R	Y	\$453.50	\$472.00
Surcharge weekdays one/hour from after 3.00pm	R	Y	\$174.75	\$181.75
Fee to secure an additional hour for service	R	Y	\$176.30	\$183.35

No Service

Delivery only or collection. Collection incurs additional fee

Adult cremation – no service (Monday to Friday) 8.00am – 3.00pm	R	Y	\$1,168.00	\$1,215.00
Child's cremation – no service (age 4 weeks to 12 years)	R	Y	\$641.00	\$667.00
Child's cremation – no service (stillborn, less than 4 weeks or non-viable foetus)	R	Y	\$160.70	\$167.15
Cremation Surcharge (Saturdays/public holidays)	R	Y	\$453.50	\$472.00

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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No Service [continued]

Cremation Surcharge weekdays one/hour from after 3.00pm	R	Y	\$174.75	\$181.75
Fee to secure an additional hour for cremation service	R	Y	\$176.30	\$183.35

Memorial Development

Ash Interment - Interment Services Levy - Cemeteries & Crematoria NSW	L	Y	\$69.30	\$69.30
Niche Wall - Single Niche (including Plaque)	R	Y	\$1,748.00	\$1,818.00
Niche Wall or Garden	R	Y		POA
Niche Wall - Double Niche (including Plaque)	R	Y	\$2,507.00	\$2,608.00
Niche Wall - War Service Single Niche (PUBLIC CLIENT) (including Plaque)	R	Y	\$1,701.00	\$1,770.00
Niche Wall - War Service Single Niche (VETERANS AFFAIRS CLIENT) (including Plaque)		Y	\$1,706.00	\$1,775.00
Memorial Allotment - Garden Edge - Single Interment Allotment (including plaque)	R	Y	\$1,555.00	\$1,618.00
Memorial Allotment - Garden Edge - Double Interment Allotment (including plaque on first allotment)	R	Y	\$1,789.00	\$1,861.00
Memorial Allotment - Garden - Single Interment Allotment (including concrete plinth or rock and plaque)	R	Y	\$1,805.00	\$1,878.00
Memorial Allotment - Garden - Double Interment Allotment (including concrete plinth or rock and plaque on first allotment)	R	Y	\$2,403.00	\$2,500.00
Memorial Allotment - Lawn Beam - Single Ashes Interment Allotment (including plaque)	R	Y	\$2,600.00	\$2,704.00
Memorial Allotment - Lawn Beam - Double Ashes Interment Allotment (including plaque - first name plate)	R	Y	\$3,224.00	\$3,353.00
Memorial Allotment - Additional Interment of Remains where space available - (plaque to be arranged separately)	R	Y	\$627.50	\$653.00
Brushbox Garden - Plaque Only Memorial (including plaque)	R	Y	\$1,628.00	\$1,694.00
Perpetual Maintenance Contribution (applicable to all memorial allotments)	R	Y	\$849.00	\$883.00
Fit externally sourced plaque - Cremation Memorial (administration and Labour Costs)	F	Y	\$361.00	\$375.50
Fit externally sourced plaque - Lawn Cemetery	F	Y	\$601.50	\$626.00

Additional Services and Products

Service Charges (per hour)	R	Y	\$177.35	\$184.45
Ceramic Photograph & Frame	R	Y		POA
Postage	R	Y		POA
Flower Vases (various types, sizes and materials)	R	Y		POA
Plaque Re-Conditioning	R	Y		POA

Miscellaneous

Hire of Crematorium Chapel	R	Y	\$264.70	\$275.30
Hire of Gummiifera Garden (other than cremation service)	R	Y	\$264.70	\$275.30
Memorial Development Application Fee – New – Other Cemeteries	R	N	\$437.00	\$454.50
Memorial Development Application Fee – Modification – Other Cemeteries	R	N	\$124.80	\$129.80
Registration of Externally Sourced Remains	R	N	\$168.00	\$174.75
Research Fee - per hour or part thereof	R	N	\$173.70	\$180.65
Transfer of Ashes within Crematorium Grounds	R	Y	\$757.50	\$788.00
Removal of Ashes - Extraction, Processing and packaging	R	Y	\$773.00	\$804.00

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Casket Collection Fees

Pickup – Maclean	R	Y	\$305.00	\$317.50
Pickup – Casino	R	Y	\$305.00	\$317.50
Pickup – Ballina	R	Y	\$305.00	\$317.50
Pickup – Kyogle	R	Y	\$305.00	\$317.50
Pickup – Lismore	R	Y	\$305.00	\$317.50
Pickup – Yamba	R	Y	\$305.00	\$317.50
Pickup Second Casket (in same trip)	R	Y	\$116.00	\$120.65
Pickup – North of Lismore to Border	R	Y	\$346.50	\$360.50

Fleet and Open Space

Note: All seasonal bookings will require a 10% bond of the full seasonal fee prior to use of any sporting venue.

Miscellaneous

Key Deposit (GST inclusive if forfeited)	M	N	\$43.70	\$45.45
Supply of electricity from parks per day	M	Y	\$103.00	\$107.15
Casual Hirers Fee	P	Y	\$119.10	\$123.90
Permanent hirers must have their own public liability insurance				
Manufacture of Street Bin Sign – per Bin	F	Y	\$501.50	\$522.00
Provision of Artwork for Street Bin Sign – per bin	F	Y	\$360.00	\$374.50
Street Bin Advertising – per bin	F	Y	\$199.20	\$207.20
Excess Cleaning Fee	F	Y	\$418.50	\$435.50
Cleaning Fee – School Special Events	F	Y	\$81.15	\$84.40
Magellan Street Community Space - Hire per day	M	Y	\$63.45	\$66.00
Magellan Street Community Space - Use of Power per day	M	Y	\$46.30	\$48.15

Banners

Fee includes banner design, production, installation and administration costs

Keen and Bounty Street Banners		Y	Individual Designed Drop Banner Min. Fee excl. GST: \$454.55	
Single Drop Banner - CBD - 4 weeks	F	Y	\$801.00	\$833.50
8 Drop Banners - CBD - 4 weeks	F	Y	\$4,342.00	\$4,516.00
8 Banners at 4 sites around CBD Block				
Single Drop Banner - Wider CBD - 4 weeks	F	Y	\$903.00	\$939.50
Various locations				
10 Individually Designed Drop Banners - Wider CBD - 4 weeks	F	Y	\$6,162.00	\$6,409.00
Various Locations				
10 Identical Drop Banners - Wider CBD - 4 weeks	F	Y	\$4,686.00	\$4,874.00
Various Locations				
1 Individual Canvas 10mx1m Overhead Banner Design		Y	Min. Fee excl. GST: \$1,500.00	
Canvas Overhead Community Banner		Y	\$801.00	\$801.00

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Tree Preservation Orders

Tree Preservation Orders – Application Fee	F	N	\$109.20	\$113.60
Tree Preservation Orders – re-assessment following appeal (second inspection)	F	N	\$700.50	\$729.00

Event Support Services

Security Deposit (GST Inclusive if forfeited)	M	N	\$181.50	\$188.80
Mowing/ground preparation/litter collection outside the normal programme may attract this fee	M	Y	\$1,144.00	\$1,190.00

Lighting Fees

Riverview/Arthur/Hepburn/Clifford Park per season	F	Y	\$766.50	\$797.50
Blair/Jolley/Heaps per season	F	Y	\$766.50	\$797.50
Nesbitt Park per season	F	Y	\$374.50	\$389.50
Nesbitt Park – Light per hour (per light per hour)	F	Y	\$2.40	\$2.50
Riverview Park (13 lights) per one off use x lights per hour	F	Y	\$28.60	\$29.75
Arthur Park (12 lights) per one off use x lights per hour	F	Y	\$27.60	\$28.70
Hepburn Park (12 lights) per one off use x lights per hour	F	Y	\$27.60	\$28.70
Blair Oval (4 lights) per one off use x lights per hour	F	Y	\$16.45	\$17.10
Jolley Oval (9 lights) per one off use x lights per hour	F	Y	\$23.40	\$24.35
Mortimer Oval (20 lights) per one off use x lights per hour	F	Y	\$41.60	\$43.30
Clifford Park (8 lights) per one off use x lights per hour	F	Y	\$34.35	\$35.75
Heaps Oval (6 lights) per one off use x lights per hour	F	Y	\$16.45	\$17.10

Sports Field Casual Hire

Applies to all sports fields other than Oakes Oval, Crozier Oval, Clifford Park and Albert Park

Casual Sports Ground Hire (per 2 hours)	M	Y	\$109.20	\$113.60
Season Quarter Charge 8 week competition	M	Y	\$874.00	\$909.00
Additional Sports Field Toilet Facility And Dressing Sheds Cleaning – Per Day		Y	\$130.00	\$130.00
Additional Sports Field Dressing Shed Cleaning – Per Day	M	Y	\$70.00	\$70.00
Additional Sports Field Toilet Facility Cleaning – Per Day	M	Y	\$70.00	\$70.00

Circus and Travelling Carnivals (except Animal Circuses – per Council Resolution 53/09)

Security Deposit (held pending state of grounds) (GST inclusive if forfeited)	M	N	\$1,040.00	\$1,082.00
Ground Hire per day (including Electricity)	M	Y	\$1,144.00	\$1,190.00

Coronation Park

The Channon Craft Market per day	M	Y	\$614.00	\$639.00
The Channon Craft Market use of electricity per day	M	Y	\$101.95	\$106.05
Coronation Park – Pony Club per annum	M	Y	\$698.00	\$726.00
"The Shed"	M	Y	\$67.10	\$69.80
Daily events other than the Markets	M	Y	\$173.70	\$180.65

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Crozier Oval

Football (all types) per season – 1 day per week including Hire of Canteen and Electricity	M	Y	\$6,620.00	\$6,885.00
Rugby field per day including Hire of Canteen	M	Y	\$625.50	\$651.00
Rugby field per half day including Hire of Canteen	M	Y	\$346.50	\$360.50
Junior Rugby field per day including Hire of Canteen	M	Y	\$346.50	\$360.50
Season Quarter Charge 8 week competition	M	Y	\$2,075.00	\$2,158.00
Use of all floodlights per hour	M	Y	\$32.25	\$33.55
Use of training only floodlights per hour (12 lights)	M	Y	\$27.05	\$28.15

Crozier Oval – One-Off Events

Special Events Ground Hire per day (not including canteen) Note: Upper limit fee	F	Y	\$1,150.00	\$1,196.00
Charge for additional services such as waste collection/removal, special ground preparation, etc	F	Y	\$1,150.00	\$1,196.00

Oakes Oval

Cricket per season	M	Y	\$8,320.00	\$8,653.00
Practice Cricket Nets - per use	M	Y	\$109.20	\$113.60
Turf Cricket Nets - per day	M	Y	\$218.40	\$227.15
Southern Canteen (per day)	M	Y	\$152.90	\$159.05
Turf wicket per day (Senior)	M	Y	\$528.50	\$550.00
Turf wicket per day (Junior)	M	Y	\$249.60	\$259.60
Turf wicket – Seasonal Hire Junior Cricket (18 weeks)	M	Y	\$4,561.00	\$4,744.00
Soccer/Rugby field per day (Senior)	M	Y	\$528.50	\$550.00
Soccer/Rugby field per day (Junior)	M	Y	\$253.80	\$264.00
AFL per season	M	Y	\$6,854.00	\$7,129.00
Season Quarter Charge 8 week competition	M	Y	\$2,075.00	\$2,158.00
Oakes Oval Use of all floodlights per hour	F	Y	\$127.40	\$132.50
Oakes Oval Use of a specific number of lights per hour each	F	Y	\$3.45	\$3.60

Oakes Oval – One-Off Events

As the premier sporting venue in the region Oakes Oval is governed by specific hiring conditions. Fees are calculated with regard to the specific hiring conditions and are generally not subject to concession or reduction.

Special Events Ground Hire per day (not including canteen) Note: Upper Limit Fee	F	Y	\$1,150.00	\$1,196.00
Charges for additional services such as for waste collection/removal, special ground preparation, etc	F	Y	\$1,150.00	\$1,196.00

Perradenya – Adam Gilchrist Pavilion & Oval

For Community events organised for the benefit of, and open to all residents of Caniaba, Perradenya and Spring Grove - security deposit, key deposit, hire fees and electricity charges do not apply.

Security Deposit (GST Inclusive if forfeited)	M	N	\$315.50	\$328.50
Key Deposit (GST inclusive if forfeited)	M	N	\$48.40	\$50.35
Hire of Pavilion	M	Y	\$110.80	\$115.25
Use of Electricity (Lights) and cleaning fee for Pavilion Hire per booking	M	Y	\$109.20	\$113.60
Annual fee for Pavilion usage, power and cleaning	M	Y	\$1,846.00	\$1,920.00
Hire of Oval Fee	M	Y	\$164.85	\$171.45

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Clifford Park

Football Field Per Day	M	Y	\$337.00	\$350.50
Football Field Per Season	M	Y	\$4,472.00	\$4,651.00
Junior Field Per Day	M	Y	\$242.85	\$252.60
Junior Field Per Season	M	Y	\$4,472.00	\$4,651.00
Season Quarter Charge 8 week competition	M	Y	\$1,358.00	\$1,413.00
Canteen – Per Day	M	Y	\$118.05	\$122.80
Change and Referees Rooms	M	Y	\$38.00	\$39.55
Main Field Lights Per Hour	M	Y	\$7.80	\$8.15
Junior/Dog Training Area Lights Per Hour	M	Y	\$11.65	\$12.15
Special Events per day Note; Upper Limit Fee	F	Y	\$925.00	\$962.00

Sport

Australian Rules

Mortimer Oval per season	M	Y	\$3,011.00	\$3,132.00
Mortimer Oval per day	M	Y	\$335.00	\$348.50

Baseball

Baxter Field per season	M	Y	\$2,725.00	\$2,834.00
Baxter Field per day	M	Y	\$238.70	\$248.25
Diamond per day	M	Y	\$221.55	\$230.45
Junior Diamond per season	M	Y	\$466.00	\$485.00
Junior Diamond per day	M	Y	\$221.55	\$230.45
Season Quarter Charge 8 week competition	M	Y	\$2,075.00	\$2,158.00

Cricket

Synthetic wicket per season	M	Y	\$2,611.00	\$2,716.00
Synthetic wicket per day	M	Y	\$237.15	\$246.65
Synthetic wicket per day for Schools (35% of fee)	M	Y	\$116.00	\$120.65
Turf wicket per season	M	Y	\$4,769.00	\$4,960.00
Turf wicket per day	M	Y	\$427.50	\$445.00
Turf wicket per day for Schools (35% of fee)	M	Y	\$147.70	\$153.60
Junior – Turf wicket weekday	M	Y	\$168.00	\$174.75
Junior – Turf Wicket Cricket Seasonal Hire (18 weeks)	M	Y	\$3,157.00	\$3,284.00
Twilight oval per season	M	Y	\$654.50	\$681.00
Winter – field per day	M	Y	\$78.55	\$81.70
(Social) – Synthetic wicket per day (no seasonal concessions apply)	M	Y	\$174.20	\$181.20
Mortimer Oval (reduced seasonal rate to exclude finals)	M	Y	\$3,999.00	\$4,159.00

Dog Kennel Club

Clifford Park seasonal fee	M	Y	\$197.60	\$205.55
Dog Show Special Events	M	Y	\$192.40	\$200.10

Hockey

Field per season	M	Y	\$2,793.00	\$2,905.00
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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Hockey [continued]

Field per day	M	Y	\$268.35	\$279.10
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Netball

Grass courts per season	M	Y	\$738.50	\$768.50
Bitumen Courts per season	M	Y	\$375.50	\$391.00
Court per day	M	Y	\$79.60	\$82.80

OZTAG

Field per season	M	Y	\$848.00	\$882.00
Field per day	M	Y	\$111.30	\$115.75

Rugby League

Senior field per season	M	Y	\$2,938.00	\$3,056.00
Senior field per day	M	Y	\$343.50	\$357.50
Junior field per season	M	Y	\$832.00	\$865.50
Junior field per day	M	Y	\$238.70	\$248.25

Soccer

Senior field per season	M	Y	\$2,647.00	\$2,753.00
Senior field per day	M	Y	\$334.00	\$347.50
Senior field training per month	M	Y	\$518.00	\$539.00
Junior field per season	M	Y	\$861.50	\$896.00
Junior field per day	M	Y	\$238.70	\$248.25

Softball

Diamond per season	M	Y	\$1,384.00	\$1,440.00
Diamond per day	M	Y	\$196.60	\$204.50
Baxter Field per season	M	Y	\$1,384.00	\$1,440.00
Baxter Field per day	M	Y	\$198.15	\$206.10

Tennis

Court per year	M	Y	\$341.50	\$355.50
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Touch Football

Field per season (Hepburn Park has 9 fields)	M	Y	\$848.00	\$882.00
Field per day (Hepburn Park has 9 fields)	M	Y	\$111.30	\$115.75

Riverview Park

Little Athletics per season	M	Y	\$1,069.00	\$1,112.00
Casual Sports Ground Hire (per 2 hours)	M	Y	\$109.20	\$113.60
Season Quarter Charge 8 week competition	M	Y	\$874.00	\$909.00
School Athletic Carnival Field Preparation	M	Y	\$106.10	\$110.35
Plus contribution of \$100 to Lismore Athletic Club				
School Athletics Carnival Facility Cleaning	M	Y	\$39.55	\$41.15

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Riverview Park [continued]

Hire of Canteen	M	Y	\$39.55	\$41.15
Litter Collection Fees (Industrial Bins)	M	Y	\$150.80	\$156.85

Hepburn Park

Hire per day	M	Y	\$545.00	\$567.00
Casual Sports Ground Hire (per 2 hours)	M	Y	\$109.20	\$113.60
Season Quarter Charge 8 week competition	M	Y	\$874.00	\$909.00

Balzer Park, Dunoon

Hire per day	M	Y	\$334.00	\$347.50
Casual Sports Ground Hire (per 2 hours)	M	Y	\$109.20	\$113.60
Season Quarter Charge 8 week competition	M	Y	\$874.00	\$909.00

Albert Park

Baseball/Softball Storage rental per month	M	Y	\$27.60	\$28.70
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Licence/Lease Agreements

Great Eastland Archery Club – Arthur Park Reserve per annum	M	Y	\$1,087.00	\$1,131.00
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Administration Fees

Fitness Trainer Fee (non-refundable)	M	Y	\$162.80	\$169.35
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Nimbin Tourist Park

Single permanent site per week	Y	\$150.00	\$150.00
Double permanent site per week	Y	\$185.00	\$185.00
Semi-permanent site per week	Y	\$165.00	\$165.00
Single powered site per night	Y	\$35.00	\$35.00
Single powered site per week	Y	\$210.00	\$210.00
Double powered site per night	Y	\$45.00	\$45.00
Double powered site per week	Y	\$270.00	\$270.00
Single unpowered site per night	Y	\$25.00	\$25.00
Single unpowered site per week	Y	\$150.00	\$150.00
Double unpowered site per night	Y	\$35.00	\$35.00
Double unpowered site per week	Y	\$210.00	\$210.00
Yellow hippie van per night	Y	\$70.00	\$70.00
Yellow hippie van per week	Y	\$420.00	\$420.00
Blue hippie van per night	Y	\$80.00	\$80.00
Blue hippie van per week	Y	\$480.00	\$480.00
Green hippie van per night	Y	\$90.00	\$90.00
Green hippie van per week	Y	\$540.00	\$540.00
Cabin per night	Y	\$150.00	\$150.00
Cabin per week	Y	\$900.00	\$900.00

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
Nimbin Tourist Park [continued]				
Long term cabins		Y		POA
				Min. Fee excl. GST: \$1,800.00

Centra Tourist Park

Single occupancy per night		Y	\$35.00	\$35.00
Additional person per night		Y	\$10.00	\$10.00
Additional child (5-12 years) per night		Y	\$5.00	\$5.00
Single person per week		Y	\$210.00	\$210.00
Double occupancy per week		Y	\$270.00	\$270.00
Double occupancy for four weeks		Y	\$1,000.00	\$1,000.00

Heritage Park

Booking Fee per day (includes cleaning)		Y	\$120.00	\$120.00
Security Deposit (refundable upon inspection)		N	\$200.00	\$200.00
Key Deposit (refundable)		N	\$40.00	\$40.00

Private Works

Plant Hire Charges (Plant & Operator) Per Hour

Excavator	R	Y	\$145.60	\$151.45
Grader	R	Y	\$230.90	\$240.15
Loader – Large	R	Y	\$212.15	\$220.65
Backhoe/Loader	R	Y	\$161.75	\$168.25
Roller – self-propelled Large	R	Y	\$159.65	\$166.05
Roller – self-propelled Medium	R	Y	\$161.75	\$168.25
Roller – 3 point	R	Y	\$119.10	\$123.90
Tractor & Slasher	R	Y	\$140.95	\$146.60
Float Hire	R	Y	\$250.15	\$260.20
Garbage Truck	R	Y		POA
Truck – Single Axle Tipping	R	Y	\$134.70	\$140.10
Truck – Bogey Axle Tipping	R	Y	\$148.75	\$154.70
Truck – with Dog Trailer	R	Y	\$202.30	\$210.40
Water Tanker	R	Y	\$146.65	\$152.55
Events Trailer	R	Y	\$333.00	\$346.50
Utility	R	Y	\$45.25	\$47.10
Labourer (not operating plant)	R	Y	\$73.35	\$76.30
Ganger (not operating plant)	R	Y	\$84.25	\$87.65

Directional Signage

Manufacture/Erection of sign on Existing Pole	R	Y	\$395.50	\$411.50
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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Directional Signage [continued]

Manufacture/Erection of sign on New Pole	R	Y	\$659.50	\$686.00
For work outside normal working hours, add \$23.00 per hour to the above rates				
For any other hire charges not specified above, the following formula should be used to calculate the total charge:				
Labour – Actual wages and oncosts plus 50%				
Plant – Actual plant hire costs plus 25%				
Materials – Actual material costs plus 20%				
GST must be added to the total at 10%				
Note: For clients that do not have a sundry debtor account, payment for private works must be paid in advance when a receipt/tax invoice will be issued. If client requests a sundry debtor account, the amount of private works must exceed \$300 and the account be approved by Finance.				

Supply & Delivery Charge per Cubic Metre Ex Rural Gravel Quarries – Kilometres One Way

1-5	F	Y		POA
6-10	F	Y		POA
11-15	F	Y		POA
16-20	F	Y		POA
21-25	F	Y		POA
26-30	F	Y		POA
Note: For clients that do not have a sundry debtor account, payment for private works must be paid in advance when a receipt/tax invoice will be issued. If client requests a sundry debtor account, the amount of private works must exceed \$300 and the account be approved by Finance.				

Roads

Public Gate Applications

Fee for public gate application	F	N	\$415.00	\$432.00
If application refused, \$45.00 will be refunded to applicant				

Temporary Road Closure Advertising Charge

Fee	F	N	\$200.20	\$208.25
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Urban Flood Information

General Enquiry	F	N	\$119.10	\$123.90
Urgent Enquiry (subject to confirmation that the service is available)	F	N	\$178.40	\$185.55

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Lismore City Hall

Maximum hire charges for performances in the Churchill Auditorium or the Studio are the greater of either the Hire Charges listed or 10% of Box Office (after GST, Ticketing Fees and Credit Card Charges).

The following discounts apply:

Minimum 40% – Lismore Local Government Area Not-For-Profit Organisations, Primary and High Schools, locally owned businesses operating in the Lismore LGA with a turnover of less than \$1m p.a.

Community and Volunteer Regular Users – POA

Sessions & Other Charges

Churchill Auditorium (Theatre Style – Capacity 507/Concert Style Capacity 750)

Daily Hire Charge	F	Y	\$2,294.00	\$2,386.00
Hourly Hire Charge	F	Y	\$283.95	\$295.35

Studio

Daily Hire Charge	F	Y	\$514.00	\$535.00
Hourly Hire Charge	F	Y	\$76.45	\$79.55

Fountain Room

Daily Hire Charge	F	Y	\$459.00	\$477.50
Hourly Hire Charge	F	Y	\$71.25	\$74.10

Bar / Foyer

Daily Hire Charge	F	Y	\$349.50	\$363.50
Hourly Hire Charge	F	Y	\$54.60	\$56.80

Downstairs Foyer/Forecourt

Daily Hire Charge	F	Y	\$459.00	\$477.50
Hourly Hire Charge	F	Y	\$66.05	\$68.70

Whole Building

Hire of whole building includes access to kitchen facilities. Kitchen use would incur the additional hourly usage charge

Daily Hire Charge	F	Y	\$3,443.00	\$3,581.00
Hourly Hire Charge	F	Y	\$419.50	\$436.50

Other Charges

Cleaning, per hour	F	Y	\$62.45	\$64.95
Single open or lock up fee (per callout, outside operating hours)	F	Y	\$62.45	\$64.95

Equipment

Use of grand piano (if tuned specially, tuning fee applicable)	F	Y	\$349.50	\$363.50
Piano tuning	F	Y	\$273.00	\$283.95
Projector (standard)	F	Y	\$68.15	\$70.90
Projector (large)	F	Y	\$218.40	\$227.15

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Technical Services

Lighting operator/Duty Technician per hour	F	Y	\$62.45	\$64.95
Hirer's operator and City Hall's technician must be in attendance when City Hall equipment is used				
Technician / other crew per hour	F	Y	\$62.45	\$64.95
Venue Technician per hour	F	Y	\$62.45	\$64.95
Safety Warden	F	Y	\$62.45	\$64.95
Sunday rates per staff member, per hour	F	Y	\$124.80	\$129.80

Fee

Casual Hirers Fee	F	Y	\$119.10	\$123.90
Permanent hirers must have their own public liability insurance				

Front of House/Foyer

Front of House Package (Manager + ushers)	F	Y	\$399.50	\$415.50
Bar – free if commercially viable, otherwise staff costs applied, per hour	F	Y	\$62.45	\$64.95
Box Office Services (per performance)	F	Y	\$163.80	\$170.35
Safety Warden	F	Y	\$62.45	\$64.95
Morning/Afternoon Tea Service, per person	F	Y	\$3.85	\$4.00
Morning/Afternoon Teas Service with biscuit, per person	F	Y	\$5.55	\$5.80

Deposits and Bonds

Deposit - Total Hire Charge less than \$500	F	Y	Full payment required minimum two weeks prior to event	
Deposit - Total Hire Charge more than \$500	F	Y	50% deposit with full payment required minimum two weeks prior to event	
Security Bond (Parties/ Concerts etc) (GST inclusive if forfeited)	F	N	POA	

Goonellabah Community Centre

Note – Payment must be made at the time of making the booking.

Casual Hire Charges – Meeting

Includes overhead projector and whiteboard where installed.

Tenants – confirmed bookings only

First 2 hours – Single Room	Z	Y	No Charge	
Single room per hour thereafter	P	Y	\$66.05	\$68.70
First 2 hours – Double Room	Z	Y	No Charge	
Double room per hour thereafter	P	Y	\$95.70	\$99.55

All Others

Single Room per hour (Minimum Hire 2 Hours)	P	Y	\$66.05	\$68.70
Double Room per hour (Minimum Hire 2 Hours)	P	Y	\$95.70	\$99.55
Single Room – Full Day	P	Y	\$150.80	\$156.85
Double Room – Full Day	P	Y	\$288.60	\$300.50

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Rate for Private Functions

Fee - per hour	P	Y	\$273.00	\$283.95
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Use of Kitchen

Fee - per use	P	Y	\$196.60	\$204.50
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Fee

Casual Hirers Fee	P	Y	\$119.10	\$123.90
Permanent hirers must have their own public liability insurance				

Security Deposit

Refundable upon inspection. GST Inclusive if forfeited.

No alcohol	P	N	\$227.25	\$236.35
Alcohol	P	N	\$682.50	\$710.00

Out of Hours Access

Fee for attendance by Security Company to open or lock up building out of normal business hours. Security Company Costs plus Council Administration Fee	P	Y	Cost + \$36.50
Charged if hirer loses keys or otherwise unable to gain access			

Key Deposit

Key Deposit (GST Inclusive if forfeited)	P	N	\$283.95	\$295.35
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Property Services

Casual Hire of Vacant Council Buildings

Occasional Hirers – Hall hire (per hour)	P	Y	\$51.50	\$53.60
Occasional Hirers – Kitchen (additional to above rates) (per use)	P	Y	\$81.15	\$84.40
Occasional Hirers – Lock up/ Unlock Fee as provided by Security Provider	F	Y	\$81.15	\$84.40
Casual Hirers Fee	P	Y	\$119.10	\$123.90
Permanent hirers must have their own public liability insurance				

External Hirers Administration/Booking Fee (in addition to Room Hire)	P	Y	\$36.40	\$37.90
Security Bond – Where no alcohol consumed (refundable if left clean) (GST inclusive if bond forfeited)	P	N	\$682.50	\$710.00
Security Bond - Where alcohol consumed (refundable if left clean) (GST inclusive if bond forfeited)	P	N	\$2,049.00	\$2,131.00

Note: If Centre is used Friday Night Saturday or Sunday any time (am/pm) then a cleaning charge will apply. Such charge will be "invoice cost" (inclusive of GST) from contractor and deducted from bond.

Public Property Management

Property Management Minimum Annual Licence/Lease Fee		Y	\$647.50	\$673.50
Property Professional Services Fee	F	Y	\$104.00+	
Hourly rate for registration of land dealings, or research and advice on street addressing, native title, aboriginal land claims, land/road status, tenure, dealings and history. Base rate per hour plus any third party searches/agency/registration fees at cost.				
Obtain copy of a Title Search, Plan or Dealing, per Search + Cost of search	F	Y	\$34.85	\$36.25

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Public Property Management [continued]

Request for Easement over Council property (including release)	F	Y	\$589.00	\$613.00
Note: Applicant will be required to pay all of Council's costs including legal, valuation and survey fees.				
Commercial Users – Request for owner's consent to lodge a development application over public land	F	Y	\$88.95	\$92.50
Commercial Users – Lease or Licence Application/Renewal Administration Fee (non-refundable)	F	Y	\$381.00	\$396.50
Commercial Users Fees - excludes not-for-profit organisations, and outdoor dining licences (Subject to Reatil Leases Act 1994) Annual rent or licence fee will be negotiated on application. Applicant will be required to pay all of Council's costs including legal, valuation and survey fees. Commercial Users Fees - excludes not-for-profit organisations, and outdoor dining licences Annual rent or licence fee will be negotiated on application. Applicant will be required to pay all of Council's costs including legal, valuation and survey fees Subject to Reatil Leases Act 1994.				
Not-for-profit – Request for owner's consent to lodge a development application over public land	M	Y	\$38.00	\$39.55
Not-for-profit – Lease or Licence Application/Renewal Administration Fee (non-refundable)	M	Y	\$113.90	\$118.50
Not - for Profit - Annual rent or licence fee will be negotiated on application.				
Crown Land Note: The minimum annual rent for crown land is set by legislation, Actual rent will be negotiated on application.				
Lease of Public Road – Lease or Licence Application/Renewal Administration Fee (non-refundable)	F	Y	\$392.50	\$408.50
Statutory Advertising	F	Y		At cost
Road Note: A proposal to lease a public road must be advertised for 28 days and if approved, the granting of the lease must be advertised again. Cost of each advertisement is estimated to be \$250.00.				

Security System Key Cutting

Security System Key Cutting, per key	F	Y		Cost + \$192.50
Replacement swipe card		Y	\$50.00	\$50.00

Replacement of Compromised Locks and Padlocks

Fee per lock	F	Y		Cost + \$208.00
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Outdoor Dining Licence Fees

See Outdoor Dining Policy for further detail

Tier 1 – Nimbin and LGA outlining Villages per square metre	M	N	Subject to NSW Outdoor Dining Policy	
Tier 2 – Lismore CBD (temporary use of footpath) per square metre	M	N	Subject to NSW Outdoor Dining Policy	
Tier 3 – Lismore CBD (modest Capital Improvements on Footpath or Road Reserve per square metre – permanent structures including furniture, barriers and blisters over 16 sqm - e.g. 143 Keen St & 74 Molesworth St). Fee is \$/sqm pa.	M	N	\$78.00	\$81.15
Tier 4 – Lismore CBD (Significant Capital Improvements and/or impact on Footpath or Road Reserve, e.g. 24 & 36 Carrington Street). Fee is \$/sqm pa.	M	N	\$104.00	\$108.20

Road Closing/Transfer

Note: This is not to be used for Crown road closure as Councils cannot close non-Council roads. Applications to close Crown roads are to be lodged directly with the NSW Department of Industry – Land & Water.

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Road Closing/Transfer [continued]

Stage 1 – Council public road closure application: undertake preliminary investigations (non-refundable)	F	N	\$472.50	\$491.50
Note: Site investigation may be required by various Council officers at hourly rate or listed inspection fee.				
Stage 2 – Council public road closure application: statutory advertising, dealing with submissions and report to Council (non-refundable)	F	N	\$937.50	\$975.00
Note: There is no guarantee road closures will be approved.				
Stage 3 – Council public road closure application: finalising survey, legal documents and preparing road closure notice for Government Gazette	F	N	\$353.00	\$367.50
<p>Note: Applicant will be required to pay all of Council's costs including Council, legal, valuation, survey and statutory advertising fees in order to have the Council public road closed.</p> <p>Note: Applicant will be required to pay all of Council's costs including Council, legal, valuation, survey and statutory advertising fees in order to have the Council public road closed.</p> <p>Note: When an unconstructed Council public road is closed, it becomes vested in the Crown as Crown land. Council's dealing with the now Crown land ends as Councils are not able to facilitate the sale of Crown land. In this scenario, the Applicant should discuss compensation matters directly with the NSW Crown Land.</p> <p>Note: When a constructed Council public road is closed, it remains vested in Council as Council land. The Applicant will be required to pay all of Council's costs including legal and valuation costs as well as the agreed compensation. The Applicant will also be required to pay survey costs to consolidate the closed road with their own land upon transfer.</p>				
Crown Road transfer to Council administration	F	N	\$421.50	\$438.50

Road Naming/Locality Boundary Changes/Address Changes

Application / Assessment / Administration Fee	P	N	\$693.00	\$721.00
Street Sign (sign, bracket and post) and Installation	F	N	\$432.00 + labour costs	

Statutory Advertising General

Notice published in newspaper (Local Matters/Northern Star) or NSW Government Gazette	F	N	At cost
As required under the Roads Act 1993, Crown Land Management Act 2016 or Local Government Act 1993			

Northern Rivers Rail Trail: Licence fees for occupation of land

Licence Fee: Adjoining landowners: Residential - No fixed structures (e.g. gardens or fencing - fences are considered moveable). Price per square metre per annum (minimum \$500 per annum)		Y	\$0.00	\$1.10
Licence Fee: Adjoining landowners: Residential - Fixed structures (e.g. sheds, retaining walls, water tanks) Price per square metre per annum (minimum \$500 per annum)	F	Y	\$0.00	\$4.35
Licence Fee: Adjoining landowners: Commercial - No fixed structures (e.g. planting crops, grazing cattle - fences are considered moveable) Price per square metre per annum (minimum \$500 per annum)	F	Y	\$0.00	\$0.10
Licence Fee: Adjoining landowners: Commercial - Fixed structures (e.g. depot, sheds, retaining walls) Price per square metre per annum (minimum \$500 per annum)	F	Y	\$0.00	\$5.45
Licence Fee: Adjoining landowners: Commercial - Access (e.g. private level crossing for movement of livestock, vehicular access to cross rail corridor where adjoining property split by rail corridor, railway land for emergency vehicle access, including fire exits) Price per square metre per annum (minimum \$500 per annum)		Y	\$0.00	\$4.35
Licence Fee: Non-adjoining landowner	F	Y	Competitive process (EOI/ tender)	
Licence Fee: Non-adjoining landowner				
Competitive process (EOI/tender)				
Competitive process (EOI/tender)				
Competitive process (EOI/tender)				

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Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Chief Financial Office

Financial Services

Dishonoured Cheque

Inward Bank Dishonour Fee plus Council Administration Charge	F	N	\$21.35	\$22.20
Bank Fee \$2.50				

Dishonoured Direct Debit

Inward Bank Dishonour Fee plus Council Administration Charge	F	N	\$21.35	\$22.20
Bank Fee \$2.50				

Replacement Cheque

Council Administration Charge Only	F	N	\$30.70	\$31.95
To be applied in situations where the payee is at fault				

Replacement EFT

Council Administration Charge Only	F	N	\$13.10	\$13.65
To be applied in situations where the payee is at fault				

Certificate – Rates & Charges

Section 603 Certificates	L	N	\$100.00	\$100.00
Urgency Fee for S603 Certificate	R	N	\$100.00	\$100.00
Subject to confirmation that service is available				
Section 603 Certificates – Refund Administration Fee	F	N	\$15.40	\$16.05
Interest Payable on Overdue Rates and Charges	L	N		10.5%

Financial Instruments Offered as Security

Financial Instruments Offered As Security (Term deposits, bank guarantees, mortgage charge etc).

For works or services associated with an application/action initiated by a third party.

Administration & Acceptance Fee

Administration & Acceptance Fee	F	N	\$42.65	\$44.40
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Business Papers

Mail Out (per copy)	M	N	\$29.15	\$30.35
Mail Out (per annum subscription)	M	N	\$341.50	\$355.50
Council Meeting – Audio Copy	M	N	\$29.65	\$30.85

General

Hire of Council Chambers (Admin Building) – External User & no Council Involvement – Daily Charge	P	Y	\$154.45	\$160.65
Hire of Lismore Room (Admin Building) – External User & no Council Involvement – Daily Charge	P	Y	\$154.45	\$160.65
Fender System – Daily Charge	M	Y	\$52.00	\$54.10

Name	Code	GST	Year 24/25 Fee (incl. GST)	Year 25/26 Fee (incl. GST)
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Certificate

Classification of Public Land Certificate (Section 54 – LGA 1993)	F	N	\$41.60	\$43.30
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Rates Administration/Refund

Rate Administration/Refund Fee	F	N	\$25.00	\$25.00
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Fee covers costs for council staff to process refunds or transfer of balances between Rates/Water accounts, due to an error or request from the ratepayer or payee.

Governance & Risk

Fee

Casual Hirers Fee	F	Y	\$119.10	\$123.90
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Permanent hirers must have their own public liability insurance

Government Information Public Access

Formal Application Fee	L	N	\$30.00	\$30.00
Processing Fee (per hour)	L	N	\$30.00	\$30.00
Internal Review Fee	L	N	\$40.00	\$40.00

Open Access Information – GIPA Regulation

Processing Fee (per hour at a minimum of one hour)	P	N	\$31.20	\$40.00
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This processing fee is for providing electronic access of open access documents. Hard copy files and microfilm will still be available to inspect for free.

Technology & Innovation

GIS Printing Fees (Application on Geographic Information form required)

A4 Size	M	N	\$28.60	\$29.75
A3 Size	M	N	\$29.15	\$30.35
A2 Size	M	N	\$51.50	\$53.60
A1 Size	M	N	\$58.25	\$60.60
AO Size	M	N	\$88.40	\$91.95

Consultancy fees for Creation of Specialised Maps

Minimum Charge 1 hour plus GIS printing fee	M	N		73.00+
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Information and Technology Service Charge (Other)

Information and Technology Service Charge (Other)	M	Y	\$7.70	\$8.05
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Planning Proposal

Amendment to Lismore LEP 2012 land use tables to allow certain light industries in E1, E2 and RU1 zones

28 April 2025



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EXECUTIVE SUMMARY

This Council-led planning proposal applies to all land zoned E1 Local Centre, E2 Commercial Centre and RU1 Primary Production covered by the Lismore Local Environmental Plan 2012.

The aim of the planning proposal is to include additional light industrial uses as permissible with consent, namely 'creative industries' in the E1 and E2 zones, and 'artisan food and drink industry' and 'creative industry' in the RU1 zone.

In regards to the RU1 zone, the planning proposal initially only sought to include 'artisan food and drink industries' as permissible as consent in the RU1 zone, however Council resolved to expand the planning proposal to encompass all light industries, with the exception of 'high technology industries'. A gateway request for this was made. In accordance with the Gateway alteration received 20 January 2024, the child terms of home industry, artisan food and drink industry and creative industry are now proposed, rather than the parent term of light industries.

The planning proposal also makes minor amendments to the LEP to improve legibility of zone objectives and the functioning of Clause 6.11 *Rural and Nature-based Tourism Development*.

Currently 'creative industries', a type of 'light industry' introduced as part of the NSW Government's employment zones reform, are prohibited in the E1 and E2 zones. Applications for uses such as artist's studios are unable to be assessed unless they can be defined as 'community facilities', which require the building or place to be owned or controlled by a public authority or non-profit community organisation.

While the State Government's agritourism reforms added the new definition farm gate premises, some industries using off-site produce, such as breweries, do not fit the definition and are therefore prohibited. Some rural landowners, including those along the Lismore to Casino rail trail, have indicated a desire to pursue artisan food and drink uses.

Under the State Government's agritourism reforms, up to 100 visitors at a time can now attend a farm gate premises as either exempt or complying development. Currently Lismore LEP 2012 Clause 6.11 *Rural and Nature-based Tourism Development* includes a definition of small scale that requires development to be at a scale that could be generally managed and operated by a principal owner living on the property. If this definition of 'small scale' were to be strictly applied, there may be situations where Council could not approve a development application (DA) that could otherwise be pursued through exempt or complying pathways. The definition is thus considered outdated, and it is also considered that other provisions of Clause 6.11 can allow for a merit assessment in controlling for scale, including an objective that states that the Clause's purpose is to ensure tourism development is small scale, and a section of the Clause that

indicates that development consent must not be granted unless the consent authority is satisfied that the development is small scale and low impact.

The planning proposal also aims to correct an error resulting from the NSW Government's employment zones reform, which led to the inclusion of an E1 zone objective that incorrectly insinuates that the E1 zone is the LGA's primary retail, commercial and entertainment zone.

The planning proposal is consistent with the North Coast Regional Plan 2041 and relevant State Environmental Planning Policies. The proposal is also consistent or justifiably inconsistent with the relevant section 9.1 Ministerial Directions.

This report assesses the merits of the planning proposal in accordance with the Department of Planning & Environment's *Local Environmental Plan Making Guideline* (August 2023). A Gateway determination is sought pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Objective

The objective of the planning proposal is to:

- amend the Lismore LEP 2012 to allow creative industries to be pursued in the E1 and E2 business zones with development consent,
- amend the Lismore LEP 2012 to allow 'artisan food and drink industry' and 'creative industry' to be pursued in the RU1 Primary Production zone with development consent,
- amend the Lismore LEP 2012 to improve the functioning of Council's Rural and Nature-Based Tourism clause,
- rectify an error in the E1 Local Centre zone objectives resulting from the State Government's employment zones reform.

Intended outcomes

- To provide for the growth of cultural industries in the Lismore CBD and local centres
- To encourage the revitalisation of the Lismore urban area post-flood
- To allow rural landowners to pursue appropriate diversification of rural land
- To strengthen the visitor economy
- To improve clarity of the LEP

PART 2 – EXPLANATION OF PROVISIONS

The proposed outcome of the planning proposal will be achieved by:

- Removing the objective 'To ensure that development is of an appropriate scale to service the needs of the local community and does not detract from the role of the zone as the primary retail, commercial and entertainment centre of Lismore' from the E1 Local Centre zone;
- Adding 'creative industries' as permissible with consent to the E1 and E2 zone land use tables;
- Adding 'artisan food and drink industry' and 'creative industry' as permissible with consent to the RU1 zone land use table;
- Removing the definition of 'small scale' from part (6) of *Clause 6.11 'Rural and nature-based tourism development'* and instead amend clause 6.11(3)(b) to specify a limit of 100 patrons on site at any given time'; and
- Adding 'artisan food and drink industries' to part (6)(a) of *Clause 6.11 'Rural and nature-based tourism development'*.

Instruction on the amended changes to relevant LEP clauses is shown at appendix 3.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A – Need for the planning proposal

1. ***Is the planning proposal a result of an endorsed LSPS, strategic study or report?***

No. The planning proposal has been pursued due to multiple landowner enquiries and recommendations from internal staff. However, the planning proposal is consistent with Council's endorsed LSPS.

2. ***Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

A planning proposal is the best and only way for the additional uses to be pursued.

Section B – Relationship to the strategic planning framework

3. ***Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?***

The planning proposal gives effect to the objectives of the North Coast Regional Plan 2041. See **Appendix 1** for detail on how the proposal gives effect to the Plan.

4. ***Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?***

The planning proposal is consistent with Council's LSPS – Inspire Lismore 2040. The relevant

planning priorities are addressed in **Table 1**.

Table 1: Consistency with Council's LSPS

#	Planning Priority	Consistency
4	Recognise, embrace and protect our cultural heritage.	Arts and creative industries play a vital role in the recognition, embrace and protection of cultural heritage. Allowing for creative industries to be pursued in our CBD and local centres will help to strengthen cultural heritage.
5	Identify & support the expansion of emerging industries	Council has received enquiries relating to both expansion of creative industries and agricultural diversification in the form of artisan food and drink industries. The planning proposal will support the expansion of these industries.
6	Expand agriculture & agribusiness while protecting productive agricultural land.	Action A6.2 is 'Amend the LEP to identify opportunities for diversification and value adding, while protecting the village lifestyle from excessive traffic and noise pollution.' Council will be able to manage noise pollution and traffic from any artisan food and drink industries through the DA process, and by adding 'artisan food and drink industries' to the list of uses covered by LEP Clause 6.11 Rural and nature-based tourism development. Subsequent changes to DCP Chapter 4 (Rural and Nature-Based Tourism Development) will also be undertaken. The change to the LEP will also support additional activities along the Lismore to Casino rail trail and the future Lismore to Eltham rail trail.
7	Revitalise the City Heart and create linkages to a reactivated River Precinct.	Creative industries are key to revitalisation of the Lismore CBD post-flood.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The planning proposal is not inconsistent with any State and regional study or strategy.

6. Is the planning proposal consistent with applicable SEPPs?

The planning proposal only makes minor amendments to clauses and does not include any specific land parcels. As such, the planning proposal does not preclude the application of, and is consistent with, relevant State Environmental Planning Policies.

7. Is the Planning Proposal consistent with applicable s9.1 Ministerial Directions?

The planning proposal is consistent, or justifiably inconsistent, with the applicable section 9.1 Ministerial Directions. Refer to **Appendix 2** for s9.1 compliance table.

Section C – Environmental, social and economic impact

8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?*

The planning proposal does not apply to any specific parcel of land. There is the potential that some of the light industry child terms could potentially impact upon biodiversity on rural land, as some rural land includes biodiversity value, however it is considered that other provisions of the LEP, DCP and SEPPs would appropriately manage any impacts as part of any development application assessment. Any potential impacts would also need to satisfactorily address any relevant sections of the Biodiversity Conservation Act 2016 at the DA stage.

9. *Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?*

There are no other likely environmental effects that cannot be managed appropriately through existing provisions of the LEP, DCP and relevant SEPPs as part of any development application assessment.

10. *How has the planning proposal adequately addressed any social and economic effects?*

The planning proposal does not apply to any specific parcel of land. The planning proposal will allow for creative industry uses in the E1 and E2 zone, which are likely to improve economic use of land, and improve social outcomes through assisting in revitalisation of the Lismore CBD and local centres.

Regarding the addition of light industry child terms to the RU1 zone, providing additional pathways for diversification of rural industries is likely to have a positive economic outcome. Potential detrimental economic and social impacts can be managed through the DA process. For artisan food and drink premises, this includes compliance with LEP Clause 6.11 'Rural and nature-based tourism development', which requires development to be small-scale in nature and consider and address impacts including compatibility with agricultural production and the natural environment, noise, traffic, parking, light spill and sewage management. Additionally, scale of artisan food and drink, home industry and creative industries in rural zones is controlled through LEP Clause 5.4 'Controls relating to miscellaneous permissible uses' and subsequent amendments will be made to Council's relevant DCP chapter to manage impacts on surrounding lands.

Section D – Infrastructure (Local, State and Commonwealth)

11. *Is there adequate public infrastructure for the planning proposal?*

Council's existing E1 and E2 zones are well-serviced and will not require additional public infrastructure.

Light industry child terms in RU1 areas may, depending on estimated traffic volumes, require upgrade of public roads. For artisan food and drink industries, this would be conditioned in line with Council's Rural and Nature-based Tourism DCP during the DA process, and development would also be subject to s7.11 local contributions. Other permissible light industry uses would

also, where connection to reticulated water supply is not available, need to satisfy Council regarding provision of water.

Section E – State and Commonwealth Interests

12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

No consultation has been conducted pre-Gateway. Relevant state and federal public authorities and government agencies will be consulted in line with any Gateway condition.

PART 4 – MAPPING

The planning proposal does not include changes to any mapping. It only involves changes to land use tables, objectives and the list of uses captured under Clause 6.11. Suggested amendments are detailed at **Appendix 3**; however, the amending instrument will be drafted by the Parliamentary Counsel's Office (PCO).

PART 5 – COMMUNITY CONSULTATION

Public consultation occurred from 17 February to 17 March 2025 by placement on the NSW Planning Portal, Lismore City Council website and in Local Matters Issue 275.

Three (3) public and one agency submissions were received.

One public submission and the submission from Department of Primary Industries and Regional Development (DPIRD) objected to the proposed removal of the small scale definition in clause 6.11. Council have amended this Planning Proposal to still remove the definition however instead have proposed new wording of 6.11(3)(b) to restrict development to a scale that holds no more than 100 patrons at any given time.

This approach now ensures that all Rural and Nature Based Tourism development is at a scale that aligns with the State Environmental Planning Policy that exempts 'farm gate premises' in rural zones, provided that they are smaller than 100 people on site at any given time.

Council considers that as such, it has addressed the objection raised by DPIRD.

PART 6 – PROJECT TIMELINE

The proposed timeline for the completion of the planning proposal is as follows:

Estimated Completion	Plan Making Steps
November 2024	Report planning proposal to Council
February 2025	Gateway determination issued by Department of Planning, Housing and Infrastructure (DPHI)
February-March 2025	Amend planning proposal report in accordance with Gateway
February – March 2025	Commence public and agency exhibition
April-May 2025	Consideration of submissions
May 2025	Report to Council – consultation and submissions analysis
May 2025	Submission to Department for finalisation (where applicable)
June 2025	Gazettal of LEP amendment

APPENDIX 1

NORTH COAST REGIONAL PLAN 2041 - COMPLIANCE TABLE

Objective	Compliance
Goal 1: Liveable, sustainable and resilient	
1. Provide well located homes to meet demand	N/A
2. Provide for more affordable and low cost housing	N/A
3. Protect regional biodiversity and areas of high environmental value	N/A
4. Understand, celebrate and integrate Aboriginal culture	N/A
5. Manage and improve resilience to shocks and stresses, natural hazards and climate change	N/A
6. Create a circular economy	N/A
7. Promote renewable energy opportunities	N/A
8. Support the productivity of agricultural land	The North Coast Regional plan notes that encouraging greater diversity in the agricultural sector can make the sector more sustainable and resilient, and that local plans should aim to permit a range of compatible non-agricultural land uses in rural zones to support the diversification of agricultural producers. This planning proposal adds an additional land use that allows for greater diversification.
9. Sustainably manage and conserve water resources	N/A
10. Sustainably manage the productivity of our natural resources	N/A
Goal 2: Productive and connected	
11. Support cities and centres and coordinate the supply of well-located employment land	N/A
12. Create a diverse visitor economy	The addition of creative industries to the E1 and E2 zones will support the arts sector, which is an important part of Lismore's visitor economy. The addition of certain light industries to the RU1 zone will support the visitor economy, particularly artisan food and drink uses at sites around the rail trail from Lismore to Casino and future connection between Lismore and Eltham. Most land around the rail trail is zoned RU1.
13. Champion Aboriginal self-determination	N/A
14. Deliver new industries of the future	Lismore is a creative hub, and creative industries are key to Lismore's future and recovery. Providing a pathway for creative industries in the E1 and E2 zones will help ensure a strong future for Lismore's creative sector. Similarly, tourist and visitor experiences are considered a key element of Lismore's future visitor economy, particularly around infrastructure such as the rail trail. Providing for certain light industries such as artisan food and drink, home industry and creative industries in the RU1 zone will encourage diversification of rural lands and support a thriving visitor economy.

Objective	Compliance
15. Improve state and regional connectivity	N/A
16. Increase active and public transport usage	N/A
17. Utilise new transport technology	N/A
Goal 3: Growth Change and Opportunity	
18. Plan for sustainable communities	N/A
19. Public spaces and green infrastructure support connected and healthy communities	N/A
20. Celebrate local character	Arts and creative endeavours are a key part of Lismore's local character and identity. Providing for creative industries in our key centres will reinforce Lismore's role as a creative hub.

APPENDIX 2

SECTION 9.1 MINISTERIAL DIRECTIONS COMPLIANCE TABLE

Ministerial Directions	Requirements	Compliance
1. Planning Systems		
1.1 Implementation of Regional Plans	(1) Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.	See Appendix 1
1.2 Development of Aboriginal Land Council land	(1) When preparing a planning proposal to which this direction applies, the planning proposal authority must take into account: <ul style="list-style-type: none"> (a) any applicable development delivery plan made under the chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021; or (b) if no applicable development delivery plan has been published, the interim development delivery plan published on the Department's website on the making of this direction. 	N/A
1.3 Approval and Referral Requirements	(1) A planning proposal to which this direction applies must: <ul style="list-style-type: none"> (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: <ul style="list-style-type: none"> i. the appropriate Minister or public authority, and ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and (c) not identify development as designated development unless the relevant planning authority: <ul style="list-style-type: none"> i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act. 	Consistent

Ministerial Directions	Requirements	Compliance
1.4 Site Specific Provisions	<p>(1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p> <p>(b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(2) A planning proposal must not contain or refer to drawings that show details of the proposed development.</p>	N/A
3. Biodiversity and Conservation		
3.1 Conservation Zones	<p>(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 (2) of "Rural Lands".</p>	N/A
3.2 Heritage Conservation	<p>(1) A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes</p>	N/A

Ministerial Directions	Requirements	Compliance
	identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	(1) A planning proposal that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or an overlay and associated clause must apply that proposed C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, in line with the Northern Councils E Zone Review Final Recommendations.	N/A
3.5 Recreation Vehicle Areas	<p>(1) A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983):</p> <p>(a) where the land is within a conservation zone,</p> <p>(b) where the land comprises a beach or a dune adjacent to or adjoining a beach,</p> <p>(c) where the land is not within an area or zone referred to in paragraphs (a) or (b) unless the relevant planning authority has taken into consideration:</p> <p>i. the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and</p> <p>ii. the provisions of the guidelines entitled Recreation Vehicles Act 1983, Guidelines for Selection, Design, and Operation</p>	N/A
3.6 Strategic Conservation Planning	<p>(1) A planning proposal authority must be satisfied that a planning proposal that applies to avoided land identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with:</p> <p>(a) the protection or enhancement of native vegetation,</p> <p>(b) the protection or enhancement of riparian corridors, including native vegetation and water quality,</p> <p>(c) the protection of threatened ecological communities, threatened species and their habitats,</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>(d) the protection or enhancement of koala habitat and corridors, and</p> <p>(e) the protection of matters of national environmental significance.</p> <p>(2) A planning proposal authority must be satisfied that a planning proposal that applies to a strategic conservation area identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with:</p> <p>(a) the protection or enhancement of native vegetation,</p> <p>(b) the minimisation of impacts on areas of regionally significant biodiversity, including threatened ecological communities, threatened species and their habitats,</p> <p>(c) the protection or enhancement of koala habitat and corridors, including habitat connectivity and fauna movement, and links to ecological restoration areas, and</p> <p>(d) the maintenance or enhancement of ecological function.</p> <p>(3) A planning proposal must not rezone land identified as avoided land in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to:</p> <p>(a) a rural, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone.</p> <p>(4) A planning proposal must not rezone land identified as a strategic conservation area in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to:</p> <p>(a) RU4, RU5, RU6, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone.</p>	
3.10 Water Catchment Protection	<p>(1) When preparing a planning proposal, the planning proposal authority must be satisfied that the planning proposal achieves the following:</p> <p>(a) is consistent with the objectives of this direction,</p> <p>(b) is consistent with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality, as published by Water Quality Australia, and any water quality management plan prepared in accordance with those guidelines,</p> <p>(c) includes documentation, prepared by a suitably qualified person(s),</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>indicating whether the planning proposal:</p> <ul style="list-style-type: none"> i. is likely to have an adverse direct, indirect or cumulative impact on terrestrial, aquatic or migratory animals or vegetation, and any steps taken to minimise such impacts ii. is likely to have an impact on periodic flooding that may affect wetlands and other riverine ecosystems iii. is likely to have an adverse impact on recreational land uses within the regulated catchment <p>(d) identifies and considers the cumulative impact of the planning proposal on water quality (including groundwater) and flows of natural waterbodies and on the environment more generally, including on land adjacent to or downstream of the area to which this direction applies,</p> <p>(e) identifies how the planning proposal will:</p> <ul style="list-style-type: none"> i. protect and improve environmental values, having regard to maintaining biodiversity, and protecting native vegetation, cultural heritage and water resources (including groundwater), ii. impact the scenic quality of the natural waterbodies and the social, economic and environmental interests of the community, iii. protect and rehabilitate land from current and future urban salinity, and prevent or restore land degradation, <p>(f) considers any feasible alternatives to the planning proposal.</p> <p>(2) When preparing a planning proposal, the planning proposal authority must:</p> <ul style="list-style-type: none"> (a) consult with the councils of adjacent or downstream local government areas where the planning proposal is likely to have an adverse environmental impact on land in that local government area, and (b) as far as is practicable, give effect to any requests of the adjacent or downstream council. 	
4. Resilience and Hazards		
4.1 Flooding	(1) A planning proposal must include provisions that give effect to and are consistent with:	N/A

Ministerial Directions	Requirements	Compliance
	<p>(a) the NSW Flood Prone Land Policy,</p> <p>(b) the principles of the Floodplain Development Manual 2005,</p> <p>(c) the Considering flooding in land use planning guideline 2021, and</p> <p>(d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.</p> <p>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.</p> <p>(3) A planning proposal must not contain provisions that apply to the flood planning area which:</p> <p>(a) permit development in floodway areas,</p> <p>(b) permit development that will result in significant flood impacts to other properties,</p> <p>(c) permit development for the purposes of residential accommodation in high hazard areas,</p> <p>(d) permit a significant increase in the development and/or dwelling density of that land,</p> <p>(e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</p> <p>(f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</p> <p>(g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</p> <p>(h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</p>	

Ministerial Directions	Requirements	Compliance
	<p>(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</p> <ul style="list-style-type: none"> (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the dwelling density of that land, (d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (e) are likely to affect the safe occupation of and efficient evacuation of the lot, or (f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities. <p>(5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p>	
4.2 Coastal Management	<p>(1) A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> (a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas; (b) the NSW Coastal Management Manual and associated Toolkit; (c) NSW Coastal Design Guidelines 2003; and (d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land. <p>(2) A planning proposal must not rezone land which would enable increased</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>development or more intensive land-use on land:</p> <p>(a) within a coastal vulnerability area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021; or</p> <p>(b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:</p> <p>i. by or on behalf of the relevant planning authority and the planning proposal authority, or</p> <p>ii. by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</p> <p>(3) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021.</p> <p>(4) A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021:</p> <p>(a) Coastal wetlands and littoral rainforests area map;</p> <p>(b) Coastal vulnerability area map;</p> <p>(c) Coastal environment area map; and</p> <p>(d) Coastal use area map.</p> <p>Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.</p>	
4.3 Planning for Bushfire Protection	<p>(1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.</p> <p>(2) A planning proposal must:</p> <p>(a) have regard to Planning for Bushfire Protection 2019,</p>	<p>The RFS raised no objections and are satisfied that bushfire considerations can be addressed at DA stage.</p>

Ministerial Directions	Requirements	Compliance
	<p>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</p> <p>(c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).</p> <p>(3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <p>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:</p> <ul style="list-style-type: none"> i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p> <p>(f) introduce controls on the placement of combustible materials in the Inner Protection Area</p>	
4.4 Remediation of Contaminated Land	<p>(1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <p>(a) the planning proposal authority has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>(2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p>	
4.5 Acid Sulfate Soils	<p>(1) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p> <p>(2) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</p> <p>(a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or</p> <p>(b) other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.</p> <p>(3) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.</p>	N/A

Ministerial Directions	Requirements	Compliance
	(4) Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).	
4.5 Mine Subsidence and Unstable Land	<p>(1) When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must:</p> <p>(a) consult Subsidence Advisory NSW to ascertain:</p> <p>i. if Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and</p> <p>ii. the scale, density and type of development that is appropriate for the potential level of subsidence, and</p> <p>(b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and</p> <p>(c) include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary prior to undertaking community consultation in satisfaction of Schedule 1 to the Act.</p> <p>(2) A planning proposal must not permit development on land that has been identified as unstable as referred to in the application section of this direction.</p>	N/A
5. Transport and Infrastructure		
5.1 Integrating Land Use and Transport	<p>(1) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</p> <p>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</p>	N/A
5.2 Reserving Land for Public Purposes	(1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority	N/A

Ministerial Directions	Requirements	Compliance
	<p>and the Planning Secretary (or an officer of the Department nominated by the Secretary).</p> <p>(2) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <p>(a) reserve the land in accordance with the request, and</p> <p>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and</p> <p>(c) identify the relevant acquiring authority for the land.</p> <p>(3) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <p>(a) include the requested provisions, or</p> <p>(b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.</p> <p>(4) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</p>	
5.3 Development Near Regulated Airports and Defence Airfields	<p>(1) In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must:</p> <p>(a) consult with the lessee/operator of that airport;</p> <p>(b) take into consideration the operational airspace and any advice from the lessee/operator of that airport;</p> <p>(c) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>(d) not allow development types that are incompatible with the current and future operation of that airport.</p> <p>(2) In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</p> <p>(a) consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</p> <p>(b) for land affected by the prescribed airspace (as defined in clause 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</p> <p>(c) not allow development types that are incompatible with the current and future operation of that airport.</p> <p>(d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</p> <p>(3) In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:</p> <p>(a) consult with the Department of Defence if:</p> <p>i. the planning proposal seeks to exceed the height provisions contained in the Defence Regulations 2016 – Defence Aviation Areas for that airfield; or</p> <p>ii. no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield.</p> <p>(b) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p> <p>(c) not allow development types that are incompatible with the current and future operation of that airfield.</p> <p>(4) A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic- Aircraft Noise Intrusion – Building siting and construction with</p>	

Ministerial Directions	Requirements	Compliance
	<p>respect to interior noise levels, if the proposal seeks to rezone land:</p> <p>(a) for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25; or</p> <p>(b) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</p> <p>(c) for commercial or industrial purposes where the ANEF is above 30.</p> <p>(5) A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 Australian Noise Exposure Concept (ANEC)/ANEF contour for Western Sydney Airport.</p>	
5.4 Shooting Ranges	<p>(1) A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of:</p> <p>(a) permitting more intensive land uses than those which are permitted under the existing zone; or</p> <p>(b) permitting land uses that are incompatible with the noise emitted by the existing shooting range</p>	N/A
6. Housing		
6.1 Residential Zones	<p>(1) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(2) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p>	N/A
6.2 Caravan Parks and Manufactured Home Estates	<p>(1) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>(a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and</p> <p>(b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.</p> <p>(2) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</p> <p>(a) take into account the categories of land set out in Schedule 6 of State Environmental Planning Policy (Housing) 2021 as to where MHEs should not be located,</p> <p>(b) take into account the principles listed in clause 125 of State Environmental Planning Policy (Housing) 2021 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and</p> <p>(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent.</p>	
7: Industry and Employment		
7.1 Employment Zones	<p>(1) A planning proposal must:</p> <p>(a) give effect to the objectives of this direction,</p> <p>(b) retain the areas and locations of Employment zones,</p> <p>(c) not reduce the total potential floor space area for employment uses and related public services in Employment Zones,</p> <p>(d) not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones, and</p> <p>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.</p>	Consistent. The planning proposal encourages employment growth in suitable locations and supports the viability of identified centres.
8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	<p>(1) In the preparation of a planning proposal affected by this direction, the relevant planning authority must:</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>(a) consult the Secretary of the Department of Primary Industries (DPI) to identify any:</p> <ul style="list-style-type: none"> i. resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and ii. existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and <p>(b) seek advice from the Secretary of DPI on the development potential of resources identified under (1)(a)(i), and</p> <p>(c) identify and take into consideration issues likely to lead to land use conflict between other land uses and:</p> <ul style="list-style-type: none"> i. development of resources identified under (1)(a)(i), or ii. existing development identified under (1)(a)(ii). <p>(2) Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i), or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must:</p> <ul style="list-style-type: none"> (a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions, (b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act. 	
9: Primary Production		
9.1 Rural Zones	<p>(1) A planning proposal must:</p> <ul style="list-style-type: none"> (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. 	N/A
9.2 Rural Lands	<p>(1) A planning proposal must:</p> <ul style="list-style-type: none"> (a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any 	Consistent. The planning proposal promotes opportunities for investment in productive, diversified, innovation and sustainable rural economic activities. The planning proposal is consistent with the North Coast Regional Plan and LSPS, while

Ministerial Directions	Requirements	Compliance
	<p>applicable local strategic planning statement</p> <p>(b) consider the significance of agriculture and primary production to the State and rural communities</p> <p>(c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources</p> <p>(d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions</p> <p>(e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities</p> <p>(f) support farmers in exercising their right to farm</p> <p>(g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use</p> <p>(h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land</p> <p>(i) consider the social, economic and environmental interests of the community.</p> <p>(2) A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:</p> <p>(a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses</p> <p>(b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains</p> <p>(c) where it is for rural residential purposes:</p> <p>i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres</p>	<p>Council's LEP Clause 6.11 includes controls to protect agricultural productivity, and the social and environmental interests of the community.</p> <p>DPIRD raised an objection to Council's original proposal that sought to remove the definition of small scale from clause 6.11. This matter has been addressed as the final Planning Proposal now limits development within the clause to a scale of less than 100 patrons. It is therefore considered that the objection has been lifted.</p>

Ministerial Directions	Requirements	Compliance
	<p>ii. is necessary taking account of existing and future demand and supply of rural residential land.</p> <p>Note: where a planning authority seeks to vary an existing minimum lot size within a rural or conservation zone, it must also do so in accordance with the Rural Subdivision Principles in clause 5.16 of the relevant Local Environmental Plan.</p>	
9.3 Oyster Aquaculture	<p>(1) In the preparation of a planning proposal the relevant planning authority must:</p> <p>(a) identify any 'Priority Oyster Aquaculture Areas' and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply,</p> <p>(b) identify any proposed land uses which could result in any adverse impact on a 'Priority Oyster Aquaculture Area' or oyster aquaculture leases outside such an area,</p> <p>(c) identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use in compatibility,</p> <p>(d) consult with the Secretary of the Department of Primary Industries (DPI) of the proposed changes in the preparation of the planning proposal, and</p> <p>(e) ensure the planning proposal is consistent with the Strategy.</p> <p>(2) Where a planning proposal proposes land uses that may result in adverse impacts identified under (1)(b) and (1)(c), relevant planning authority must:</p> <p>(a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,</p> <p>(b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and</p> <p>(c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary before undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</p>	N/A
9.4 Farmland of State and Regional Significance on	<p>(1) A planning proposal must not:</p> <p>(a) rezone land identified as "State Significant Farmland" for urban or rural residential purposes.</p>	N/A. The planning proposal does not rezone any land.

Ministerial Directions	Requirements	Compliance
the NSW Far North Coast	(b) rezone land identified as “Regionally Significant Farmland” for urban or rural residential purposes. (c) rezone land identified as “significant non-contiguous farmland” for urban or rural residential purposes.	

APPENDIX 3

PROPOSED LEP CHANGES

Land Use Table Zone RU1 Primary Production

Insert 'artisan food and drink industry' and 'creative industry' to **3 Permitted with consent**

Land Use Table Zone E1 Local Centre

Omit 'To ensure that development is of an appropriate scale to service the needs of the local community and does not detract from the role of the zone as the primary retail, commercial and entertainment centre of Lismore' from **1 Objectives of zone**

Insert 'Creative Industries' to **3 Permitted with consent**

Land Use Table Zone E2 Commercial Centre

Insert 'Creative Industries' to **3 Permitted with consent**

Clause 6.11(3), defining the scale

Replace (b) with 'the development must not hold more than 100 patrons on site at any given time'

Clause 6.11(6), definition of "small scale"

Omit definition of 'small scale'

Clause 6.11(6), definition of "tourism development"

Insert 'Artisan Food and Drink Industries' and 'Creative Industries' to (a)



IRF 24/2771

Gateway determination report – PP-2024-2509

To allow additional land uses in certain employment
and rural zones

December 24



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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Council Report 12 November 2024 – 11.5 Planning proposal to introduce certain light industries to RU1, E1 and E2 zones
Council Minutes 12 November 2024 – 11.5 Planning proposal to introduce certain light industries to RU1, E1 and E2 zones
Planning Proposal – Amendment to Lismore LEP 2012 land use tables to allow certain light industries in E1, E2 and RU1 zones prepared by Lismore City Council dated 14 November 2024

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Lismore
PPA	Lismore City Council
NAME	To allow additional land uses in certain employment and rural zones
NUMBER	PP-2024-2509
LEP TO BE AMENDED	Lismore LEP 2012
ADDRESS	Land zoned E1, E2 and RU1 under the Lismore LEP 2012
DESCRIPTION	Various allotments within the Lismore local government area
RECEIVED	Adequate 26/11/2024
FILE NO.	IRF 24/2771
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- allow creative industries to be pursued in the E1 and E2 business zones;
- allow light industries (except high technology industries) to be pursued in the RU1 Primary Production zone;
- improve the functioning of Clause 6.11 Rural and nature-based tourism development; and
- remove an inaccurate E1 Local Centre zone objective.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Lismore LEP 2012 per the changes below:

1. List 'creative industry' as permissible with consent in E1 Local Centre and E2 Commercial Centre zones

'Creative industry' is defined as follows:

a building or place the principal purpose of which is to produce or demonstrate arts, crafts, design or other creative products, and includes artists' studios, recording studios, and set design and production facilities.

Creative industries are a type of light industry, which is prohibited in the E1 and E2 zones. It is considered that places such as artists' studios, recording studios, and set design and production facilities are compatible with the zone objectives for local and commercial centres in the Lismore local government area.

2. List 'light industries' as permissible with consent in RU1 Primary Production zone (except 'high technology industries' which would be listed as prohibited)

The planning proposal reported to Council on 12 November 2024 originally only proposed an amendment to the LEP to list 'artisan food and drink industries' as permissible with consent in RU1 Primary Production zone. However, the elected representatives of Council resolved that the planning proposal be amended prior to sending it to the Department for a Gateway determination to list:

- light industries as permitted with consent in the RU1 zone, and
- high technology industry as prohibited in the RU1 zone.

'Light industry' is defined as follows:

a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—

- (a) *high technology industry,*
- (b) *home industry,*
- (c) *artisan food and drink industry,*
- (d) *creative industry.*

Note—

Light industries are a type of industry—see the definition of that term in this Dictionary.

Light, home and creative industries have the opportunity to facilitate a broad range of land uses not directly connected to or compatible with the rural use of the land such as recording studios and set design and production facilities. Furthermore, the inclusion of light industries as permitted with consent has the potential to permit other light industrial land uses that are innominate, such as water bottling.

It is considered that such an amendment would require significant strategic justification through a rural lands strategy particularly noting that 'light industries' with no connection to agriculture or tourism could occur on mapped State and Regionally significant farmland in the RU1 Zone contrary to the intent of the NCRP 2041. It is considered appropriate that until this additional strategic work is undertaken and completed, in consultation with DPIRD and the local community, that only artisan food and drink industry be permitted.

'Artisan food and drink industry' is defined as:

a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following—

- (a) a retail area for the sale of the products,*
- (b) the preparation and serving on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided,*
- (c) facilities for holding tastings, tours or workshops.*

The planning proposal states that light industrial uses that fall under the definition of artisan food and drink industry, such as breweries, are compatible with the RU1 zone objectives and that any economic, social or environmental impacts can be effectively controlled through the development assessment process.

A condition has been included on the Gateway determination requiring that the planning proposal be amended to only list 'artisan food and drink industry' as permissible with consent in RU1 Primary Production zone as originally intended, rather than permitting 'light industry' and prohibiting 'high technology industry'.

3. Add 'artisan food and drink industries' as a use covered by Clause 6.11 Rural and nature-based tourism development

The planning proposal adds 'artisan food and drink industries' as a tourist type use covered by Clause 6.11(6)(a) to help ensure that this type of development in rural and natural areas does not adversely impact on the agricultural production, scenic or environmental values of the land.

4. Remove the definition of 'small scale' detailed in Clause 6.11 Rural and nature-based tourism development

The planning proposal seeks to remove the definition of small scale in Clause 6.11(6) as Council considers it to be outdated and unnecessary. The existing definition states that development is considered to be small scale if it can be generally managed and operated by the principal owner living on the property.

However, Council believes that there are other provisions in Clause 6.11 which effectively manage potential impacts, including the objective to 'ensure that tourism development in rural and natural areas is small scale and does not adversely impact on the agricultural production, scenic or environmental values of the land'.

5. Remove the following E1 Local Centre zone objective: To ensure that development is of an appropriate scale to service the needs of the local community and does not detract from the role of the zone as the primary retail, commercial and entertainment centre of Lismore

The Lismore town centre is zoned E2 Commercial Centre and is considered to be the primary retail, commercial and entertainment centre of the local government area. Therefore, the E1 zone objective requiring that development does not detract from the role of the zone as the primary retail, commercial and entertainment centre of Lismore (objective number 5) is inaccurate.

Furthermore, there is conflict between this objective and objective number 7 of the E1 zone which requires that development not detract from the role of Zone E2 Commercial Centre as the primary centre of business, retail, community and cultural activity.

Overall, the planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The planning proposal applies to various allotments throughout the local government area zoned E1, E2 and RU1. Such land has the potential to be affected by a range of attributes, including but not limited to:

- acid sulfate soils;
- biodiversity values;
- bushfire hazards;
- drinking water catchment;
- flooding;
- heritage values;
- high environmental value;
- land mapped as being within the coastal zone (coastal wetlands, coastal environment area, coastal use area);
- state and regionally significant farmland.

1.5 Mapping

The planning proposal does not include any alterations to Lismore LEP 2012 maps.

2 Need for the planning proposal

The planning proposal is not a result of an LSPS, strategic study or report although it is consistent with applicable strategic documentation as detailed later within this report.

The proposal is a housekeeping amendment that is the result of landowner enquiries and staff recommendations.

The intended outcomes of the proposal are to:

- provide for the growth of cultural industries in the Lismore CBD and local centres;
- encourage the revitalisation of the Lismore urban area post-flood;
- allow rural landowners to pursue appropriate diversification of rural land;
- strengthen the visitor economy; and
- improve clarity of the LEP.

The planning proposal is considered to be the best means of achieving the objectives and intended outcomes.

3 Strategic assessment

3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the North Coast Regional Plan 2041.

Table 3 Regional Plan assessment

Regional Plan Objectives	Justification
Objective 8 Support the productivity of agricultural land	<p>The Regional Plan advocates for a mix of land uses in the rural area to contribute to the character and productivity of the region and states that diversity in the sector can contribute to sustainability and resilience. However, such uses need to be undertaken strategically to avoid significant impacts on agricultural viability.</p> <p>It is considered that the addition of 'artisan food and drink industry' to the RU1 land use table is consistent with the intent of the Regional Plan and the LEP zone objectives. The application of Clause 5.4(10) as well as its inclusion in Clause 6.11 will ensure that such development does not adversely impact on the agricultural production, scenic or environmental values of the land by prompting a merit-based assessment at the development application stage.</p>
Objective 12 Create a diverse visitor economy	<p>A key challenge for the Lismore region is being able to provide flexibility in planning controls to grow and enhance sustainable agri-tourism. It is considered that the addition of 'artisan food and drink industry' to the RU1 land use table will enable opportunities for a diverse visitor economy.</p> <p>The addition of creative industries to the E1 and E2 land use tables also has the potential to support tourism and the development of places for artistic and cultural activities, consistent with Strategy 12.1.</p>
Local government narrative	<p>This planning proposal is consistent with the following regional priorities:</p> <ul style="list-style-type: none"> to expand Lismore's arts and culture scene; and allow compatible land uses on agricultural land across the LGA.

3.2 Local

The proposal is consistent with the following local plans and endorsed strategies.

Table 4 Local strategic planning assessment

Local Strategies	Justification
Lismore Regional City Action Plan 2036	<p>The planning proposal is consistent with the following priorities of the RCAP:</p> <ul style="list-style-type: none"> Objective 9: Make the city centre the dynamic heart of the Northern Rivers. Objective 12: Strengthen and grow the cultural and arts scene. Objective 16: Enhance tourism, events and visitor experiences.
Local Strategic Planning Statement	<p>The planning proposal is consistent with the following planning priorities of the LSPS:</p> <ul style="list-style-type: none"> Planning Priority 5: Identify & support the expansion of emerging industries (opportunities for tourism are identified and promoted; promote and support the development of sustainable and creative industries in Lismore). Planning Priority 6: Expand agriculture & agribusiness while protecting productive agricultural land (amend the LEP to identify opportunities for diversification and value adding).

Community
Strategic Plan

The planning proposal is consistent with the following priorities of the CSP:

- B1: Our community has diverse business and industry, as well as opportunities for investment and growth (support and encourage a diverse and competitive mix of business and industry).
- B2: Our city, villages and riverbank precincts are vibrant and provide diverse activity that strengthens our social connections (facilitate ongoing growth opportunities and improvements within the Lismore CBD).
- B3: Our community has a diverse and thriving arts and cultural life.
- D3: Our land-use planning caters for all sectors of the community (ensure a diverse range of land use and development opportunities are available).

3.3 Section 9.1 Ministerial Directions

The planning proposal (subject to changes recommended by this report) is considered to be consistent with all relevant section 9.1 Directions except as discussed below.

Table 5 Section 9.1 Ministerial Direction assessment

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
4.1 Flooding	Justifiably inconsistent	<p>The planning proposal is inconsistent with this direction as it alters a provision that has the potential to affect flood prone land.</p> <p>The inconsistency is considered to be of minor significance. Lismore LEP 2012 contains suitable provisions (clauses 5.21 and 5.22) to ensure that this matter can be appropriately considered and addressed as part of any future site-specific development application.</p>
4.3 Planning for Bushfire Protection	Unresolved	<p>This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land.</p> <p>The direction provides that Council must consult with the Commissioner of the NSW Rural Fire Service (RFS) after a Gateway determination is issued and before community consultation is undertaken. Until consultation with the RFS has been undertaken regarding this planning proposal, the direction remains unresolved.</p>

4.5 Acid Sulfate Soils	Justifiably inconsistent	<p>The planning proposal is inconsistent with this direction as it has the potential to affect acid sulfate soils and the proposal is not supported by an acid sulfate soils study that considers the Acid Sulfate Soils Planning Guidelines.</p> <p>The inconsistency is considered to be of minor significance. Lismore LEP 2012 contains suitable provisions (clause 6.1) to ensure that this matter can be appropriately considered and addressed as part of any future site-specific development application.</p>
5.1 Integrating Land Use and Transport	Justifiably inconsistent	<p>The proposal is inconsistent with this direction as it has not considered consistency of the proposal with the aims, objectives and principles of:</p> <ul style="list-style-type: none"> Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and The Right Place for Business and Services – Planning Policy (DUAP 2001). <p>The inconsistency is considered to be of minor significance. Lismore LEP 2012 contains suitable provisions (clause 6.9) to ensure that this matter can be appropriately considered and addressed as part of any future site-specific development application.</p>
8.1 Mining, Petroleum Production and Extractive Industries	Justifiably inconsistent	<p>The planning proposal is inconsistent with this direction as it has the potential to restrict the development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance through the introduction of a more sensitive land use into the rural zone and consultation with NSW Resources has not been undertaken by Council in preparing the proposal.</p> <p>Consistency with this direction is considered to be of minor significance as artisan food and drink industries are similar in nature to other tourist / agri-tourism uses that are already permissible in the rural zone.</p>
9.2 Rural Lands	Unresolved	<p>The planning proposal is considered to be generally consistent with the direction as it will support farmers diversify their activities with a land use that is likely to be compatible with other permissible agricultural supporting uses such as agritourism. It is considered appropriate however that consultation be undertaken with NSW Department of Primary Industries and Regional Development be to confirm the suitability.</p> <p>Consistency with this direction will remain unresolved until this consultation is undertaken.</p>

3.4 State environmental planning policies (SEPPs)

The proposal is considered to be consistent with relevant SEPPs.

4 Site-specific assessment

The planning proposal constitutes an amendment to the E1, E2 and RU1 land use tables, amendment to Clause 6.11 of the LEP and the removal of a redundant E1 zone objective. The proposal does not apply to a specific parcel of land; rather, it will facilitate opportunities for light industries, creative industries and tourism development in certain zones.

The following table provides an assessment of the potential impacts associated with the proposal.

Table 6 Impact assessment

Impact	Assessment
Environmental	Any potential environmental impacts resulting from specific development proposals can be appropriately assessed and addressed at the development application stage.
Social and economic	<p>The establishment of artists' studios, recording studios, and set design and production facilities are compatible with the E1 and E2 zone objectives and are expected to result in positive social and economic impacts.</p> <p>Artisan food and drink industries, such as micro-breweries, are considered compatible with other uses permitted in the RU1 zone and any potential impacts can be effectively considered and addressed through the development assessment process.</p>
Infrastructure	There is not expected to be any significant change in demand for public infrastructure as a result of this planning proposal.

5 Consultation

5.1 Community

The planning proposal is categorised as standard under the LEP Making Guidelines (August 2023). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

The planning proposal does not specifically raise which agencies will be consulted.

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- NSW Department of Primary Industries and Regional Development- Agriculture
- NSW Rural Fire Service

6 Timeframe

Council proposes a nine month time frame to complete the LEP from the date of the report being tabled at a Council meeting.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as standard.

The Department recommends an LEP completion date of nine months from the date of the Gateway determination in line with the benchmark timeframes and milestones detailed in the Guideline. A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

As the planning proposal is of local significance it is recommended that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- it is not inconsistent with the North Coast Regional Plan 2041 and will assist in creating a diverse visitor economy and arts and culture scene, as well as support the productivity of agricultural land;
- it is consistent with the Lismore Local Strategic Planning Statement and will promote and support the development of sustainable and creative industries in the Lismore local government area, while also permitting opportunities for diversification and value adding;
- it will have positive social and economic impacts through creating opportunities for additional commercial development and employment.

Based on the assessment outlined in this report the proposal must be updated before consultation to only identify 'artisan food and drink industry' as permissible with consent in RU1 Primary Production zone rather than permitting 'light industry' and prohibiting 'high technology industry'.

9 Recommendation

It is recommended the delegate of the Secretary:


- Agree that any inconsistencies with section 9.1 Directions 4.1 Flooding, 4.5 Acid Sulfate Soils, 5.1 Integrating Land Use and Transport and 8.1 Mining, Petroleum Production and Extractive Industries are minor or justified; and
- Note that the consistency with section 9.1 Directions 4.3 Planning for Bushfire Protection, and 9.2 Rural Lands is unresolved and will require justification.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

1. Prior to community and agency consultation, the planning proposal is to be amended to remove the component seeking to permit 'light industry' and prohibit 'high technology industry' in the RU1 Primary Production zone and replace with permitting 'artisan food and drink industry' in the RU1 Primary Production zone.

2. Consultation is required with the following public authorities:
 - NSW Department of Primary Industries and Regional Development – Agriculture
 - NSW Rural Fire Service
3. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of nine months from the date of the Gateway determination be specified on the determination document.



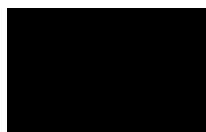
5 December 2024

(Signature)_____
(Date)

Lucy Walker

Manager, Local Planning and Council Support

Hunter and Northern Region



10 December 2024

(Signature)_____
(Date)

Craig Diss

A/Director, Hunter and Northern Region

Local Planning and Council Support

Assessment officer

Kate Campbell

Senior Planning Officer, Hunter and Northern Region

5778 1401



Our ref: CO24/10268

Contact: Cameron Jewell

27 April 2025

Craig Diss
A/Director, Hunter and Northern Region
Department of Planning, Housing and Infrastructure
155-157 Marius Street
TAMWORTH NSW 2340

Sent via Planning Portal

Dear Craig,

Re: Planning proposal PP-2024-2509 to amend Lismore Local Environmental Plan 2012

I am writing to request a Gateway alteration of Council's planning proposal to amend the Lismore Local Environmental Plan 2012 to allow certain light industry uses to the RU1 Primary Production, E1 Local Centre and E2 Commercial Centre zones.

Council resolved to forward a planning proposal seeking to allow 'light industries' in the RU1 zone and prohibit the 'high technology industries' sub-term.

The Department's Gateway determination requires Council to only include 'artisan food and drink industries' as permissible with consent in the RU1 zone.

Council considers that the planning proposal as submitted meets the relevant requirements of the North Coast Regional Plan 2041 (NCRP). Objective 8 of the NCRP is 'Support the productivity of agricultural land'. The objective states that "local plans should aim to permit a range of compatible non-agricultural land uses in rural zones to support the diversification of agricultural producers".

The definition of a 'light industry' is 'a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil, or otherwise'. As the definition itself requires uses to be compatible with the amenity of the area, anomalous light industry proposals properly characterised with regards to Planning Circular PS 21-008 *How to characterise development*, would be 'compatible non-agricultural land use'.

Council is best placed to determine which uses are appropriate in the local government area and can confidently conduct merit-based assessments for any proposed development, including land uses that require consideration for characterisation. As such, Council requests that the Gateway determination be amended such that the planning proposal allows for 'light industries' to be permissible with consent in the RU1 zone, and for 'high technology industries' to be prohibited.

Should you require any further information, please do not hesitate to contact Cameron Jewell, Senior Strategic Planner, on 02 6625 0476.

Yours faithfully,

Eber Butron

Chief Community Officer

www.lismore.nsw.gov.au

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



Department of Planning, Housing and Infrastructure

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2024-2509)

I, the Director, Hunter and Northern Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 10 December 2024 for the proposed amendment to the Lismore Local Environmental Plan 2012 as follows:

1. Delete condition 1:

“1. Prior to community and agency consultation, the planning proposal is to be amended to remove the component seeking to permit ‘light industry’ and prohibit ‘high technology industry’ in the RU1 Primary Production zone and replace with permitting ‘artisan food and drink industry’ in the RU1 Primary Production zone.”

and replace with a new condition 1:

“1. Prior to community and agency consultation, the planning proposal is to be amended to remove the component seeking to permit ‘light industry’ and prohibit ‘high technology industry’ in the RU1 Primary Production zone and replace with permitting ‘home industry’, ‘artisan food and drink industry’ and ‘creative industry’ in the RU1 Primary Production zone with development consent.”

Dated 20 day of January 2025.



Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

**Delegate of the Minister for Planning and
Public Spaces**



Department of Planning, Housing and Infrastructure

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

Our ref: PP-2024-2509 (IRF 25/38)

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

Dear Mr Gibbons

Planning proposal PP-2024-2509 – Alteration of Gateway Determination

I refer to your correspondence requesting revisions to planning proposal PP-2024-2509, which seeks to facilitate additional land uses in certain employment and rural zones.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 10 December 2024 for PP-2024-2509. The Alteration of Gateway determination is enclosed.

Council will note that the Alteration to the Gateway determination allows the planning proposal to include the subset terms of 'home industry', 'creative industry' and 'artisan food and drink industry' as permitted with consent in the RU1 Primary Production zone. However, due to the potential for the term 'light industry' to permit a range of other uses, it is considered that additional strategic justification would be required to enable further consideration of this component.

This approach is consistent with Council's Local Strategic Planning Statement which identifies the need to protect the rural landscape by limiting the spread of development and the preparation of a Rural Land Use Strategy to consider these issues.

I understand that Council has already commenced preparation of its Rural Land Use Strategy to plan, manage and protect productive agricultural land in the local government area. I encourage Council to work with the Department of Primary Industries and Regional Development to finalise this strategy and provide an appropriate strategic evidence base to support and justify any further land use changes in its rural areas.

If you have any questions in relation to this matter, I have arranged for Ms Kate Campbell to assist you. Ms Campbell can be contacted on 5778 1401.

Yours sincerely



20/1/25

Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support

Encl: Alteration of Gateway Determination



IRF 25/38

Alteration of Gateway determination report – PP-2024-2509

To facilitate additional land uses in certain employment and rural zones

January 25



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Acknowledgment of Country

The Department of Planning and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Request by Lismore City Council to alter Gateway determination for PP-2024-2509, dated 8 January 2025

1 Planning proposal

1.1 Original Gateway determination

Lismore City Council has prepared a planning proposal to facilitate additional land uses in certain employment and rural zones.

The Gateway determination issued on 10 December 2024 (**Attachment C**) determined that the proposal should proceed subject to conditions.

1.2 Council requests a review of the Gateway determination conditions

1.2.1 Background

The planning proposal reported to Council on 12 November 2024 originally proposed an amendment to the LEP to list artisan food and drink industry as permissible with consent in the RU1 Primary Production zone. However, the elected representatives of Council resolved that the planning proposal be altered to seek:

- light industry as permitted with consent in the RU1 zone, and
- high technology industry as prohibited in the RU1 zone.

‘Light industry’ is defined as follows:

a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—

- a. high technology industry,*
- b. home industry,*
- c. artisan food and drink industry,*
- d. creative industry.*

Note—

Light industries are a type of industry—see the definition of that term in this Dictionary.

The Gateway determination report stated that the inclusion of light industry as permitted with consent in the rural zone has the potential to permit other light industrial land uses that are innominate (such as water bottling) and would require further significant strategic consideration and justification through the preparation of a rural lands strategy.

The planning proposal submitted for Gateway determination states that light industrial uses that fall under the definition of artisan food and drink industry, such as breweries, are compatible with the RU1 zone objectives and that any economic, social or environmental impacts can be effectively controlled through the development assessment process.

‘Artisan food and drink industry’ is defined as:

a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following—

- a. a retail area for the sale of the products,*

- b. *the preparation and serving on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided,*
- c. *facilities for holding tastings, tours or workshops.*

The Gateway determination report considered it appropriate that only artisan food and drink industry be permitted until additional strategic work is undertaken and completed in consultation with NSW Department of Primary Industries and Regional Development – Agriculture and the local community.

A condition was included on the Gateway determination requiring that the planning proposal be amended to only list artisan food and drink industry as permissible with consent in RU1 Primary Production zone as originally intended, rather than permitting light industry and prohibiting high technology industry.

1.2.2 Council's request

Council lodged a Gateway alteration application on 8 January 2025 accompanied by a letter of support (**Attachment D**). Council considers that the planning proposal as submitted (i.e. to allow light industry in the RU1 zone and prohibit the high technology industry sub-term) meets the relevant requirements of the NCRP 2041. Council quotes Objective 8: 'Support the productivity of agricultural land' which states that *local plans should aim to permit a range of compatible non-agricultural land uses in rural zones to support the diversification of agricultural producers.*

Council contends that light industries are inherently required to be compatible with the amenity of the neighbourhood as the definition states that it is not to interfere by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise. As such, Council considers that light industry would be a compatible non-agricultural land use allowing farmers to diversify offerings.

Council requests that the Gateway determination be amended such that the planning proposal allows for light industry to be permissible with consent in the RU1 zone and for high technology industry to be prohibited as resolved by the elected representatives.

1.2.3 Analysis

Listing light industry as a permissible land use and prohibiting high technology industry will have the effect of permitting home industry, creative industry and innominate light industrial land uses in the RU1 zone (as the Gateway determination permitted the inclusion of artisan food and drink industry in the planning proposal).

'Home industry' means:

an industrial activity, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—

- a. *the employment of more than 2 persons other than the residents,*
- b. *interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,*
- c. *the exposure to view, from adjacent premises or from a public place, of unsightly matter,*
- d. *the exhibition of signage, other than a business identification sign,*
- e. *the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing,*

but does not include bed and breakfast accommodation or sex services premises.

'Creative industry' means:

a building or place the principal purpose of which is to produce or demonstrate arts, crafts, design or other creative products, and includes artists' studios, recording studios, and set design and production facilities.

It is considered satisfactory that the Gateway determination be amended to permit home industry and creative industry in addition to artisan food and drink industry for the following reasons:

- the definition of home industry requires the land use to be carried out in an existing dwelling or ancillary to the dwelling and Clause 5.4 of the LEP states that the use must not involve more than 60 square metres of floor area.
- while creative industry land uses are not directly connected to the rural use of the land it is considered a niche industry that at times may need a rural location for production purposes. It is also considered unlikely to become a major activity that will cause significant land use conflict in the rural areas, with filming already a temporary exempt development under *SEPP (Exempt and Complying Development Codes) 2008* and managed under the *Local Government Act 1993*.

However, facilitating these land uses should be achieved by specifying the child terms as permitted with consent in the RU1 zone (i.e. 'home industry' and 'creative industry') rather than specifying the group term 'light industry'.

It is not considered appropriate that light industry (the group term) be permitted with consent in the RU1 zone. This has the potential to facilitate innominate uses which requires additional strategic consideration and justification in consultation with NSW Department of Primary Industries and Regional Development – Agriculture and the local community, particularly noting that light industries:

- have the potential to proliferate across the rural areas creating land use conflict;
- their seepage into rural areas could negatively impact on the viability and detract from existing urban employment areas; and
- are not an agricultural related land use as identified by NSW Department of Primary Industries and Regional Development – Agriculture in *Planning for Agriculture in Rural Land Use Strategies (July 2022)*.

While Council's statement that light industry by definition should not impact on adjoining land uses is acknowledged, if a strategic approach to planning for rural land is not undertaken then rural land has the potential to be subjected to a wide range of incompatible land uses that do not support and may actually negatively impact on the primary use of agriculture. A strategy ensures that:

- the needs of agriculture are considered in the strategic planning process;
- opportunities for the growth of agricultural industries are considered through the strategic planning framework; and
- the strategic planning process considers land uses in rural areas which are compatible with agriculture.

Once agricultural land is converted to other uses (particularly to residential or industrial uses), it is also permanently lost to commercial agricultural production.

It is also considered that Council's proposal to permit light industries in the RU1 zone without a strategic framework is inconsistent with the Lismore LSPS (2020) which proposes a strategic approach to amendments to land uses in the RU1 zone and considers the importance of rural land in the local government area as follows:

Table 2 Lismore LSPS (2020)

Section	Provision
Strategic growth principles	Retain productive rural land for agricultural uses.
Our vision, our city and our priorities	Agriculture continues to provide opportunities for diversification in the agribusiness, agri-technology and food processing industries. It also provides a way of life for many people and the rural landscape is valued by the community. It is critical that the agricultural resource base is protected and land use conflict avoided.
Planning priority 1	Protection of the rural landscape by limiting the spread of development.
Planning priority 6	Council will prepare a rural land use strategy to identify the type, location, scale and intensity of development in the areas currently zoned RU1 Primary Production. The aim of the rural land use strategy will be to provide the flexibility for agriculture and complementary uses to expand while not unnecessarily eroding the resource base over time.
Action A6.1	Develop and implement a Rural Land Use Strategy that promotes and protects rural and agricultural enterprise and protects agricultural land for food growing purposes, including associated agricultural supply chains. The strategy should be consistent with the Biodiversity Management Strategy by strengthening the relationship between biodiversity values and agricultural land uses.

Furthermore, Council's website states that a comprehensive Rural Land Use Strategy is actively being developed to efficiently manage and plan for their rural areas. This approach is consistent with Planning Priority 6 and Action A6.1 of Council's LSPS. The website notes that the strategy will serve as a cohesive framework to guide necessary adjustments to relevant planning controls.

As a first step in developing the rural land use strategy Council prepared the Lismore Rural Land Use Discussion Paper (May 2024). It is understood that community feedback on the discussion paper is currently being analysed and will be incorporated into the draft Rural Land Use Strategy.

Pertinent points noted in the Discussion Paper include the following:

Table 3 Lismore Rural Land Use Discussion Paper

Section	Statement
Why do we need a Rural Land Use Strategy?	We need to plan for how we manage and protect productive agricultural land and make sure it is being utilised efficiently while ensuring there are opportunities for diversification.
Land use conflict	A quote from the Planning Institute of Australia is included in this section, describing land use conflict as 'arguably the most immediate planning issue facing rural and regional NSW'.

Section	Statement
Land use conflict	Farmers can suffer significant economic consequences from land use conflict, as well as impacts to mental health and social cohesion. It can result in farmers relocating or leaving the industry altogether. Increased land use conflict can also become a significant burden on stretched Council resources. Minimising the prospects of conflict is proposed as a priority focus of the Rural Land Use Strategy.
Review land use zones and permissible uses	<p>Lismore Council could provide greater distinction between the RU1 and RU2 zones by:</p> <ul style="list-style-type: none"> • Applying the RU2 zone to areas of the LGA that have less agricultural potential (such as current RU1 lots that do not contain Significant Farmland as indicated in the North Coast Region Plan) • Provide an expanded list of compatible land uses for the RU2 zone (for example, artisan food and drink industry, function centres and indoor recreation facilities) • Focus RU1 Land Use table on agricultural activities <p>This would allow landowners on less productive agricultural land greater opportunities to diversify beyond agriculture and pursue development that is in line with the scenic amenity of the landscape.</p>

Council's reference to Objective 8 of the NCRP, specifically the statement that *local plans should aim to permit a range of compatible non-agricultural land uses in rural zones to support the diversification of agricultural producers* is noted. While this statement encourages greater diversity in the agricultural sector it also includes example land uses such as agritourism or the processing and packaging of produce and associated retail services and value adding. It is considered that the intent of the Regional Plan is to facilitate complimentary uses in the rural zone and not necessarily promote other land uses such as light industry.

The Regional Plan also advocates a strategic approach to the alteration of rural land uses, as follows:

Table 4 North Coast Regional Plan 2041

Section	Provision
Objective 8 Rural land uses	Different land uses contribute to the character and productivity of the region but need to be undertaken strategically to avoid significant impacts on agricultural viability.
Objective 8 Rural land uses	Given the importance of agriculture to the regional economy, local planning should ensure that agriculture is supported, managed, and facilitated in appropriate locations. Councils should consider the potential for land use conflict when new development is proposed in rural areas, including the need for buffers around productive agricultural lands.
Objective 8 Important Farmland	It is important that this resource is protected as it is fundamental to the strong, profitable agricultural sector in the North Coast. It is essential that these areas are protected from incompatible, competing land uses to ensure that the region can sustain agricultural production and capitalise on increasing demand for agricultural products in the future.

Section	Provision
Objective 8 Strategy 8.1	Local planning should protect and maintain agricultural productive capacity in the region by directing urban, rural residential and other incompatible development away from important farmland.

Considering the intent of the existing regional and local strategic framework it is recommended that condition 1 of the Gateway determination be amended and Council be encouraged to finalise its rural land use strategy:

1. Prior to community and agency consultation, the planning proposal is to be amended to remove the component seeking to permit ‘light industry’ and prohibit ‘high technology industry’ in the RU1 Primary Production zone and replace with permitting ‘home industry’, ‘artisan food and drink industry’ and ‘creative industry’ in the RU1 Primary Production zone with development consent.

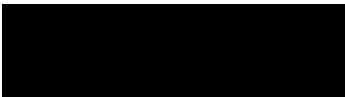
2 Community consultation

Community consultation in relation to the planning proposal in accordance with condition 2 of the Gateway determination has not yet occurred. It is considered that the community consultation that will take place under condition 2 of the Gateway determination is sufficient and that no further or different community consultation is required.

3 Recommendation

It is recommended that the delegate of the Minister:

- **Agree** under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination for planning proposal PP-2024-2509 in accordance with this Gateway alteration report and the Alteration of Gateway determination document (**Attachment A**);
- **Agree** that the community consultation requirements in condition 2 of the Gateway determination (which have not yet been met) are sufficient and that no further or different community consultation is required;
- **Sign** the Alteration of Gateway determination (**Attachment A**), and
- **Sign** the letter to Lismore City Council (**Attachment B**).

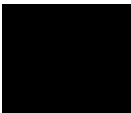


20/01/2025

(Signature)

(Date)

Lucy Walker
Manager, Hunter and Northern Region



20/01/25

(Signature)

(Date)

Craig Diss
Director, Hunter and Northern Region

Assessment officer
Kate Campbell
Senior Planning Officer, Hunter and Northern Region
5778 1401

Attachments

Attachment	
Attachment A	Alteration of Gateway determination
Attachment B	Letter to Council
Attachment C	Gateway determination
Attachment D	Council request

Planning Proposal

Amendment to Lismore LEP 2012 land use tables to allow certain light industries in E1, E2 and RU1 zones

10 February 2025



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EXECUTIVE SUMMARY

This Council-led planning proposal applies to all land zoned E1 Local Centre, E2 Commercial Centre and RU1 Primary Production covered by the Lismore Local Environmental Plan 2012.

The aim of the planning proposal is to include additional light industrial uses as permissible with consent, namely 'creative industries' in the E1 and E2 zones, and 'home industry', 'artisan food and drink industry' and 'creative industry' in the RU1 zone.

In regards to the RU1 zone, the planning proposal initially only sought to include 'artisan food and drink industries' as permissible as consent in the RU1 zone, however Council resolved to expand the planning proposal to encompass all light industries, with the exception of 'high technology industries'. A gateway request for this was made. In accordance with the Gateway alteration received 20 January 2024, the child terms of home industry, artisan food and drink industry and creative industry are now proposed, rather than the parent term of light industries.

The planning proposal also makes minor amendments to the LEP to improve legibility of zone objectives and the functioning of Clause 6.11 *Rural and Nature-based Tourism Development*.

Currently 'creative industries', a type of 'light industry' introduced as part of the NSW Government's employment zones reform, are prohibited in the E1 and E2 zones. Applications for uses such as artist's studios are unable to be assessed unless they can be defined as 'community facilities', which require the building or place to be owned or controlled by a public authority or non-profit community organisation.

While the State Government's agritourism reforms added the new definition farm gate premises, some industries using off-site produce, such as breweries, do not fit the definition and are therefore prohibited. Some rural landowners, including those along the Lismore to Casino rail trail, have indicated a desire to pursue artisan food and drink uses.

Under the State Government's agritourism reforms, up to 100 visitors at a time can now attend a farm gate premises as either exempt or complying development. Currently Lismore LEP 2012 Clause 6.11 *Rural and Nature-based Tourism Development* includes a definition of small scale that requires development to be at a scale that could be generally managed and operated by a principal owner living on the property. If this definition of 'small scale' were to be strictly applied, there may be situations where Council could not approve a development application (DA) that could otherwise be pursued through exempt or complying pathways. The definition is thus considered outdated, and it is also considered that other provisions of Clause 6.11 can allow for a merit assessment in controlling for scale, including an objective that states that the Clause's purpose is to ensure tourism development is small scale, and a section of the Clause that

indicates that development consent must not be granted unless the consent authority is satisfied that the development is small scale and low impact.

The planning proposal also aims to correct an error resulting from the NSW Government's employment zones reform, which led to the inclusion of an E1 zone objective that incorrectly insinuates that the E1 zone is the LGA's primary retail, commercial and entertainment zone.

The planning proposal is consistent with the North Coast Regional Plan 2041 and relevant State Environmental Planning Policies. The proposal is also consistent or justifiably inconsistent with the relevant section 9.1 Ministerial Directions.

This report assesses the merits of the planning proposal in accordance with the Department of Planning & Environment's *Local Environmental Plan Making Guideline* (August 2023). A Gateway determination is sought pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Objective

The objective of the planning proposal is to:

- amend the Lismore LEP 2012 to allow creative industries to be pursued in the E1 and E2 business zones with development consent,
- amend the Lismore LEP 2012 to allow 'home industry', 'artisan food and drink industry' and 'creative industry' to be pursued in the RU1 Primary Production zone with development consent,
- amend the Lismore LEP 2012 to improve the functioning of Council's Rural and Nature-Based Tourism clause,
- rectify an error in the E1 Local Centre zone objectives resulting from the State Government's employment zones reform.

Intended outcomes

- To provide for the growth of cultural industries in the Lismore CBD and local centres
- To encourage the revitalisation of the Lismore urban area post-flood
- To allow rural landowners to pursue appropriate diversification of rural land
- To strengthen the visitor economy
- To improve clarity of the LEP

PART 2 – EXPLANATION OF PROVISIONS

The proposed outcome of the planning proposal will be achieved by:

- Removing the objective 'To ensure that development is of an appropriate scale to service the needs of the local community and does not detract from the role of the zone as the primary retail, commercial and entertainment centre of Lismore' from the E1 Local Centre zone;
- Adding 'creative industries' as permissible with consent to the E1 and E2 zone land use tables;
- Adding home industry', 'artisan food and drink industry' and 'creative industry' as permissible with consent to the RU1 zone land use table;
- Adding 'high technology industries' as prohibited to the RU1 zone land use table;
- Removing the definition of 'small scale' from part (6) of *Clause 6.11 'Rural and nature-based tourism development'*; and
- Adding 'artisan food and drink industries' to part (6)(a) of *Clause 6.11 'Rural and nature-based tourism development'*.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A – Need for the planning proposal

1. *Is the planning proposal a result of an endorsed LSPS, strategic study or report?*

No. The planning proposal has been pursued due to multiple landowner enquiries and recommendations from internal staff. However, the planning proposal is consistent with Council's endorsed LSPS.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

A planning proposal is the best and only way for the additional uses to be pursued.

Section B – Relationship to the strategic planning framework

3. *Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?*

The planning proposal gives effect to the objectives of the North Coast Regional Plan 2041. See **Appendix 1** for detail on how the proposal gives effect to the Plan.

4. *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

The planning proposal is consistent with Council's LSPS – Inspire Lismore 2040. The relevant

planning priorities are addressed in **Table 1**.

Table 1: Consistency with Council's LSPS

#	Planning Priority	Consistency
4	Recognise, embrace and protect our cultural heritage.	Arts and creative industries play a vital role in the recognition, embrace and protection of cultural heritage. Allowing for creative industries to be pursued in our CBD and local centres will help to strengthen cultural heritage.
5	Identify & support the expansion of emerging industries	Council has received enquiries relating to both expansion of creative industries and agricultural diversification in the form of artisan food and drink industries. The planning proposal will support the expansion of these industries.
6	Expand agriculture & agribusiness while protecting productive agricultural land.	Action A6.2 is 'Amend the LEP to identify opportunities for diversification and value adding, while protecting the village lifestyle from excessive traffic and noise pollution.' Council will be able to manage noise pollution and traffic from any artisan food and drink industries through the DA process, and by adding 'artisan food and drink industries' to the list of uses covered by LEP Clause 6.11 Rural and nature-based tourism development. Subsequent changes to DCP Chapter 4 (Rural and Nature-Based Tourism Development) will also be undertaken. The change to the LEP will also support additional activities along the Lismore to Casino rail trail and the future Lismore to Eltham rail trail.
7	Revitalise the City Heart and create linkages to a reactivated River Precinct.	Creative industries are key to revitalisation of the Lismore CBD post-flood.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The planning proposal is not inconsistent with any State and regional study or strategy.

6. Is the planning proposal consistent with applicable SEPPs?

The planning proposal only makes minor amendments to clauses and does not include any specific land parcels. As such, the planning proposal does not preclude the application of, and is consistent with, relevant State Environmental Planning Policies.

7. Is the Planning Proposal consistent with applicable s9.1 Ministerial Directions?

The planning proposal is consistent, or justifiably inconsistent, with the applicable section 9.1 Ministerial Directions. Refer to **Appendix 2** for s9.1 compliance table.

Section C – Environmental, social and economic impact

8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?*

The planning proposal does not apply to any specific parcel of land. There is the potential that some of the light industry child terms could potentially impact upon biodiversity on rural land, as some rural land includes biodiversity value, however it is considered that other provisions of the LEP, DCP and SEPPs would appropriately manage any impacts as part of any development application assessment. Any potential impacts would also need to satisfactorily address any relevant sections of the Biodiversity Conservation Act 2016 at the DA stage.

9. *Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?*

There are no other likely environmental effects that cannot be managed appropriately through existing provisions of the LEP, DCP and relevant SEPPs as part of any development application assessment.

10. *How has the planning proposal adequately addressed any social and economic effects?*

The planning proposal does not apply to any specific parcel of land. The planning proposal will allow for creative industry uses in the E1 and E2 zone, which are likely to improve economic use of land, and improve social outcomes through assisting in revitalisation of the Lismore CBD and local centres.

Regarding the addition of light industry child terms to the RU1 zone, providing additional pathways for diversification of rural industries is likely to have a positive economic outcome. Potential detrimental economic and social impacts can be managed through the DA process. For artisan food and drink premises, this includes compliance with LEP Clause 6.11 'Rural and nature-based tourism development', which requires development to be small-scale in nature and consider and address impacts including compatibility with agricultural production and the natural environment, noise, traffic, parking, light spill and sewage management. Additionally, scale of artisan food and drink, home industry and creative industries in rural zones is controlled through LEP Clause 5.4 'Controls relating to miscellaneous permissible uses' and subsequent amendments will be made to Council's relevant DCP chapter to manage impacts on surrounding lands.

Section D – Infrastructure (Local, State and Commonwealth)

11. *Is there adequate public infrastructure for the planning proposal?*

Council's existing E1 and E2 zones are well-serviced and will not require additional public infrastructure.

Light industry child terms in RU1 areas may, depending on estimated traffic volumes, require upgrade of public roads. For artisan food and drink industries, this would be conditioned in line with Council's Rural and Nature-based Tourism DCP during the DA process, and development would also be subject to s7.11 local contributions. Other permissible light industry uses would

also, where connection to reticulated water supply is not available, need to satisfy Council regarding provision of water.

Section E – State and Commonwealth Interests

12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

No consultation has been conducted pre-Gateway. Relevant state and federal public authorities and government agencies will be consulted in line with any Gateway condition.

PART 4 – MAPPING

The planning proposal does not include changes to any mapping. It only involves changes to land use tables, objectives and the list of uses captured under Clause 6.11. Suggested amendments are detailed at **Appendix 3**; however, the amending instrument will be drafted by the Parliamentary Counsel's Office (PCO).

PART 5 – COMMUNITY CONSULTATION

Council will commence community consultation in accordance with any Gateway determination. Public exhibition will be undertaken in accordance with the DPE *Local Environmental Plan Making Guideline* – August 2023 and Council's Community Participation Plan.

PART 6 – PROJECT TIMELINE

The proposed timeline for the completion of the planning proposal is as follows:

Estimated Completion	Plan Making Steps
November 2024	Report planning proposal to Council
February 2025	Gateway determination issued by Department of Planning, Housing and Infrastructure (DPHI)
February-March 2025	Amend planning proposal report in accordance with Gateway
March 2025	Commence agency consultation
March 2025	Commence public exhibition
April-May 2025	Consideration of submissions
June 2025	Report to Council – consultation and submissions analysis
June 2025	Submission to Department for finalisation (where applicable)
July 2025	Gazettal of LEP amendment

APPENDIX 1

NORTH COAST REGIONAL PLAN 2041 - COMPLIANCE TABLE

Objective	Compliance
Goal 1: Liveable, sustainable and resilient	
1. Provide well located homes to meet demand	N/A
2. Provide for more affordable and low cost housing	N/A
3. Protect regional biodiversity and areas of high environmental value	N/A
4. Understand, celebrate and integrate Aboriginal culture	N/A
5. Manage and improve resilience to shocks and stresses, natural hazards and climate change	N/A
6. Create a circular economy	N/A
7. Promote renewable energy opportunities	N/A
8. Support the productivity of agricultural land	The North Coast Regional plan notes that encouraging greater diversity in the agricultural sector can make the sector more sustainable and resilient, and that local plans should aim to permit a range of compatible non-agricultural land uses in rural zones to support the diversification of agricultural producers. This planning proposal adds an additional land use that allows for greater diversification.
9. Sustainably manage and conserve water resources	N/A
10. Sustainably manage the productivity of our natural resources	N/A
Goal 2: Productive and connected	
11. Support cities and centres and coordinate the supply of well-located employment land	N/A
12. Create a diverse visitor economy	The addition of creative industries to the E1 and E2 zones will support the arts sector, which is an important part of Lismore's visitor economy. The addition of certain light industries to the RU1 zone will support the visitor economy, particularly artisan food and drink uses at sites around the rail trail from Lismore to Casino and future connection between Lismore and Eltham. Most land around the rail trail is zoned RU1.
13. Champion Aboriginal self-determination	N/A
14. Deliver new industries of the future	Lismore is a creative hub, and creative industries are key to Lismore's future and recovery. Providing a pathway for creative industries in the E1 and E2 zones will help ensure a strong future for Lismore's creative sector. Similarly, tourist and visitor experiences are considered a key element of Lismore's future visitor economy, particularly around infrastructure such as the rail trail. Providing for certain light industries such as artisan food and drink, home industry and creative industries in the RU1 zone will encourage diversification of rural lands and support a thriving visitor economy.

Objective	Compliance
15. Improve state and regional connectivity	N/A
16. Increase active and public transport usage	N/A
17. Utilise new transport technology	N/A
Goal 3: Growth Change and Opportunity	
18. Plan for sustainable communities	N/A
19. Public spaces and green infrastructure support connected and healthy communities	N/A
20. Celebrate local character	Arts and creative endeavours are a key part of Lismore's local character and identity. Providing for creative industries in our key centres will reinforce Lismore's role as a creative hub.

APPENDIX 2

SECTION 9.1 MINISTERIAL DIRECTIONS COMPLIANCE TABLE

Ministerial Directions	Requirements	Compliance
1. Planning Systems		
1.1 Implementation of Regional Plans	(1) Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.	See Appendix 1
1.2 Development of Aboriginal Land Council land	<p>(1) When preparing a planning proposal to which this direction applies, the planning proposal authority must take into account:</p> <p>(a) any applicable development delivery plan made under the chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021; or</p> <p>(b) if no applicable development delivery plan has been published, the interim development delivery plan published on the Department's website on the making of this direction.</p>	N/A
1.3 Approval and Referral Requirements	<p>(1) A planning proposal to which this direction applies must:</p> <p>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</p> <p>(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</p> <p>i. the appropriate Minister or public authority, and</p> <p>ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and</p> <p>(c) not identify development as designated development unless the relevant planning authority:</p> <p>i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and</p> <p>ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</p>	Consistent

Ministerial Directions	Requirements	Compliance
1.4 Site Specific Provisions	<p>(1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p> <p>(b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(2) A planning proposal must not contain or refer to drawings that show details of the proposed development.</p>	N/A
3. Biodiversity and Conservation		
3.1 Conservation Zones	<p>(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 (2) of "Rural Lands".</p>	N/A
3.2 Heritage Conservation	<p>(1) A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes</p>	N/A

Ministerial Directions	Requirements	Compliance
	identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	(1) A planning proposal that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or an overlay and associated clause must apply that proposed C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, in line with the Northern Councils E Zone Review Final Recommendations.	N/A
3.5 Recreation Vehicle Areas	<p>(1) A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983):</p> <p>(a) where the land is within a conservation zone,</p> <p>(b) where the land comprises a beach or a dune adjacent to or adjoining a beach,</p> <p>(c) where the land is not within an area or zone referred to in paragraphs (a) or (b) unless the relevant planning authority has taken into consideration:</p> <p>i. the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and</p> <p>ii. the provisions of the guidelines entitled Recreation Vehicles Act 1983, Guidelines for Selection, Design, and Operation</p>	N/A
3.6 Strategic Conservation Planning	<p>(1) A planning proposal authority must be satisfied that a planning proposal that applies to avoided land identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with:</p> <p>(a) the protection or enhancement of native vegetation,</p> <p>(b) the protection or enhancement of riparian corridors, including native vegetation and water quality,</p> <p>(c) the protection of threatened ecological communities, threatened species and their habitats,</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>(d) the protection or enhancement of koala habitat and corridors, and</p> <p>(e) the protection of matters of national environmental significance.</p> <p>(2) A planning proposal authority must be satisfied that a planning proposal that applies to a strategic conservation area identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with:</p> <p>(a) the protection or enhancement of native vegetation,</p> <p>(b) the minimisation of impacts on areas of regionally significant biodiversity, including threatened ecological communities, threatened species and their habitats,</p> <p>(c) the protection or enhancement of koala habitat and corridors, including habitat connectivity and fauna movement, and links to ecological restoration areas, and</p> <p>(d) the maintenance or enhancement of ecological function.</p> <p>(3) A planning proposal must not rezone land identified as avoided land in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to:</p> <p>(a) a rural, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone.</p> <p>(4) A planning proposal must not rezone land identified as a strategic conservation area in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to:</p> <p>(a) RU4, RU5, RU6, residential, business, industrial, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation, or equivalent zone.</p>	
3.10 Water Catchment Protection	<p>(1) When preparing a planning proposal, the planning proposal authority must be satisfied that the planning proposal achieves the following:</p> <p>(a) is consistent with the objectives of this direction,</p> <p>(b) is consistent with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality, as published by Water Quality Australia, and any water quality management plan prepared in accordance with those guidelines,</p> <p>(c) includes documentation, prepared by a suitably qualified person(s),</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>indicating whether the planning proposal:</p> <ul style="list-style-type: none"> i. is likely to have an adverse direct, indirect or cumulative impact on terrestrial, aquatic or migratory animals or vegetation, and any steps taken to minimise such impacts ii. is likely to have an impact on periodic flooding that may affect wetlands and other riverine ecosystems iii. is likely to have an adverse impact on recreational land uses within the regulated catchment <p>(d) identifies and considers the cumulative impact of the planning proposal on water quality (including groundwater) and flows of natural waterbodies and on the environment more generally, including on land adjacent to or downstream of the area to which this direction applies,</p> <p>(e) identifies how the planning proposal will:</p> <ul style="list-style-type: none"> i. protect and improve environmental values, having regard to maintaining biodiversity, and protecting native vegetation, cultural heritage and water resources (including groundwater), ii. impact the scenic quality of the natural waterbodies and the social, economic and environmental interests of the community, iii. protect and rehabilitate land from current and future urban salinity, and prevent or restore land degradation, <p>(f) considers any feasible alternatives to the planning proposal.</p> <p>(2) When preparing a planning proposal, the planning proposal authority must:</p> <ul style="list-style-type: none"> (a) consult with the councils of adjacent or downstream local government areas where the planning proposal is likely to have an adverse environmental impact on land in that local government area, and (b) as far as is practicable, give effect to any requests of the adjacent or downstream council. 	
4. Resilience and Hazards		
4.1 Flooding	(1) A planning proposal must include provisions that give effect to and are consistent with:	N/A

Ministerial Directions	Requirements	Compliance
	<p>(a) the NSW Flood Prone Land Policy,</p> <p>(b) the principles of the Floodplain Development Manual 2005,</p> <p>(c) the Considering flooding in land use planning guideline 2021, and</p> <p>(d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.</p> <p>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.</p> <p>(3) A planning proposal must not contain provisions that apply to the flood planning area which:</p> <p>(a) permit development in floodway areas,</p> <p>(b) permit development that will result in significant flood impacts to other properties,</p> <p>(c) permit development for the purposes of residential accommodation in high hazard areas,</p> <p>(d) permit a significant increase in the development and/or dwelling density of that land,</p> <p>(e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</p> <p>(f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</p> <p>(g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</p> <p>(h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</p>	

Ministerial Directions	Requirements	Compliance
	<p>(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</p> <ul style="list-style-type: none"> (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the dwelling density of that land, (d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (e) are likely to affect the safe occupation of and efficient evacuation of the lot, or (f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities. <p>(5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p>	
4.2 Coastal Management	<p>(1) A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> (a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas; (b) the NSW Coastal Management Manual and associated Toolkit; (c) NSW Coastal Design Guidelines 2003; and (d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land. <p>(2) A planning proposal must not rezone land which would enable increased</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>development or more intensive land-use on land:</p> <p>(a) within a coastal vulnerability area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021; or</p> <p>(b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:</p> <p>i. by or on behalf of the relevant planning authority and the planning proposal authority, or</p> <p>ii. by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</p> <p>(3) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021.</p> <p>(4) A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021:</p> <p>(a) Coastal wetlands and littoral rainforests area map;</p> <p>(b) Coastal vulnerability area map;</p> <p>(c) Coastal environment area map; and</p> <p>(d) Coastal use area map.</p> <p>Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.</p>	
4.3 Planning for Bushfire Protection	<p>(1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.</p> <p>(2) A planning proposal must:</p> <p>(a) have regard to Planning for Bushfire Protection 2019,</p>	<p>Consultation with RFS will be conducted post-Gateway</p>

Ministerial Directions	Requirements	Compliance
	<p>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</p> <p>(c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).</p> <p>(3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <p>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:</p> <ul style="list-style-type: none"> i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p> <p>(f) introduce controls on the placement of combustible materials in the Inner Protection Area</p>	
4.4 Remediation of Contaminated Land	<p>(1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <p>(a) the planning proposal authority has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>(2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p>	
4.5 Acid Sulfate Soils	<p>(1) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p> <p>(2) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</p> <p>(a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or</p> <p>(b) other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.</p> <p>(3) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.</p>	N/A

Ministerial Directions	Requirements	Compliance
	(4) Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).	
4.5 Mine Subsidence and Unstable Land	<p>(1) When preparing a planning proposal that would permit development on land that is within a declared mine subsidence district, a relevant planning authority must:</p> <p>(a) consult Subsidence Advisory NSW to ascertain:</p> <p>i. if Subsidence Advisory NSW has any objection to the draft local environmental plan, and the reason for such an objection, and</p> <p>ii. the scale, density and type of development that is appropriate for the potential level of subsidence, and</p> <p>(b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under 1(a)(ii), and</p> <p>(c) include a copy of any information received from Subsidence Advisory NSW with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary prior to undertaking community consultation in satisfaction of Schedule 1 to the Act.</p> <p>(2) A planning proposal must not permit development on land that has been identified as unstable as referred to in the application section of this direction.</p>	N/A
5. Transport and Infrastructure		
5.1 Integrating Land Use and Transport	<p>(1) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</p> <p>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</p>	N/A
5.2 Reserving Land for Public Purposes	(1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority	N/A

Ministerial Directions	Requirements	Compliance
	<p>and the Planning Secretary (or an officer of the Department nominated by the Secretary).</p> <p>(2) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <p>(a) reserve the land in accordance with the request, and</p> <p>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and</p> <p>(c) identify the relevant acquiring authority for the land.</p> <p>(3) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <p>(a) include the requested provisions, or</p> <p>(b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.</p> <p>(4) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</p>	
5.3 Development Near Regulated Airports and Defence Airfields	<p>(1) In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must:</p> <p>(a) consult with the lessee/operator of that airport;</p> <p>(b) take into consideration the operational airspace and any advice from the lessee/operator of that airport;</p> <p>(c) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>(d) not allow development types that are incompatible with the current and future operation of that airport.</p> <p>(2) In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</p> <p>(a) consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</p> <p>(b) for land affected by the prescribed airspace (as defined in clause 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</p> <p>(c) not allow development types that are incompatible with the current and future operation of that airport.</p> <p>(d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</p> <p>(3) In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:</p> <p>(a) consult with the Department of Defence if:</p> <p>i. the planning proposal seeks to exceed the height provisions contained in the Defence Regulations 2016 – Defence Aviation Areas for that airfield; or</p> <p>ii. no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield.</p> <p>(b) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p> <p>(c) not allow development types that are incompatible with the current and future operation of that airfield.</p> <p>(4) A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic- Aircraft Noise Intrusion – Building siting and construction with</p>	

Ministerial Directions	Requirements	Compliance
	<p>respect to interior noise levels, if the proposal seeks to rezone land:</p> <p>(a) for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25; or</p> <p>(b) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</p> <p>(c) for commercial or industrial purposes where the ANEF is above 30.</p> <p>(5) A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 Australian Noise Exposure Concept (ANEC)/ANEF contour for Western Sydney Airport.</p>	
5.4 Shooting Ranges	<p>(1) A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of:</p> <p>(a) permitting more intensive land uses than those which are permitted under the existing zone; or</p> <p>(b) permitting land uses that are incompatible with the noise emitted by the existing shooting range</p>	N/A
6. Housing		
6.1 Residential Zones	<p>(1) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(2) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p>	N/A
6.2 Caravan Parks and Manufactured Home Estates	<p>(1) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>(a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and</p> <p>(b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.</p> <p>(2) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</p> <p>(a) take into account the categories of land set out in Schedule 6 of State Environmental Planning Policy (Housing) 2021 as to where MHEs should not be located,</p> <p>(b) take into account the principles listed in clause 125 of State Environmental Planning Policy (Housing) 2021 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and</p> <p>(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent.</p>	
7: Industry and Employment		
7.1 Employment Zones	<p>(1) A planning proposal must:</p> <p>(a) give effect to the objectives of this direction,</p> <p>(b) retain the areas and locations of Employment zones,</p> <p>(c) not reduce the total potential floor space area for employment uses and related public services in Employment Zones,</p> <p>(d) not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones, and</p> <p>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.</p>	Consistent. The planning proposal encourages employment growth in suitable locations and supports the viability of identified centres.
8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	<p>(1) In the preparation of a planning proposal affected by this direction, the relevant planning authority must:</p>	N/A

Ministerial Directions	Requirements	Compliance
	<p>(a) consult the Secretary of the Department of Primary Industries (DPI) to identify any:</p> <ul style="list-style-type: none"> i. resources of coal, other minerals, petroleum or extractive material that are of either State or regional significance, and ii. existing mines, petroleum production operations or extractive industries occurring in the area subject to the planning proposal, and <p>(b) seek advice from the Secretary of DPI on the development potential of resources identified under (1)(a)(i), and</p> <p>(c) identify and take into consideration issues likely to lead to land use conflict between other land uses and:</p> <ul style="list-style-type: none"> i. development of resources identified under (1)(a)(i), or ii. existing development identified under (1)(a)(ii). <p>(2) Where a planning proposal prohibits or restricts development of resources identified under (1)(a)(i), or proposes land uses that may create land use conflicts identified under (1)(c), the relevant planning authority must:</p> <ul style="list-style-type: none"> (a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions, (b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and (c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary (or an officer of the Department nominated by the Secretary before undertaking community consultation in satisfaction of Schedule 1 to the Act. 	
9: Primary Production		
9.1 Rural Zones	<p>(1) A planning proposal must:</p> <ul style="list-style-type: none"> (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. 	N/A
9.2 Rural Lands	<p>(1) A planning proposal must:</p> <ul style="list-style-type: none"> (a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any 	Consistent. The planning proposal promotes opportunities for investment in productive, diversified, innovation and sustainable rural economic activities. The planning proposal is consistent with the North Coast Regional Plan and LSPS, while

Ministerial Directions	Requirements	Compliance
	<p>applicable local strategic planning statement</p> <p>(b) consider the significance of agriculture and primary production to the State and rural communities</p> <p>(c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources</p> <p>(d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions</p> <p>(e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities</p> <p>(f) support farmers in exercising their right to farm</p> <p>(g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use</p> <p>(h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land</p> <p>(i) consider the social, economic and environmental interests of the community.</p> <p>(2) A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:</p> <p>(a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses</p> <p>(b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains</p> <p>(c) where it is for rural residential purposes:</p> <p>i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres</p>	<p>Council's LEP Clause 6.11 includes controls to protect agricultural productivity, and the social and environmental interests of the community.</p>

Ministerial Directions	Requirements	Compliance
	<p>ii. is necessary taking account of existing and future demand and supply of rural residential land.</p> <p>Note: where a planning authority seeks to vary an existing minimum lot size within a rural or conservation zone, it must also do so in accordance with the Rural Subdivision Principles in clause 5.16 of the relevant Local Environmental Plan.</p>	
9.3 Oyster Aquaculture	<p>(1) In the preparation of a planning proposal the relevant planning authority must:</p> <p>(a) identify any 'Priority Oyster Aquaculture Areas' and oyster aquaculture leases outside such an area, as shown the maps to the Strategy, to which the planning proposal would apply,</p> <p>(b) identify any proposed land uses which could result in any adverse impact on a 'Priority Oyster Aquaculture Area' or oyster aquaculture leases outside such an area,</p> <p>(c) identify and take into consideration any issues likely to lead to an incompatible use of land between oyster aquaculture and other land uses and identify and evaluate measures to avoid or minimise such land use in compatibility,</p> <p>(d) consult with the Secretary of the Department of Primary Industries (DPI) of the proposed changes in the preparation of the planning proposal, and</p> <p>(e) ensure the planning proposal is consistent with the Strategy.</p> <p>(2) Where a planning proposal proposes land uses that may result in adverse impacts identified under (1)(b) and (1)(c), relevant planning authority must:</p> <p>(a) provide the Secretary of DPI with a copy of the planning proposal and notification of the relevant provisions,</p> <p>(b) allow the Secretary of DPI a period of 40 days from the date of notification to provide in writing any objections to the terms of the planning proposal, and</p> <p>(c) include a copy of any objection and supporting information received from the Secretary of DPI with the statement to the Planning Secretary before undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</p>	N/A
9.4 Farmland of State and Regional Significance on	<p>(1) A planning proposal must not:</p> <p>(a) rezone land identified as "State Significant Farmland" for urban or rural residential purposes.</p>	N/A. The planning proposal does not rezone any land.

Ministerial Directions	Requirements	Compliance
the NSW Far North Coast	(b) rezone land identified as “Regionally Significant Farmland” for urban or rural residential purposes. (c) rezone land identified as “significant non-contiguous farmland” for urban or rural residential purposes.	

APPENDIX 3

PROPOSED LEP CHANGES

Land Use Table Zone RU1 Primary Production

Insert 'home industry', 'artisan food and drink industry' and 'creative industry' to **3 Permitted with consent**

Insert 'High Technology Industries' to **4 Prohibited**

Land Use Table Zone E1 Local Centre

Omit 'To ensure that development is of an appropriate scale to service the needs of the local community and does not detract from the role of the zone as the primary retail, commercial and entertainment centre of Lismore' from **1 Objectives of zone**

Insert 'Creative Industries' to **3 Permitted with consent**

Land Use Table Zone E2 Commercial Centre

Insert 'Creative Industries' to **3 Permitted with consent**

Clause 6.11(6), definition of "small scale"

Omit definition of 'small scale'

Clause 6.11(6), definition of "tourism development"

Insert 'Artisan Food and Drink Industries' to (a)

Department of Primary Industries
and Regional Development



OUT25/3861

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

Attention: Jamie van Iersel

jamie.vaniersel@lismore.nsw.gov.au

Planning Proposal PP-2024-2509- Amendment to Lismore Local Environmental Plan 2012 (LEP) to include additional light industries to RU1, E1 and E2 zones and local provisions

Dear Sir/Madam

Thank you for the opportunity to provide advice on the above planning proposal as referred through the NSW Planning Portal on 10 February 2025.

The NSW Department of Primary Industries and Regional Development, Agriculture and Biosecurity (the Department) collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

It is understood that the proposal seeks to amend the Lismore LEP 2012 to include additional light industrial uses as permissible with consent, namely 'creative industries' in the E1 and E2 zones, and 'home industry', 'artisan food and drink industry' and 'creative industry' in the RU1 zone, and make minor amendments to the LEP zone objectives and the functioning of Clause 6.11 Rural and Nature-based Tourism Development.

The documents associated with the proposal have been reviewed and the following points are noted:

- 'Home industry' is already listed as permissible with consent in the land use table for RU1 in the Lismore LEP 2012
- Consistencies with relevant economic, social and cultural objectives within local and regional plans are noted, including the opportunities for diversification associated with the rail trail investment. We also acknowledge the statement in the Gateway report that states 'while

creative industry land uses are not directly connected to the rural use of the land it is considered a niche industry that at times may need a rural location for production purposes. It is also considered unlikely to become a major activity that will cause significant land use conflict in the rural areas, with filming already a temporary exempt development under SEPP (Exempt and Complying Development Codes) 2008 and managed under the Local Government Act 1993'.

The Department agrees that if scale and potential impacts to agriculture from this land use are managed appropriately through the development application process, land use conflict can be avoided/mitigated.

- Clause 5.4 of the LEP provides controls for 'home industries' and 'artisan food and drinks' however provisions for 'creative industries' are not included.
- Council will also be amending the Development Control Plan (DCP) should the planning proposal be approved. The Department would welcome the opportunity to provide support to Council in any subsequent DCP amendment.

Based on the Department's 'Planning for Agriculture in Rural Land Use Strategies' guide 'artisan food and drink industry' and 'home industry' are listed as a compatible land use for agriculture.

Therefore we **support**:

- The inclusion of 'artisan food and drink industry' as permissible with consent in the RU1 zone.
- The inclusion of 'artisan food and drinks' as a 'tourism development' under Clause 6.11 Rural and nature based tourism. Council should also consider the inclusion of 'creative industries' within this definition should it be approved for inclusion within the RU1 land use table as 'permitted with consent'. This will ensure that provisions relating to scale and impacts on agricultural land and industries are applied.

However, the removal of a definition for 'small scale' under Clause 6.11 is **not supported**. The inconsistency with changes from the agritourism reforms are noted. Council could consider amending the definition to align with the relevant State Environmental Planning Policy (SEPP) rather than removal of the definition.

The Department's guide further states that a rural land strategy can use the strategic planning evidence base to establish a policy position for the application of zones and planning controls for rural land in a local environmental plan.

The development of a rural land strategy is the opportunity to review the land use zones applying to rural land. A review should include not just the spatial extent of the zone application across the LGA but also the appropriateness of the objectives and permissible land uses in the context of supporting agricultural production, enabling the growth of agriculture and minimising land use conflict.

We note that Lismore City Council is in the process of preparing a rural land strategy and it would be optimal to include the consideration of 'creative industries' as permissible with consent as part of this process to enable a holistic consideration of permissible uses in the rural zones. The Department would welcome continued opportunity to provide support to Council in the development of the Rural Land Strategy.

Should you require clarification on any of the information in this response, please contact Selina Stillman, Agricultural Land Use Planning Officer, on 0412 424397 or by email at landuse.ag@dpird.nsw.gov.au.

Sincerely



Lilian Parker
A/Manager Agricultural Land Use Planning

Esigned 3 April 2025



Lismore City Council
PO Box 23A
LISMORE NSW 2480

Your reference: (REF-3456) PP_2024-2509
Our reference: SPI20250211000029

ATTENTION: Jamie van Iersel

Date: Monday 3 March 2025

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment - Planning Proposal
Lismore LEP 2012 - Amendment - Additional light industrial uses**

I refer to your correspondence dated 03/02/2025 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The planning proposal will amended Lismore LEP 2012 in the following manner

- amend the Lismore LEP 2012 to allow creative industries to be pursued in the E1 and E2 business zones,
- amend the Lismore LEP 2012 to allow light industries to be pursued in the RU1 Primary Production zone, except for high technology industries
- amend the Lismore LEP 2012 to improve the functioning of Council's Rural and Nature-Based Tourism clause,
- rectify an error in the E1 Local Centre zone objectives resulting from the State Government's employment zones reform.

Except for development activities under the Agritourism reforms, the proposed development types will require development consent. Matters relating to bushfire resilience and emergency management can be addressed at the development application stage.

The NSW RFS has no objection to the planning proposal. Future development uses, where on mapped bushfire prone land, will need to satisfy the requirements of Planning for Bushfire Protection guidelines.

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

Yours sincerely,

Michael Gray
**Manager Planning & Environment Services
Built & Natural Environment**

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Planning Proposal

**Amendment to Lismore LEP 2012 to allow
additional development opportunities in
South Lismore to support the rail trail**

23 April 2025



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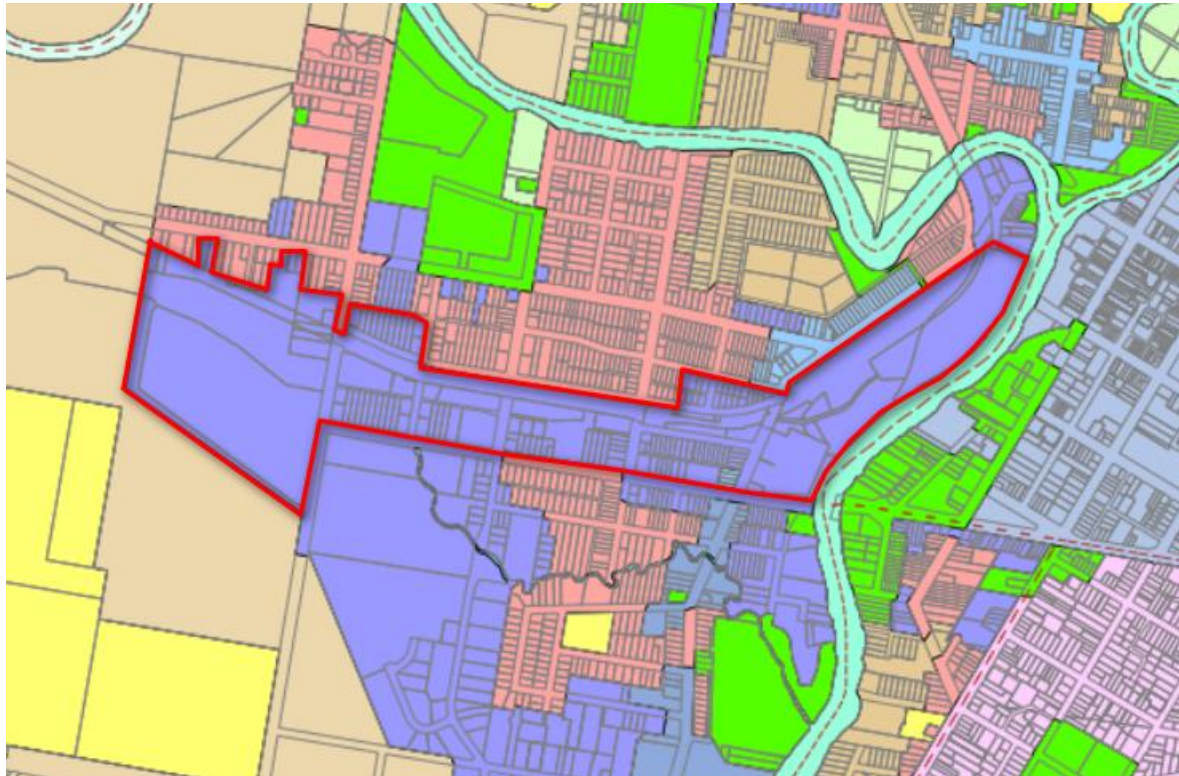
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EXECUTIVE SUMMARY

This Council-led planning proposal applies to certain land zoned E4 General Industrial at and adjacent to the Lismore railway station, fronting the Northern Rivers rail trail. This land includes all lots shown in **Figure 1**. The subject land includes the railway station, an artisan food and drink industry premises (brewery) and a lot used for storage.

Figure 1- Land subject to this Planning Proposal

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- E1 Local Centre
- E4 General Industrial
- R2 Low Density Residential
- RU2 Rural Landscape
- RE1 Public Recreation

The aim of the planning proposal is to allow for additional appropriate commercial and cultural activities around a section of the existing rail corridor that would support the rail trail as a tourist destination for Lismore and the Far North Coast.

Council has received requests from landowners seeking to leverage the opportunities provided by the Northern Rivers Rail Trail, the Lismore to Bentley section of which opened on 18 December 2024. However, the E4 General Industrial zone currently does not allow for the range of uses that would be appropriate to support the rail trail and tourism in Lismore more broadly.

This includes community facilities, entertainment facilities, information and education facilities and retail premises – for example, bicycle hire shops, cafes or galleries.

The planning proposal would introduce these uses as additional permitted uses, recognising that the dominant use of the area is industrial, and that additional uses should be constrained to select areas that are within close proximity of the rail trail and be compatible with existing industrial uses. The additional permitted uses do not intensify the use of the land but rather diversify the options available to landowners and businesses. The subject area is considered appropriate for these expanded uses as there is already a diversity of uses in the precinct, including commercial activities in an adjacent E1 Local Centre zone. Current zoning of the area is provided as **Figure 1**.

While the planning proposal introduces the group term ‘retail premises’ as permissible with consent, most retail sub-terms are already permissible. Current permissible retail uses include:

- Garden centres,
- Hardware and building supplies,
- Kiosks,
- Landscaping material supplies,
- Plant nurseries,
- Rural supplies,
- Specialised retail premises,
- Timber yards, and
- Vehicle sales or hire premises.

For clarity, the new retail land uses that would become permissible with consent under the planning proposal are:

- Food and drink premises,
- Markets,
- Roadside stalls, and
- Shops.

The planning proposal is consistent with the zone objectives of the E4 zone, as well as with the North Coast Regional Plan 2041 and relevant State Environmental Planning Policies. The proposal is also consistent or justifiably inconsistent with relevant section 9.1 Ministerial Directions.

This report assesses the merits of the planning proposal in accordance with the Department of Planning & Environment’s *Local Environmental Plan Making Guideline* (August 2023). A Gateway determination is sought pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

Objective

The objective of the planning proposal is to:

- amend the Lismore LEP 2012 to allow community facilities, entertainment facilities, information and education facilities, and retail premises to be permitted with consent at and around the South Lismore railway station hub on the Northern Rivers Rail Trail.

Intended outcomes

- To allow for appropriate commercial and cultural activities to support the Northern Rivers Rail Trail
- To strengthen Lismore's visitor economy
- To support revitalisation of the Lismore urban area

PART 2 – EXPLANATION OF PROVISIONS

The proposed outcome of the planning proposal will be achieved by:

- Adding a clause to Schedule 1 of the Lismore LEP 2012, allowing community facilities, entertainment facilities, information and education facilities and retail premises as permitted with consent on mapped E4 zoned land surrounding the rail corridor in South Lismore.
- Amending the Additional Permitted Uses map in order to map the relevant lots/part lots to which the additional permitted uses will apply.

Figure 2 - Current Additional Permitted Uses Map

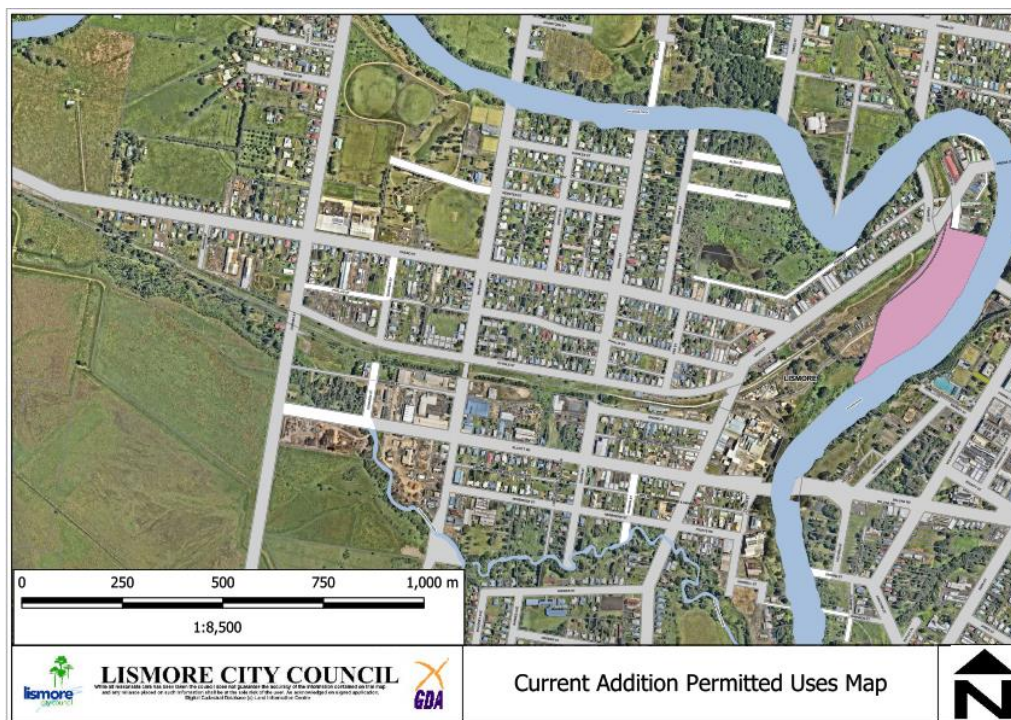
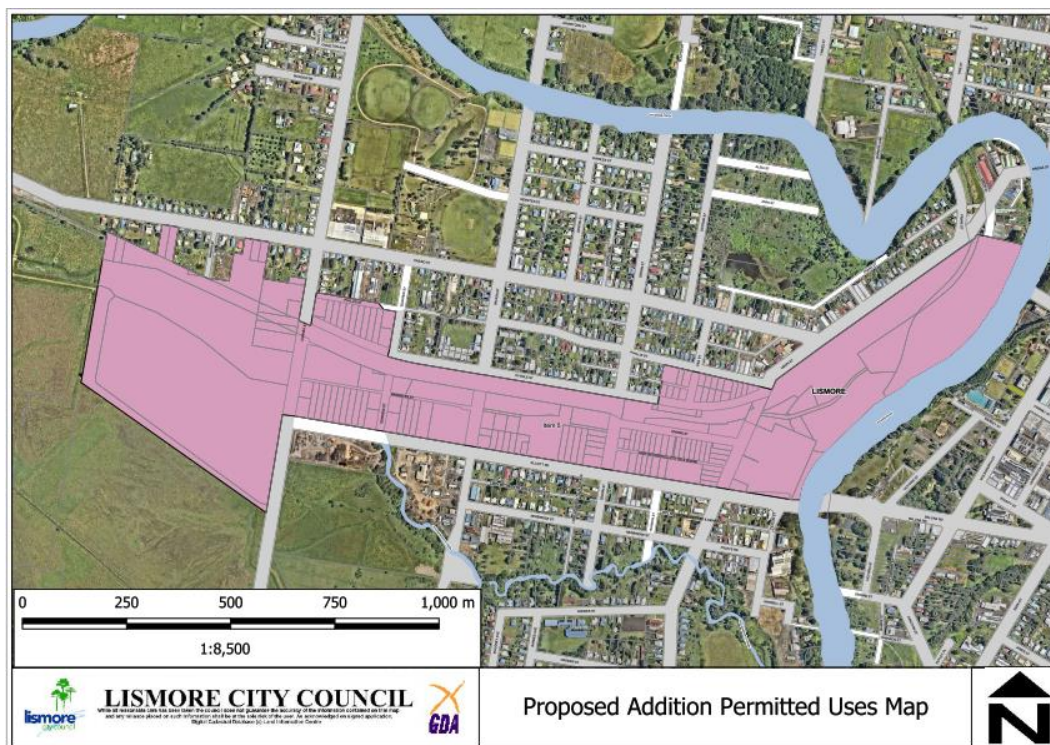


Figure 3 Proposed Additional Permitted Uses Map



PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A – Need for the planning proposal

1. *Is the planning proposal a result of an endorsed LSPS, strategic study or report?*

No. The planning proposal has been pursued due to landowner enquiries and recommendations from internal staff relating to the activation of the rail trail. However, the planning proposal is consistent with Council's endorsed LSPS.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

A planning proposal is the best and only way for the additional uses to be pursued.

Section B – Relationship to the strategic planning framework

3. *Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?*

The planning proposal gives effect to the objectives of the North Coast Regional Plan 2041. See **Appendix 1** for detail on how the proposal gives effect to the Plan.

4. *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

The planning proposal is consistent with Council's LSPS – Inspire Lismore 2040. The relevant planning priorities are addressed in **Table 1**.

Table 1: Consistency with Council's LSPS

#	Planning Priority	Consistency
1	Growth is consolidated around Lismore city, CBD and villages	The rail trail corridor to which the planning proposal applies is within the Lismore city area, and adjacent to the CBD.
2	Create a city and villages that support active & healthy living	The additional permitted uses will support the Northern Rivers Rail Trail, which supports active and healthy living through encouraging active transport and exercise.
5	Identify & support the expansion of emerging industries	Council has received enquiries relating to opportunities to support the rail trail for adjacent landowners. The planning proposal will support the expansion of new industries that will be in demand as a result of the rail trail.
7	Revitalise the City Heart and create linkages to a reactivated River Precinct.	The part of the rail trail corridor the planning proposal applies to falls within the riverside precinct as mapped in the LSPS. The planning proposal will support the revitalisation of this area. Council also has plans to

		investigate links from the rail trail to connect into the CBD core, including through a potential new river crossing.
9	Transport & communications keep our communities connected and facilitate the expansion of industries	The rail trail provides a sustainable form of transport and will eventually link Casino through to Murwillumbah. This planning proposal will support the facilitation of the expansion of industries related to and supporting the rail trail.

5. *Is the planning proposal consistent with any other applicable State and regional studies or strategies?*

The planning proposal is not inconsistent with any State and regional study or strategy.

6. *Is the planning proposal consistent with applicable SEPPs?*

The planning proposal does not preclude the application of, and is consistent with, relevant State Environmental Planning Policies. Further detail is provided at **Appendix 2**.

7. *Is the Planning Proposal consistent with applicable s9.1 Ministerial Directions?*

The planning proposal is consistent, or justifiably inconsistent, with the applicable section 9.1 Ministerial Directions. Refer to **Appendix 3** for s9.1 compliance table.

Section C – Environmental, social and economic impact

8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?*

The planning proposal only applies to certain urban land parcels zoned E4. The planning proposal is also not introducing uses that are more environmentally impactful than what can already be done with development consent in the E4 zone. It is therefore considered that any adverse effects can be dealt with appropriately at the development assessment stage.

9. *Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?*

There are no other likely environmental effects that cannot be managed appropriately through existing provisions of the LEP, DCP and relevant SEPPs as part of any development application assessment, including any land remediation as a result of potential land contamination.

10. *How has the planning proposal adequately addressed any social and economic effects?*

The planning proposal will allow for additional commercial and community uses in part of the E4 zone in South Lismore adjoining the rail trail. This is likely to improve economic use of land and improve social outcomes through assisting in revitalisation of the Lismore CBD and the South

Lismore local centre. As the E4 zone currently allows a range of retail uses in the zone, and the affected lots are in close proximity to an E1 Local Centre, the additional new land uses are not expected to impact on the functioning of the zone.

Section D – Infrastructure (Local, State and Commonwealth)

11. *Is there adequate public infrastructure for the planning proposal?*

The subject lots are part of an E4 General Industrial zone and adjacent to an E1 Local Centre that is well-serviced. The proposed additional uses will not require additional public infrastructure.

Section E – State and Commonwealth Interests

12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

No consultation has been conducted pre-Gateway given the minor nature of the planning proposal. Relevant state and federal public authorities and government agencies will be consulted in line with any Gateway condition.

PART 4 – MAPPING

Figure 4 - Subject lots and Land Use Zone

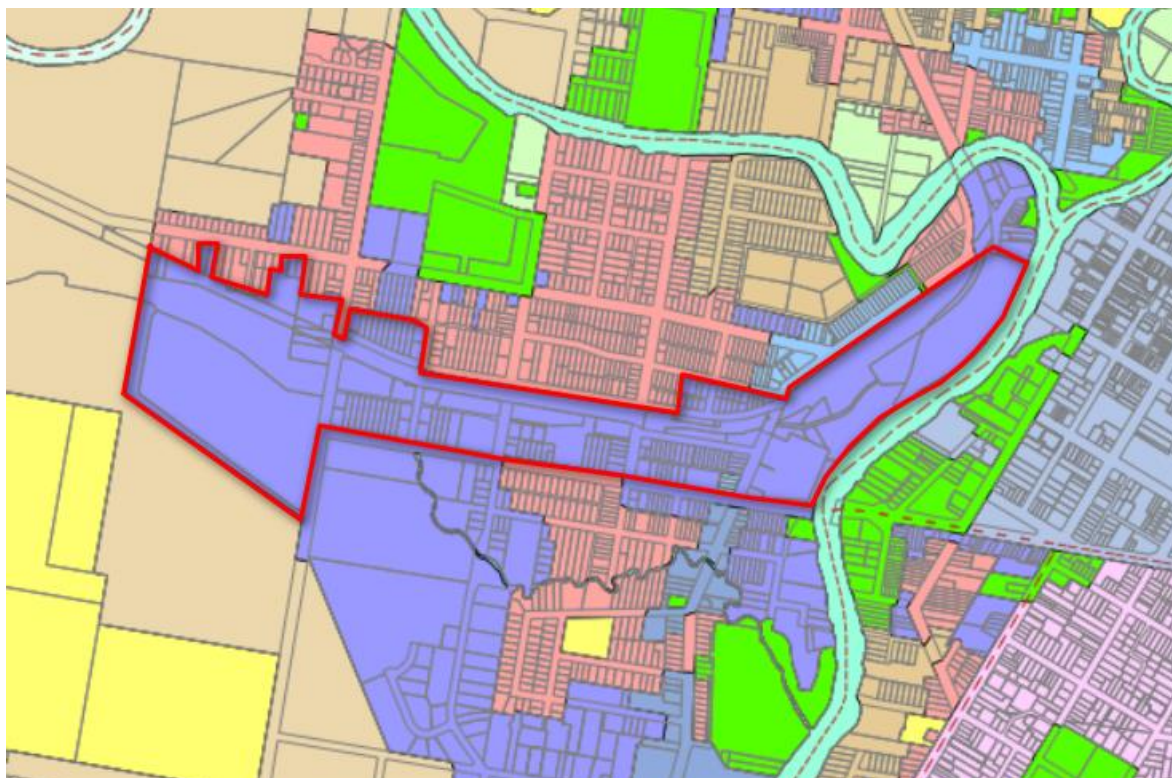


Figure 5 - Current Additional Permitted Uses

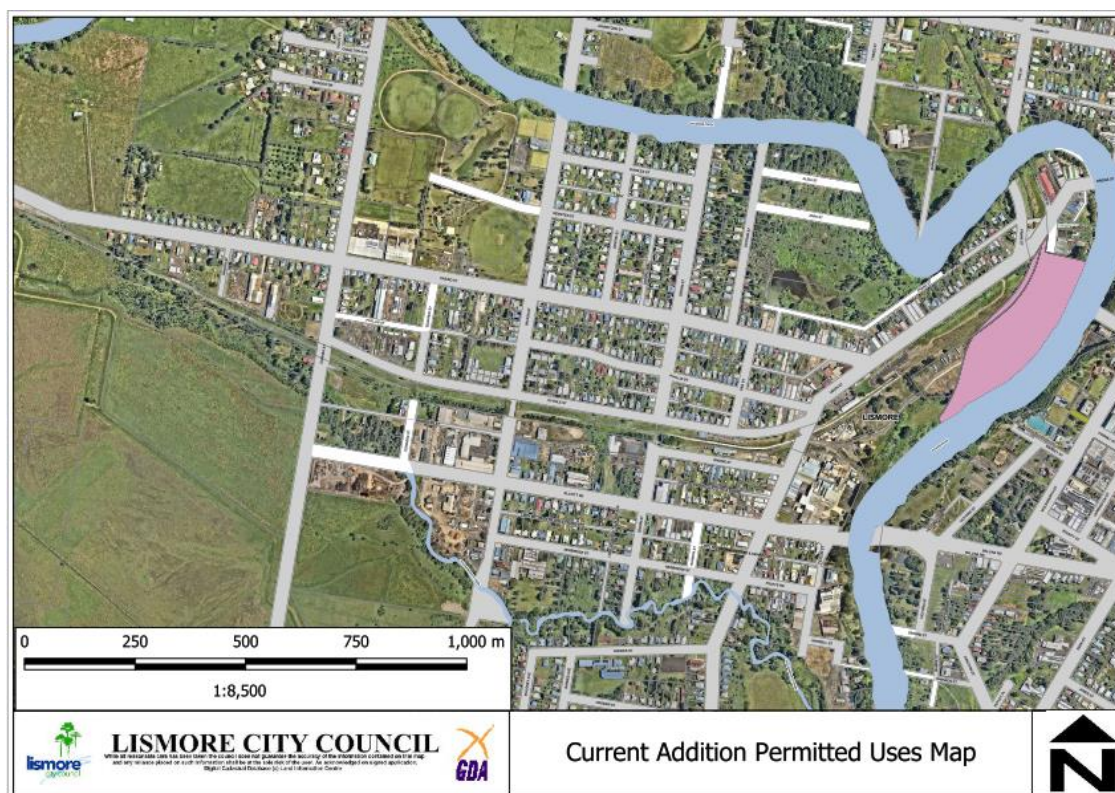
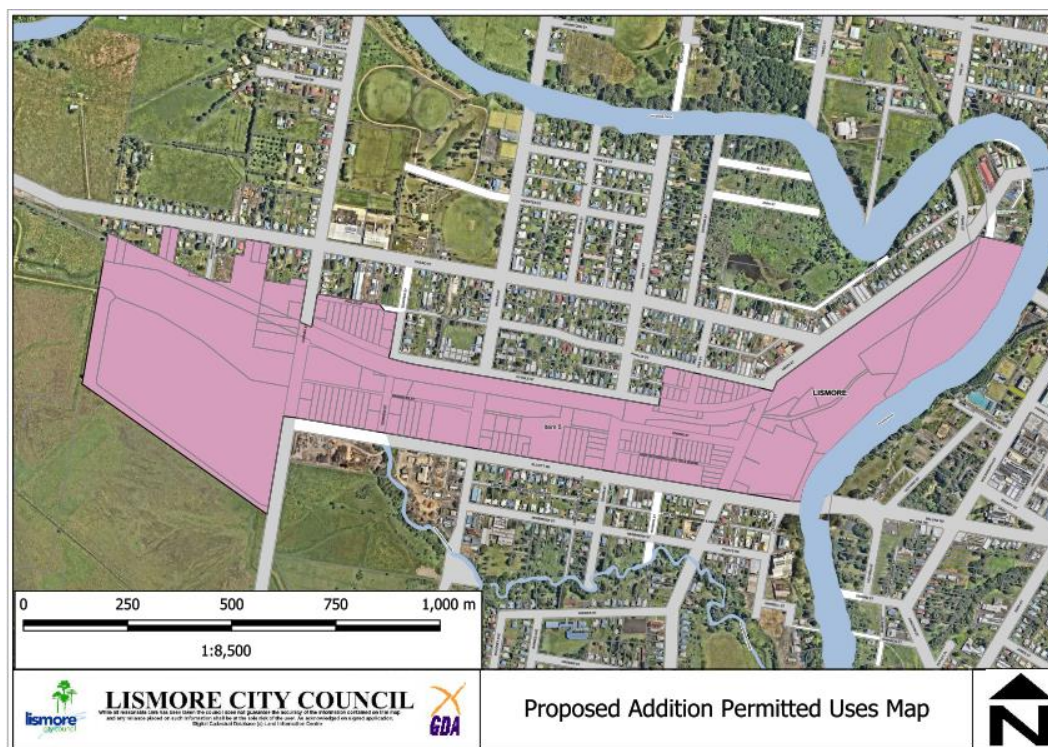


Figure 6 - Proposed Additional Permitted Uses



PART 5 – COMMUNITY CONSULTATION

Council will commence community consultation in accordance with any Gateway determination. Public exhibition will be undertaken in accordance with the DPHI *Local Environmental Plan Making Guideline* – August 2023 and Council's Community Participation Plan.

PART 6 – PROJECT TIMELINE

The proposed timeline for the completion of the planning proposal is as follows:

Estimated Completion	Plan Making Steps
May 2025	Report planning proposal to Council
May 2025	Gateway determination issued by DPE
June 2025	Amend planning proposal report in accordance with Gateway and commence agency and public consultation
July 2024	Consideration of submissions
September 2025	Post-exhibition report to Council
September 2025	Submission to Department for finalisation
October 2025	Gazettal of LEP amendment

APPENDIX 1

APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES COMPLIANCE TABLE

State Environmental Planning Policy	Requirements	Compliance
SEPP (Biodiversity and Conservation) 2021	<p>2 Vegetation in non-rural areas</p> <p>The aims of this Chapter are—</p> <ol style="list-style-type: none"> to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. 	<p>The planning proposal does not hinder application of this SEPP. The SEPP will be addressed at the development application stage, however the following is noted:</p> <ul style="list-style-type: none"> The subject land is relatively unconstrained in terms of vegetation cover. The proposed uses will not increase sensitivity nor intensification of the land. Council does not identify the land as being within a wildlife corridor.
SEPP (Resilience and Hazards) 2021	<p>2 Coastal Management</p> <p>The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—</p> <ol style="list-style-type: none"> managing development in the coastal zone and protecting the environmental assets of the coast, and establishing a framework for land use planning to guide decision-making in the coastal zone, and mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016. <p>4 Remediation of Land</p> <p>(1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.</p> <p>(2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—</p> <ol style="list-style-type: none"> by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements 	<p>2 Coastal Management</p> <p>Lots within the vicinity of the South Lismore Railway station are mapped as 'coastal use area' and some land to the west of this is mapped as 'coastal environment area'.</p> <p>The planning proposal for additional permitted uses does not affect the application of the SEPP. A completed 'NSW Coastal Design Guidelines 2023 Assessment checklist for planning proposals' is provided with the planning proposal showing consistency.</p> <p>4 Remediation of Land</p> <p>The proposed uses will not increase sensitivity nor intensification of the industrially zoned land and therefore any inconsistency is deemed as justifiable. Council considers that land contamination and remediation can satisfactorily be addressed at the Development Assessment stage.</p> <p>The planning proposal does not hinder application of this SEPP at the development application stage.</p>

State Environmental Planning Policy	Requirements	Compliance
SEPP (Sustainable Buildings) 2022	The aims of this Policy are as follows— (a) to encourage the design and delivery of sustainable buildings, (b) to ensure consistent assessment of the sustainability of buildings, (c) to record accurate data about the sustainability of buildings, to enable improvements to be monitored, (d) to monitor the embodied emissions of materials used in construction of buildings, (e) to minimise the consumption of energy, (f) to reduce greenhouse gas emissions, (g) to minimise the consumption of mains-supplied potable water, (h) to ensure good thermal performance of buildings.	The planning proposal does not hinder application of this SEPP.
SEPP (Transport and Infrastructure) 2021	No specific requirement regarding planning proposals. Chapter 2 aims to facilitate the effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development.	The planning proposal does not hinder application of this SEPP.

APPENDIX 2

NORTH COAST REGIONAL PLAN 2041 - COMPLIANCE TABLE

Objective	Compliance
Goal 1: Liveable, sustainable and resilient	
3: Protect regional biodiversity and areas of high environmental value	The planning proposal is not expected to have any adverse impacts on the biodiversity of Lismore.
Goal 2: Productive and connected	
11: Support cities and centres and coordinate the supply of well-located employment land	Additional permitted uses around the rail trail will support South Lismore local centres and the CBD by increasing the rail trail's attractiveness and tourism opportunities. It is considered that the uses proposed will not interfere with existing industrial uses. Council continues to investigate additional flood-free industrial land in other areas of the LGA.
12: Create a diverse visitor economy	The addition of the proposed uses around the rail trail corridor will support the visitor economy by making the rail trail a more attractive proposition and supporting its operation.
14: Deliver new industries of the future	Increased tourism is key to Lismore's future and recovery. Providing the opportunity for additional permitted uses such as information and education facilities and community facilities will support Lismore's desire to strengthen tourism.
15: Improve state and regional connectivity	The rail trail will link Lismore to Casino. Future sections of the rail trail will link Lismore to the Byron LGA. The planning proposal supports uses that will strengthen rail trail patronage.
16: Increase active and public transport usage	The rail trail provides an opportunity for active transport between Lismore and Casino, while also encouraging active transport through South Lismore. The planning proposal supports uses that will strengthen rail trail patronage.
Goal 3: Growth Change and Opportunity	
18: Plan for sustainable communities	The addition of a strong functioning rail trail will support sustainable communities by encouraging active transport.
20: Celebrate local character	The rail trail provides the opportunity to celebrate Lismore's unique local character. Allowing for information and education facilities, community and retail uses will support the attraction of tourists and the ability for Lismore's local character to be celebrated.

APPENDIX 3

SECTION 9.1 MINISTERIAL DIRECTIONS COMPLIANCE TABLE

Ministerial Directions	Requirements	Compliance
1. Planning Systems		
1.1 Implementation of Regional Plans	(1) Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.	See Appendix 2
1.3 Approval and Referral Requirements	<p>(1) A planning proposal to which this direction applies must:</p> <p>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</p> <p>(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</p> <p>i. the appropriate Minister or public authority, and</p> <p>ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and</p> <p>(c) not identify development as designated development unless the relevant planning authority:</p> <p>i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and</p> <p>ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</p>	Consistent
3. Biodiversity and Conservation		
3.1 Conservation Zones	<p>(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development</p>	N/A. The planning proposal does not apply to land identified as within a conservation zone.

Ministerial Directions	Requirements	Compliance
	standard for minimum lot size for a dwelling in accordance with Direction 9.2 (2) of "Rural Lands".	
3.2 Heritage Conservation	<p>(1) A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</p>	<p>The planning proposal applies to lots that include heritage items. This includes Lismore Railway Station (I98) and a Railway shed (A11) at 7 Engine Street.</p> <p>While the planning proposal does not contain provisions that facilitate conservation of these buildings, the additional permitted uses will not impact on the heritage value of these items, nor interfere with application of existing heritage requirements in the LEP.</p> <p>The heritage value of these sites can be protected and reinforced by existing protections at the development application stage, so it is considered that the planning proposal is justifiably inconsistent because the items are 'conserved by existing or draft environmental planning instruments, legislation or regulations that apply to the land'.</p>
3.10 Water Catchment Protection	<p>(1) When preparing a planning proposal, the planning proposal authority must be satisfied that the planning proposal achieves the following:</p> <p>(a) is consistent with the objectives of this direction,</p> <p>(b) is consistent with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality, as published by Water Quality Australia, and any water quality management plan prepared in accordance with those guidelines,</p> <p>(c) includes documentation, prepared by a suitably qualified person(s), indicating whether the planning proposal:</p> <p>i. is likely to have an adverse direct, indirect or cumulative impact on terrestrial, aquatic or migratory animals or vegetation, and any steps taken to minimise such impacts</p> <p>ii. is likely to have an impact on periodic flooding that may affect wetlands and other riverine ecosystems</p> <p>iii. is likely to have an adverse impact on recreational land uses within the regulated catchment</p> <p>(d) identifies and considers the cumulative impact of the planning proposal on water quality (including groundwater)</p>	<p>The planning proposal is on land mapped as being in a drinking water catchment. However, the planning proposal does not propose any development, only enables additional development opportunities to be sought, which are likely less impactful than other uses that are already permitted with consent in the E4 General Industrial zone.</p> <p>Council is satisfied that the planning proposal is consistent with the objectives of the direction, however due to the minor nature of the proposal has not provided documentation.</p> <p>It is considered that the proposal is justifiably inconsistent due to the minor nature of the proposal, and that any impacts on the catchment can be suitably addressed at the development application stage.</p>

Ministerial Directions	Requirements	Compliance
	<p>and flows of natural waterbodies and on the environment more generally, including on land adjacent to or downstream of the area to which this direction applies,</p> <p>(e) identifies how the planning proposal will:</p> <ul style="list-style-type: none"> i. protect and improve environmental values, having regard to maintaining biodiversity, and protecting native vegetation, cultural heritage and water resources (including groundwater), ii. impact the scenic quality of the natural waterbodies and the social, economic and environmental interests of the community, iii. protect and rehabilitate land from current and future urban salinity, and prevent or restore land degradation, <p>(f) considers any feasible alternatives to the planning proposal.</p> <p>(2) When preparing a planning proposal, the planning proposal authority must:</p> <ul style="list-style-type: none"> (a) consult with the councils of adjacent or downstream local government areas where the planning proposal is likely to have an adverse environmental impact on land in that local government area, and (b) as far as is practicable, give effect to any requests of the adjacent or downstream council. 	
4. Resilience and Hazards		
4.1 Flooding	<p>(1) A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> (a) the NSW Flood Prone Land Policy, (b) the principles of the Floodplain Development Manual 2005, (c) the Considering flooding in land use planning guideline 2021, and (d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council. <p>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.</p> <p>(3) A planning proposal must not contain provisions that apply to the flood planning</p>	<p>The planning proposal seeks to add additional permitted uses that are consistent with the flood risk profile of the site, and is consistent with recommendations in the Lismore Flood Risk Management Plan 2024 and information in Council's Flood Prone Lands Development Control Plan. It is considered consistent with the NSW Flood Prone Land Policy and the Flood Risk Management Manual.</p> <p>The planning proposal does not rezone land, nor does it contain provisions that apply to the flood planning area as stipulated in clause (3) of the Direction.</p> <p>It is considered that flooding impacts can be addressed appropriately at the development application stage. It is thus considered the proposal is consistent with the proposal.</p>

Ministerial Directions	Requirements	Compliance
	<p>area which:</p> <ul style="list-style-type: none"> (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit development for the purposes of residential accommodation in high hazard areas, (d) permit a significant increase in the development and/or dwelling density of that land, (e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent, (g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or (h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event. <p>(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</p> <ul style="list-style-type: none"> (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the dwelling density of that land, (d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (e) are likely to affect the safe occupation of and efficient evacuation of the lot, or 	

Ministerial Directions	Requirements	Compliance
	<p>(f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</p> <p>(5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p>	
4.2 Coastal Management	<p>(1) A planning proposal must include provisions that give effect to and are consistent with:</p> <p>(a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas;</p> <p>(b) the NSW Coastal Management Manual and associated Toolkit;</p> <p>(c) NSW Coastal Design Guidelines 2003; and</p> <p>(d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land.</p> <p>(2) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land:</p> <p>(a) within a coastal vulnerability area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021; or</p> <p>(b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:</p> <p>i. by or on behalf of the relevant planning authority and the planning proposal authority, or</p> <p>ii. by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</p> <p>(3) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021.</p>	<p>Lots within the vicinity of the South Lismore Railway station are mapped as 'coastal use area' and some land to the west of this is mapped as 'coastal environment area'.</p> <p>The planning proposal does not propose particular development, only expands the list of uses permitted with consent that Council can consider at the development application stage.</p> <p>The proposal does not rezone land.</p> <p>A completed 'NSW Coastal Design Guidelines 2023 Assessment checklist for planning proposals' is provided with the planning proposal showing consistency.</p> <p>The proposal does not explicitly include provisions that give effect to and are consistent with:</p> <p>(a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas;</p> <p>(b) the NSW Coastal Management Manual and associated Toolkit;</p> <p>(c) NSW Coastal Design Guidelines 2003; and</p> <p>(d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land.</p> <p>However, it is considered that the proposal is justifiably inconsistent because it is of minor significance due to its scale, and the fact that it is not proposing development, only allowing additional uses permitted with consent that are less impactful than many of the</p>

Ministerial Directions	Requirements	Compliance
	<p>(4) A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the land within these maps, under chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021:</p> <p>(a) Coastal wetlands and littoral rainforests area map;</p> <p>(b) Coastal vulnerability area map;</p> <p>(c) Coastal environment area map; and</p> <p>(d) Coastal use area map.</p> <p>Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.</p>	land uses already permitted in the E4 General Industrial zone.
4.3 Planning for Bushfire Protection	<p>(1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.</p> <p>(2) A planning proposal must:</p> <p>(a) have regard to Planning for Bushfire Protection 2019,</p> <p>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</p> <p>(c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).</p> <p>(3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <p>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:</p> <p>i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and</p> <p>ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,</p> <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard,</p>	The planning proposal seeks only to add additional permitted uses into the E4 Industrial zone that will not intensify the existing permissible uses. Council is satisfied that any bushfire protections can be addressed at the Development Application stage.

Ministerial Directions	Requirements	Compliance
	<p>in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p> <p>(f) introduce controls on the placement of combustible materials in the Inner Protection Area</p>	
4.4 Remediation of Contaminated Land	<p>(1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <p>(a) the planning proposal authority has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>(2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p>	<p>Council is satisfied that additionally proposed uses will not significantly increase the intensification of the land. The planning proposal does not propose a significant change but rather only adds some similar uses to an existing industrial zone. As such Council is satisfied that land contamination can satisfactorily be addressed at the development application stage. Therefore, the planning proposal is inconsistent but justified.</p>
5. Transport and Infrastructure		
5.3 Development Near Regulated Airports and Defence Airfields	<p>(1) In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must:</p> <p>(a) consult with the lessee/operator of that airport;</p>	<p>The Planning Proposal is within the Obstacle Limitation Surface of the Lismore Regional Airport. The lessee/operator will be consulted as part of any Gateway Determination.</p>

Ministerial Directions	Requirements	Compliance
	<p>(b) take into consideration the operational airspace and any advice from the lessee/operator of that airport;</p> <p>(c) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p> <p>(d) not allow development types that are incompatible with the current and future operation of that airport.</p> <p>(2) In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</p> <p>(a) consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</p> <p>(b) for land affected by the prescribed airspace (as defined in clause 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</p> <p>(c) not allow development types that are incompatible with the current and future operation of that airport.</p> <p>(d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.</p> <p>(3) In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:</p> <p>(a) consult with the Department of Defence if:</p> <ul style="list-style-type: none"> i. the planning proposal seeks to exceed the height provisions contained in the Defence Regulations 2016 – Defence Aviation Areas for that airfield; or ii. no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield. <p>(b) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</p> <p>(c) not allow development types that are incompatible with the current and future operation of that airfield.</p>	

Ministerial Directions	Requirements	Compliance
	<p>(4) A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic- Aircraft Noise Intrusion – Building siting and construction with respect to interior noise levels, if the proposal seeks to rezone land:</p> <p>(a) for residential purposes or to increase residential densities in areas where the Australian Noise Exposure Forecast (ANEF) is between 20 and 25; or</p> <p>(b) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</p> <p>(c) for commercial or industrial purposes where the ANEF is above 30.</p> <p>(5) A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 Australian Noise Exposure Concept (ANEC)/ANEF contour for Western Sydney Airport.</p>	
7: Industry and Employment		
7.1 Employment Zones	<p>(1) A planning proposal must:</p> <p>(a) give effect to the objectives of this direction,</p> <p>(b) retain the areas and locations of Employment zones,</p> <p>(c) not reduce the total potential floor space area for employment uses and related public services in Employment Zones,</p> <p>(d) not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones, and</p> <p>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.</p>	Consistent. The planning proposal encourages employment growth in suitable locations and supports the viability of identified centres.

APPENDIX 3

PROPOSED LEP CHANGES

Schedule 1 Additional permitted uses

Add 9 Use of certain land at Union Street and Engine Street, South Lismore

- (1) This clause applies to land identified as “Item 9” on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—
 - (a) community facilities,
 - (b) entertainment facilities,
 - (c) information and education facilities,
 - (d) retail premises.

NSW Coastal Design Guidelines 2023



Appendix 1: Assessment checklist for planning proposals

Hierarchy of coastal management areas:

1. CWLRA = coastal wetlands and littoral rainforests area
2. CVA = coastal vulnerability area
3. CEA = coastal environment area
4. CUA = coastal use area

Note: Requirements relating to coastal hazards must be considered for all coastal hazard and risk areas, regardless of which relevant coastal management area(s) these fall within. 'Coastal hazard and risk areas' mean any mapped coastal vulnerability areas and/or areas affected by (or projected to be affected by) coastal hazards that have been identified in a state environmental planning policy, local environmental plan, development control plan, coastal management program, coastal hazard policy or study adopted by council.

Outcome A. Protect and enhance coastal environmental values			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome A.1 Protect coastal ecosystems			
A.1a Avoid development on undeveloped headlands and significant coastal landforms.	CVA, CEA	N	
A.1b Do not increase development or intensify land uses where there is existing development on headlands and significant coastal landforms.	CVA, CEA	N	
A.1c Identify, protect and enhance sensitive coastal ecosystems including coastal wetlands, littoral rainforests and other coastal threatened ecological communities that may be affected by development.	CWLRA, CEA	N	
A.1d Maintain and protect the presence of beaches, rock platforms, coastal dunes, riparian vegetation and the natural features of foreshores, including along estuaries and coastal lakes.	CWLRA, CVA, CEA	N	
A.1e Use environmental buffers and limit the number of access points and pathways to protect coastal ecosystems. In some cases, it may not be appropriate to allow public access to areas with highly sensitive ecosystems or animal populations.	CWLRA, CEA, CUA	N	

Outcome A. Protect and enhance coastal environmental values			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
A.1f Consider if the planning proposal is needed or if development zones could be better located to minimise effects on biodiversity.	CWLRA, CEA, CUA	Y	Y
A.1g Avoid development that may disturb, expose or drain areas of Class 1 and Class 2 acid sulfate soils.	CWLRA, CEA, CUA	N	
A.1h Consider direct and indirect effects of development, including any necessary infrastructure, on water quality, water quantity and hydrological flows of waterways and groundwater.	CEA, CUA	Y	The Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor
Outcome A.2 Protect coastal wetlands and littoral rainforests			
A.2a Identify coastal wetlands and littoral rainforests, including areas that could be rehabilitated or restored in the future, and do not increase development or intensify land uses in these areas.	CWLRA	N	
A.2b Allow for the adaptive management of stormwater run-off so that the quality of water leaving the site is better than pre-development quality to lessen effects on coastal wetlands or other sensitive receiving environments.	CWLRA, CEA, CUA	Y	The Planning Proposal seeks only to add additional permitted uses and does not rezone land nor propose a specific development. Council is satisfied that stormwater run-off can
A.2c Provide environmental buffers and riparian corridors that enable the long-term management and protection of areas of biodiversity and ecosystem integrity.	CWLRA, CVA, CEA, CUA	N	
A.2d Identify and protect areas that allow for landward migration pathways for coastal wetlands to respond to climate change.	CWLRA, CEA	N	
A.2e Exclude land uses that affect the natural state of coastal wetlands and littoral rainforests or that will make it harder to rehabilitate these ecosystems in the future.	CWLRA	N	
Outcome A.3 Protect marine parks and aquatic reserves			
A.3a Avoid development and land uses that affect the environmental, economic, social and cultural values of marine parks and aquatic reserves.	CEA, CUA	N	
A.3b Protect the ecological health of marine parks and aquatic reserves, including providing for riparian vegetation and buffers in their catchments.	CEA, CUA	N	

Outcome B. Ensure the built environment is appropriate for the coast and local context

Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome B.1 Respond to and protect elements that make the place special			
B.1a Integrate development within the natural topography of the site and ensure land use, building scale and height respond sympathetically to coastal landforms.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will
B.1b Ensure the intended form and footprint of development does not dominate coastal elements, including foreshores, public spaces and other areas of natural beauty.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will
B.1c Incorporate adaptive, water-sensitive urban design into the development footprint to reduce run-off and manage water quality within receiving environments.	CWLRA, CEA, CUA	Y	The Planning Proposal seeks only to add additional permitted uses and does not rezone land nor propose a specific development. Council is
B.1d Ensure that lot sizes, building heights and density are appropriate for the coastal settlement, and complement the existing or desired local character, supported by place-based strategies.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor
B.1e Avoid development that would harm geological features and geoh heritage.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are
Outcome B.2 Ensure urban development complements coastal scenic values			
B.2a Limit ribbon development and urban sprawl wherever possible. In certain locations, place-based strategies may support increased development density and building heights as a better response to urban growth.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor
B.2b Use greenbelts to create, maintain and mark out separation between settlements.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are
B.2c Consider effects on scenic values and maintain publicly accessible views to significant landmarks.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of
B.2d Ensure that building heights consider the effect on views from different vantage points.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are
B.2e Retain or create views from public spaces. Prioritise this over creating views from private property.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of
B.2f Provide for active transport links along foreshores, including along estuaries and coastal lakes, and between settlements to increase public access and amenity.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will

Outcome C. Protect and enhance the social and cultural values of the coastal zone			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome C.1 Protect and promote heritage values			
C.1a Ensure development does not harm heritage values or sites.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are
C.1b Work collaboratively with local Aboriginal people before and throughout the planning proposal process.	CWLRA, CVA, CEA, CUA	Y	The Planning Proposal will be referred to the relevant bodies (Land Council and Prescribed Body
C.1c With permission and guidance from local Traditional Custodians, identify and emphasise significant features of coastal land and sea Country.	CWLRA, CVA, CEA, CUA	Y	The Planning Proposal will be referred to the relevant bodies (Land Council and Prescribed Body Corporate) post-Gateway.
C.1d With permission and guidance from local Traditional Custodians, identify and protect sacred and significant areas through the appropriate siting of development.	CWLRA, CVA, CEA, CUA	Y	The Planning Proposal will be referred to the relevant bodies (Land Council and Prescribed Body Corporate) post-Gateway.
C.1e Ensure land use, building type, scale and height respond to heritage items and areas.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are
Outcome C.2 Provide public access to significant coastal assets			
C.2a Protect and, where practical, improve, public amenity, access to and use of beaches, foreshores, rock platforms, geoheritage sites and headlands, unless you must restrict access for public safety or for environmental or cultural protection. In doing so, consider both current and projected future coastal hazards.	CVA, CEA	N	
C.2b Identify opportunities to maintain and improve existing public access to beaches, foreshores, coastal waters and coastal lakes that support active and passive recreation activities, where this does not interfere with existing coastal industries.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor intensification of the land/ land uses.
C.2c Consolidate access points and consider alternative access to protect sacred and significant Aboriginal cultural areas.	CWLRA, CVA, CEA, CUA	Y	The Planning Proposal will be referred to the relevant bodies (Land Council and Prescribed Body
C.2d Maintain and improve foreshore access and connections to existing or proposed networks of public open spaces. This includes waterways, riparian areas, bushland and parks for active and passive recreation.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor
C.2e Consider opportunities to protect and improve habitat connectivity through settlements, such as those described in the <i>Greener Places Design Guide</i> .	CWLRA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will

Outcome C. Protect and enhance the social and cultural values of the coastal zone			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
C.2f Avoid development on coastal dunes and foreshore reserves unless it is for essential public purposes, such as surf life-saving club buildings. Any building or structure located on dunes must be of lightweight construction and relocatable.	CVA, CEA	N	
C.2g Define the boundaries of development sites with a public edge – for example, a pedestrian pathway or public laneway.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of
C.2h Prevent the privatisation of coastal open space by ensuring development next to foreshores is set back, maintains public access and accessibility, and provides links and connections to other public accessways.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor
Outcome C.3 Protect public amenity			
C.3a Avoid development that will overshadow the beach, foreshore or public domain. Apply the standard that there must be no overshadowing before 4 pm (midwinter) and 7 pm (Eastern Daylight Saving Time).	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor
C.3b Protect the amenity of public spaces from buildings, structures or land uses that may be visually and/or acoustically intrusive or create wind funnels.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will

Outcome D. Support sustainable coastal economies			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome D.1 Support sustainable industries and recreational activities that depend on the coast			
D.1a Ensure that development will not harm sustainable coastal industries needing waterfront access, or recreational use of the coastal environment.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will
D.1b Protect and improve essential facilities such as access ramps and jetties for sustainable coastal industries needing waterfront access.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will
D.1c Ensure access ramps, jetties, pontoons, groynes and other structures do not impede navigation on the water or harm coastal landforms or impair processes such as surf breaks.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor
D.1d Ensure that the proposal considers how development in a waterway may affect the land.	CEA, CUA	N	
Outcome D.2 Promote green infrastructure			
D.2a Do not allow development that is likely to significantly reduce connectivity of existing green infrastructure.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of
D.2b Provide for diverse green infrastructure that can support the changing needs of current and future communities, and provide tourism and recreational opportunities.	CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will

Outcome E. Respond to coastal hazards			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome E.1 Respond to coastal processes			
E.1a Planning proposals that affect land within a coastal hazard and risk area must not alter coastal processes in a way that harms the natural environment or other land.	CWLRA, CVA, CEA, CUA	N	
E.1b Exclude development in areas affected by a current or projected future coastal hazard that is likely to increase the risk of coastal hazards on that land or other land.	CWLRA, CVA, CEA, CUA	N	
E.1c Locate or consolidate development in areas with little or no exposure to current and projected future coastal hazards, to ensure public safety and prevent risks to life.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will
E.1d Do not increase development potential or intensify land uses in a coastal hazard or risk area.	CWLRA, CVA, CEA, CUA	N	
Outcome E.2 Account for natural hazard risks			
E.2a Identify areas on and near the proposal that are affected by current or projected future coastal hazards. Ensure that the proposal is compatible with any identified threat or risk.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will
E.2b Account for potential interaction between coastal hazards and other current and future natural hazards. This includes flooding, bushfires, landslip, heatwaves, severe storms, east coast lows and cyclones. Refer to the <i>Strategic Guide to Planning for Natural Hazards</i> .	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor intensification of the land/ land uses.
E.2c Manage natural hazard risk within the development site. Avoid using public space or adjoining land to lessen risk.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of
Outcome E.3 Account for climate change			
E.3a Demonstrate that the proposal applies a 100-year planning horizon for the full range of climate change projections for coastal hazards. This approach recognises that sea level is projected to continue to rise for centuries because of climate change.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor intensification of the land/ land uses.
E.3b Consider how climate change could affect the risk profile of existing natural hazards and create new vulnerabilities and exposure for the proposal in the future.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will

Outcome E. Respond to coastal hazards			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome E.4 Provide sustainable defences to coastal hazards			
E.4a Reduce exposure to coastal hazards by protecting, restoring or improving natural defences. This includes coastal dunes, vegetation, coastal floodplains and coastal wetlands, where suitable.	CWLRA, CVA, CEA, CUA	Y	he Planning Proposal enables additional permitted uses that are consistent with the existing uses of the industrial zone. These uses will not increase sensitivity nor
E.4b If natural defences are not possible, reduce exposure to coastal hazards without significantly degrading: <ul style="list-style-type: none"> • biological diversity and ecosystem integrity • ecological, biophysical, geological and geomorphological coastal processes • beach and foreshore amenity, or the social and cultural value of these areas • public safety and access to, or use of, beaches or headlands. 	CWLRA, CVA, CEA, CUA	N	
Outcome E.5 Protect essential infrastructure			
E.5a Locate and design essential infrastructure to reduce vulnerability to current and projected future coastal hazards. Consider the effects of climate change over at least a 100-year planning horizon.	CWLRA, CVA, CEA, CUA	N	
E.5b Where exposure to coastal hazards cannot be avoided, prepare adaptation plans for essential service infrastructure. These plans should be consistent with any applicable coastal management program.	CWLRA, CVA, CEA, CUA	N	
E.5c Consult local Aboriginal land management experts and emergency management agencies on how to strategically locate access routes and other essential infrastructure.	CWLRA, CVA, CEA, CUA	N	
Outcome E.6 Change land uses to manage legacy issues and avoid creating new ones			
E.6a Ensure the proposal will not require coastal management interventions to remain viable over its expected lifespan.	CWLRA, CVA, CEA, CUA	N	
E.6b Consider the potential legacy effects of the proposal and if the proposed land uses or development will create a social, environmental, economic or cultural burden for future generations.	CWLRA, CVA, CEA, CUA	N	
E.6c Consider if the proposed change of land use could remove redundant legacy infrastructure or reduce existing legacy effects.	CWLRA, CVA, CEA, CUA	N	

Survey Responses

20 January 2025 - 17 February 2025

Online Submission

Your Say Lismore

Project: Development Control Plan housekeeping amendments

 GRANICUS

VISITORS					
3					
CONTRIBUTORS			RESPONSES		
1			1		
0	0	1	0	0	1
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Jan 24, 2025 10:36:55 am**Last Seen:** Jan 24, 2025 10:36:55 am**IP Address:** n/a**Q1. Name**

[REDACTED]

Q2. Address

[REDACTED]

Q3. Email

[REDACTED]

Q4. Chapter 1: Residential Development

I'm a local building designer & this is a great update to Chapter 1. However I'm a little concerned about the wording of A12.1 "parking spaces must be at least 5.5 metres from the front boundary. " This line of wording seems to indicate that a parking space can not be included within a 5.5m setback area from the front boundary. This would require a driveway space of 11m to accommodate a standard parking space. Which doesn't make sense where the building line is <6.0m. Something more along the lines of "A min 5.5m allowance for parking must be provided within the front boundary setback" would be clearer. Thanks again for your hard work!

Q5. Chapter 3: Industrial Development

not answered

Q6. Chapter 4: Rural and Nature-Based Tourism Development

not answered

Q7. Chapter 5A: Urban Residential Subdivision

not answered

Q8. Chapter 6: Subdivision and Infrastructure (Village, large lot residential and rural)

not answered

Q9. Chapter 11: Buffer Areas

not answered

Q10. Chapter 18: Extractive Industries

not answered

Wendy Black

From: [REDACTED]
Sent: Monday, 17 February 2025 2:17 PM
To: Records
Subject: Submission objecting to " Development Control Plan housekeeping amendments"
Attachments: housekeeping-.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 my submission objecting to the proposed Development Control Plan housekeeping amendments as currently exhibited.

I am aware my submission will be published and that it contains my name and village.

Regards,

[REDACTED]

=====

[REDACTED]

[REDACTED]

Phn. [REDACTED]

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This email has been checked for viruses by AVG antivirus software.
<https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.avg.com%2F&data=05%7C02%7Ccouncil%40lismore.nsw.gov.au%7C16d8e52b7e5e42ae15ca08dd4f01803a%7C9e1d0d3d4d484e299d8391929d2fc10f%7C1%7C0%7C638753590212550067%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=%2FbWF2rjkzRcKVNNMMN%2BxzqdqjoYrgLo6C41C9SFg6b64%3D&reserved=0>

Submission objecting to the proposed Development Control Plan housekeeping amendments as currently exhibited

I do not support the proposed Development Control Plan housekeeping amendments, on the following grounds:

1. The “housekeeping” changes to the DCP in Chapter 1 alter the setback for all properties fronting these roads (which were previously grouped as RMS roads) : Nimbin Road, Blue Knob Road, Dunoon Road, Rous Road, Coraki Road, and Eltham Road.

For R5 properties, the previous setback was 28metres, and it is proposed to reduce it to 10 metres, i.e an almost 2/3rds reduction in distance.

For RU1 and E3 the setback was 28 metres and it is proposed to reduce it to 15 metres, almost halving the distance.

Given the magnitude of the changes and the significant number of properties involved, an estimated 600+ households, it is completely inappropriate to bury such a change within 'housekeeping' since it substantially alters the nature of the DCP, despite council's website stating that "housekeeping" changes should not alter the nature of the DCP

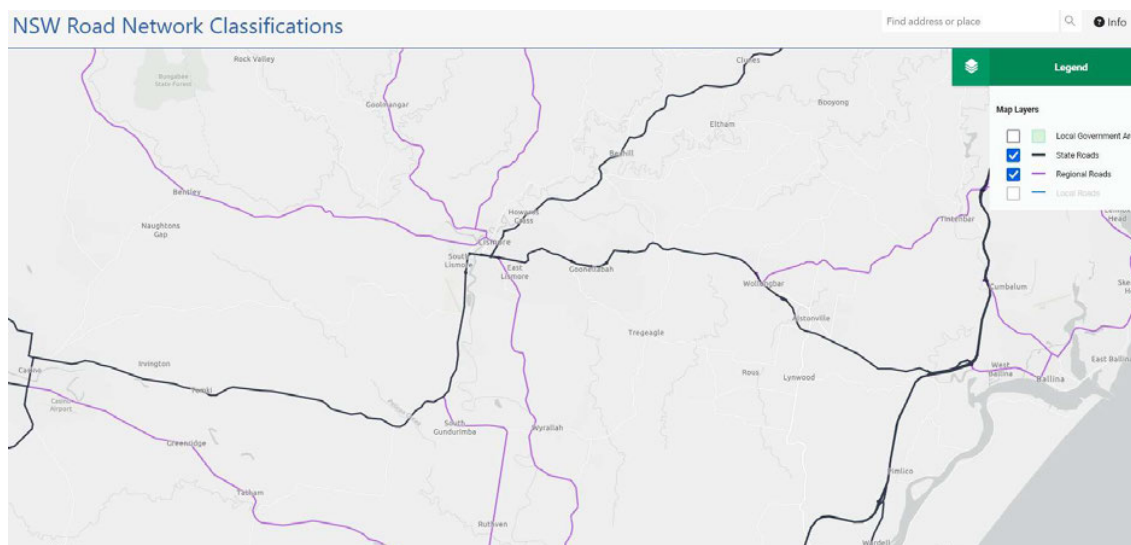
The number of new dwellings that could fall under these proposed setbacks is significant, due to the council gaining exemption from the 40hectare size limit for land zoned Agricultural (RU1).

Setbacks are largely a planning measure that seeks to preserve visual amenity and ensure that the character of a neighbourhood is consistent. **Reducing the setbacks to the extent proposed will inevitably impact the nature of our rural areas and undermine other strategies, e.g Agritourism and Nature-based tourism, which are reliant on our existing ambience.**

The pros and cons of such a broad change should be debated by the community, particularly all of those properties and businesses potentially affected now and into the future.

It is appropriate instead for council to retain the existing setbacks until these proposed changes are subject to community consultation, exhibited, debated, and potentially adopted as a separate planning decision. This process could then allow the insertion of further conditions that would ensure visual amenity, landscape harmony etc, through vegetation buffer requirements and the like.

2. There seems to be an additional planning inconsistency in Chapter 1, in relation to these roads. Originally defined as RMS roads, perhaps for historical reasons, they are now classified at state level as Regional Roads (Nimbin , Dunoon, Coraki,) or Local Roads (Rous, Eltham, Blue Knob). So, two categories of road, but with one setback rule, which may be fine. Except that Kyogle Road, and Whyrallah Road, which are Regional roads, are not included in this setback rule. The community should have the opportunity to decide whether consistency matters, and to understand the planning reasons behind these discrepancies.



3. In chapter 3, **Industrial Development**, I object to the removal of sections **Siting of certain industries**, and **Zoning Controls** in **Part 3.4 Other Provisions**. These provisions directly support Objectives 1, 2 and 3 of the Chapter, and their removal without alternative provisions leaves planning controls weakened, and business and residential communities less protected.

4. In chapter 4, I object to the wording of **section A7.3 on Ecological features and conservation values**. The provision is being diluted by requiring only a "**concept**" VMP. This wording is so vague that the outcomes would equally vague and unmeasurable and thus future compliance unenforceable. No specification is given for the threshold of "small scale", nor "minimal ecological impact", in the added special note, which further weakens potential compliance and undermines council's own biodiversity policies.

5. In chapter 6, **Village, Large Lot Residential and Rural Subdivision**, I object to :

- The wording of A26.1, because it does not require the supposed "structure plan or masterplan" to meet minimum standards given in A26.2. This could be rectified by specifying minimum standards, but the proposed wording opens the door for a lower standard of outcomes for the community.
- The wording of A26.3, because it refers specifically to "**embellishments**", but the section A27, which defines embellishments is proposed to be deleted – leaving embellishment requirements undefined and open to uncertainty and contestation. Further, terminology such as "Where the provision of a new open space is not suitable", has no meaning without definitions of "suitable" and more importantly, stating who decides what is suitable. **In the context of village development, it should be the village community that decides, and this should be a mandatory provision.**
- The deletion of P27 and A27 because it weakens commitment to quality parks and open spaces and will have the effect of reducing their provision.

I note that Lismore City council as yet has no "structure plans or masterplans" although the Clunes Masterplan is in development. Council should ensure that Open Space provision and quality is driven by the affected communities, and that the DCP explicitly makes this the case, so developers and communities have certainty.

6. In chapter 18, **Extractive Industries**, I object to the wording of section **18.5 Buffer areas around Extractive Industry sites**.

Council should strive to minimise the impact of these important industries and seek to maximize public support for them. This is best done by implementing best practice when it comes to buffer zones, and so these buffer zones should be aligned with the section in Chapter 11. The recommended buffer zone of 1000m should be specified for quarries where blasting may occur.

As it currently reads, the section 18.5 appears to seek reasons for reducing buffers rather than following Chapter 11, and is unlikely to enhance a quarry's social license to operate.

In summary, the scale of the proposed changes removes this omnibus amendment to the DCP from the realm of "housekeeping", and a number of the amendments are flawed and introduce inconsistencies and ambiguity, which are never good for a planning document.

The proposed changes should not proceed as one decision but should be re-exhibited a series of separate proposals, each with an accurate description of their intent , so that proper community debate can occur.



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: SUBMISSION – Development Control Plan Housekeeping – Attention: [REDACTED]
Date: Thursday, 20 February 2025 1:39:20 PM
Attachments: [01. SUBMISSION to DCP Chapter 11 and 18.pdf](#)
[02. Chapter 11 Feb 2021 Council meeting copy \(1\).pdf](#)
[03. Buffer zone illustrations.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.

SUBMISSION – Development Control Plan Housekeeping – Attention: Jacqui Willcocks

Dear Jacqui Willcox,

I am attaching to this email a submission on DCP Housekeeping which was made prior to submissions closing on 17 February, 2025. I wish to thank you for allowing us to make some changes to the document and resubmit.

I do not consent to council or to any third party publishing my personal email address on any website or to making it accessible to the public.

The attached submission and illustration do not include my email address. I consent to the publication of only my submission, council record, illustration and **my name only**.

This request is made in accordance with the PPIP Act.

Yours sincerely

[REDACTED]

SUBMISSION

DEVELOPMENT CONTROL PLAN HOUSEKEEPING AMENDMENTS

Attention: Jacqui Willcocks, Strategic Planning Officer, Lismore City Council

This submission brings to Lismore City Council's attention a conflict between two different chapters of the DCP with regards to the minimum size of the Secondary Buffer Zones around extractive industries. Chapters 11 and 18, which have been put on public exhibition to show the updates. Some clarity is required regarding buffer zone distances.

“Buffer Area” means an area of prescribed width between adjoining land uses or developments that is created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain development is restricted. LCC DCP Chapter 11

Chapter 11 Buffer Zones

The Chapter 11 that was on council's website under the DCP was an outdated version, modified by “annef” on 29/06/21. This out-of-date version was incompatible with the version that is currently on public display and had multiple differences between the two documents.

Wednesday, 05/02/25 this previous version of Chapter 11 was replaced and is now a version that matches the version that has been put on public display (with the suggested highlights in red added) and one assumes is the CURRENT council policy document. Kindly advise if my assumption is not correct by return email.

The current Chapter 11 document lists under Mining, petroleum, production & extractive industries a **Primary Buffer Zone of 500m** and a **Secondary Buffer Zone of 1000m**.

The confusion comes from the following:

I refer to council meeting held in February 2021 where the then existing Chapter 11 was put before council with several amendments highlighted in red. **Amendment number 28**, this amendment was voted on by the chamber to be put out for public exhibition.

I cannot find any record of that happening. Nor can I find any record of this Chapter of the DCP returning to the elected body for a resolution of council. Kindly disabuse me of my understanding if I am wrong and provide me with the evidence by return email.

However, a new Chapter 11 authored by anef modified 29/06/21 and remained on council's website until the evening of 04/02/25 when it was then replaced with a version authored by sally.slatter also modified 29/06/21.

Both the anef version and the sally.slatter version bear many differences to the amended version (number 28) that went before council in February 2021 which to my knowledge was never adopted as current policy.

Is council aware that they have had an outdated version of Chapter 11 on their website until 05/02/25?

Chapter 18 Extractive Industries

A similar switch of Chapters posted on the council website happened with Chapter 18 also between Feb 4th and Feb 5th, 2025.

The version posted on the council website up until the 4th Feb was a 7-page document and replaced by a 22-page document on the 5th Feb 2025, with the addition of information regarding Rehabilitation Guidelines for Extractive Industries and a few minor changes to other parts of the document.

The version of Chapter 18 now posted on council's website matches what council has put on public display for public comment with the suggested change highlighted on page 4 of the document with reference to the calculation of the *heavy haulage levies*.

The additional 15 pages have not been highlighted as being changed/added to the original document as they should have been.

In summary:

- 1) Would council please clarify the distances for the Primary and Secondary Buffer Zones required around an Extractive Industry site. *Chapter 18 of the DCP refers to a 800m buffer zone and Chapter 11 of the DCP refers to a 1000m buffer zone.*
- 2) Would council please confirm that a buffer zone is determined as being the width of land measured outwards from the **boundary/perimeter** of the subject approved development area.
- 3) With the above discrepancies between Chapters in the DCP which are misleading to the ordinary person, plus the changes made to what was on council's website halfway through the display period to documents containing different information, I ask that there be a further public exhibition period due to the major discrepancies in these documents.
- 4) Regarding amendment number 28 of Chapter 11. This amendment was voted on by the elected body in Feb 2021 to be put out for public display and comment.
 - a) Please provide the date it was put on public display; and
 - b) The date it was returned to council for resolution to be amended. **The resolution number is requested.**

An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on February 9, 2021, 6pm

Attachments Excluded From Agenda

Shelley Oldham
General Manager

2 February 2021



Chapter 11

Buffer Areas



11 Buffer Areas

11.1 Objectives of this Chapter

The objective of this Chapter is to minimise land use conflicts between potentially incompatible land uses through the establishment of appropriate buffer areas.

11.2 Definitions

Terms not defined in LEP 2012 dictionary are defined in this section.

A word or expression used in this chapter has the same meaning as it has in LEP 2012 unless it is otherwise defined in this chapter.

agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

Note. Agricultural produce industries are a type of **rural industry**.

agriculture means any of the following:

- (a) aquaculture,
- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

buffer area means an area of prescribed width between adjoining land uses or developments that is created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain development is restricted.

encroaching development means any development, including subdivision, the erection of a building or the carrying out of an activity on land to which this Plan applies, which is proposed on land adjacent to an existing development or land use, or to land previously zoned for a specific purpose under the Lismore LEP 2012.

extensive agriculture means any of the following:

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock for commercial purposes,
- (c) bee keeping,
- (d) a dairy (pasture-based).

Note. Extensive agriculture is a type of **agriculture**.

gully means channels which are above the water table at all times and therefore do not receive spring or groundwater flows. They carry water only during and immediately after rain. They may be dry for extended periods but subjected to flash flooding during high intensity storms.

hazardous industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous industries are a type of **heavy industry**.

hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous storage establishments are a type of **heavy industrial storage establishment**.

heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

Note. Heavy industries are a type of **industry**.

industry means any of the following:

- (a) general industry,
 - (b) heavy industry,
 - (c) light industry,
- but does not include:
- (d) rural industry, or
 - (e) extractive industry, or
 - (f) mining.

intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following:

- (a) dairies (restricted),
- (b) feedlots,
- (c) piggeries,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Note. Intensive livestock agriculture is a type of **agriculture**.

intensive plant agriculture means any of the following:

- (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- (b) horticulture,
- (c) turf farming,
- (d) viticulture.

offensive industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive industries are a type of ***heavy industry***.

offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive storage establishments are a type of ***heavy industrial storage establishment***.

rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

Note. Rural industries are not a type of ***industry***.

sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

Note. Sewage treatment plants are a type of ***sewerage system***.

waste or resource management facility means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

11.3 Conflicts in Land Uses

Conflicts in land use may occur where residential development encroaches into non-residential areas, and established land use practices associated with a particular land use or activity are likely to lead to a real or perceived loss of amenity for residents. Typical external effects which may be generated by certain land uses and which could be considered to be incompatible with residential development include noise, odours, chemical sprays dust etc. If these effects are not taken into account at the development application stage, pressures can be exerted on land owners to modify existing land use practices. This could affect the economic viability of an established land use or industry and in some cases could result in the sterilisation of a resource.

11.4 Recommended Buffers

The most appropriate means for reducing potential land use conflicts is to provide for a physical separation between incompatible land uses in the form of a buffer area. The purpose of a buffer area is to provide a sufficient setback requirement such that impacts are reduced to the extent that they do not adversely affect the adjoining land use. ~~Clause 11.4 sets out preferred buffer areas for a variety of land uses including agriculture, industries, sewage treatment plants, waste or resource management facilities and environmentally sensitive areas.~~

In certain circumstances variations from the recommended standard buffer distances may be justified. Council has the discretion to approve a reduced buffer or require an increase in the buffer distance or to require the implementation of any reasonable conflict avoidance measures. Development applications incorporating a reduced buffer distance should incorporate a land use conflict risk assessment (LUCRA). Supporting technical reports such as noise or odour assessments and the like may be required to support the variation. ~~Factors to be considered in a LUCRA are outlined in a publication prepared jointly by NSW Primary Industries, Northern Rivers Catchment Management Authority and Southern Cross University entitled *Living and Working in Rural Areas – A handbook for managing land use conflict issues on the NSW North Coast*. The handbook can be downloaded from the link provided below:~~

http://www.dpi.nsw.gov.au/research/alliances/centre_for_coastal_agricultural_landscapes/living-and-working-in-rural-areas

11.4 Recommended Buffers

~~The buffer areas outlined in this section are intended as a guide for establishing a physical separation between residential development and certain activities and developments where potential conflicts between land uses may arise. Where a development application is received by Council which is likely to result in a conflict with existing or likely future adjoining land uses, it will be~~

It is the responsibility of the “encroaching development” to provide the required buffer areas.

The buffer distance generally applies when the residential development and the adjoining potentially conflicting land use are located on different allotments. ~~The risks of land use conflict are significantly diminished when potentially conflicting land uses, such as a dwelling house and a macadamia orchard, are located on the one lot and one landholder is responsible for the management regime. **Note:** There may be circumstances where spatial separation is still required under other Acts or environmental planning instruments when potentially conflicting land uses are proposed on the one allotment.~~

State or Regionally Significant Farmland

Areas of agricultural land in the Lismore LGA have been mapped as State or Regionally Significant Farmland based on physical attributes such as soil type, and the absence of constraints such as slope and flooding. It is important that urban growth is directed away from this land to protect the resource base and ensure non-farming uses do not generate land use conflict. No variation to buffers will be approved for encroaching development on land adjoining State or Regionally Significant Farmland unless exceptional circumstances apply. For example, consideration to vary a recommended buffer will be given if an historical development consent required a building envelope

be placed on the land title that does not meet current required buffer distances to adjoining land according to the provisions of this DCP Chapter.

Intensive Plant Agriculture - Horticulture

Horticulture is an important industry on the North Coast and makes a significant contribution to Lismore's economy. Lismore City is the third highest producing Local Government Area in the region in terms of gross value of agricultural commodities. It is also the most diverse Local Government Area with respect to the type of commodities it produces.

Potential conflicts between horticulture and residential development are dependent on the nature of the horticultural operation and the type of management practices employed by the producer. Commercial operations which involve the regular or intermittent use of chemical sprays on crops have the greatest potential for conflict with adjoining residential uses.

Both the aerial and ground application of pesticides is common practice for many commercial agricultural activities. Banana producers regularly use aerially applied sprays such as misting oil and fungicide on their crops. Tree crops such as macadamias and low chill stone fruit commonly utilise ground based spray rigs such as air blast misters.

Where pesticides are applied aerially, the *Pesticides Act 1999* requires that the property owner (or person authorising the spraying of the chemicals) obtain the prior written consent of all owners of dwellings or public premises whose boundaries are located within 150 metres of the spray area. The NSW Environmental Protection Authority is the regulatory authority responsible for the administration of the *Pesticides Act 1999*.

Under suitable conditions most of an aerially applied spray is deposited within an area extending 150 metres down wind of the aircraft flight path. The likelihood of pesticide drift beyond the target area is influenced by:

- How quickly the pesticide evaporates;
- The method of application, type of equipment used;
- The ability of the crop or ground surface to capture the spray droplets;
- Weather conditions and air turbulence during and shortly after the application.

While buffers of 150 metres are often recommended between residential and agricultural areas, "Biological buffers" offer an alternative to conventional setback requirements in that they assist in the capture of airborne pesticide droplets through the creation of a vegetation filter and **are necessary to vary a recommended buffer to horticulture subject to a merit based assessment. A Biological buffer should:**

Research into the behaviour of pesticide spray drift has shown that vegetation screens can prove effective barriers to spray drift where they meet the following criteria:

- (a) **are of be** a minimum width of 30 metres;
- (b) contain random plantings of a variety of tree and shrub species of differing growth habits, as spacings of 4 to 5 metres;
- (c) include species which have long, thin and rough foliage which facilitate the more efficient capture of spray droplets (see Appendix A for suitable species).
- (d) provide a permeable barrier which allows air to pass through the buffer (at least 50% of the screen should be open space).

Biological buffers **also:** have additional advantages in that they:

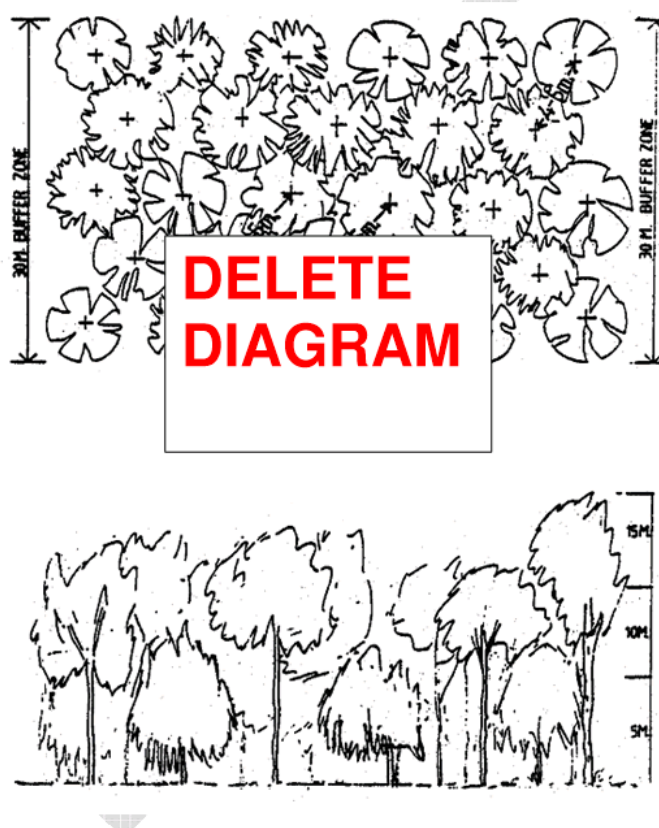
1. create corridors and habitat areas for wildlife;
2. increase the biological diversity of the area, thus assisting with pest control;
3. favourably influence the micro-climate;
4. are aesthetically pleasing; and

5. provide opportunities for recreational use such as cycleways/walkways.

Recommended Buffer – refer to Appendix B

- (a) ~~150 metre dwelling setback where there is no planted buffer; or~~
 (b) ~~80 metre dwelling setback, including a “biological buffer” of minimum width of 30 metres established prior to development along the boundaries adjoining horticultural land use, and established in accordance with the criteria contained in Appendix A and the figure below.~~

Applications for development, where biological buffer areas are proposed, shall include a detailed landscaping plan indicating the extent of the buffer area, the location and spacing of trees and shrubs and a list of tree and shrub species (see Appendix A for recommended species). The application shall also contain details concerning the proposed ownership of the buffer area and the means by which the buffer is to be maintained.



Macadamia De-husking Plants

The mechanical de-husking of macadamia nuts is considered to be ancillary to the agricultural operation of macadamia producing properties in that it forms part of the normal harvesting process of macadamias. Consequently Council does not regulate macadamia de-husking plants (ancillary to a macadamia plantation on the same land) by means of control on siting, noise generation, or hours of operation. During harvesting operations de-husking plants may generate significant levels of noise and traffic which can have impacts on adjoining properties. Proposals for new dwellings on properties adjoining existing macadamia de-husking plants should be located as far as practical from the plant in order to minimise adverse impacts.

Recommended Buffer – refer to Appendix B

300 metres for residential development.

Piggeries

Piggeries on the North Coast range from small operations of less than ten sows (approximately 100 pigs) to large intensive units housing up to 800 sows (8,000 pigs).

Most piggeries operate as part of a mixed farming operation where the piggery usually subsidises other farm enterprises.

Commercial piggeries, where pigs are fed wholly or substantially on externally-sourced feed, are classified as *intensive livestock agriculture* under the Lismore Local Environmental Plan 2012 and are permissible in RU1 and RU2 zones subject to the granting of development consent by Council.

Piggeries accommodating more than 2,000 pigs (200 sows) are classed as **Some piggeries are classed as** Designated Development under Schedule 3 of the Environmental Planning and Assessment Regulation, 2000 and will require the preparation of an Environmental Impact Statement.

Piggeries accommodating more than 200 pigs (20 sows) may also be classed as designated if they are located:

- (a) within 100 metres of a natural waterbody or wetlands; or
- (b) in an area of high watertable; or highly permeable soils; or acid sulfate, sodic or saline soils; or
- (c) on land of slopes greater than 6 degrees; or
- (d) within a drinking water catchment; or
- (e) on a floodplain; or
- (f) within 5km of a residential zone and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to effect the amenity of the neighbourhood by reason of noise, odour, dust, traffic or waste.

Depending on the size of the establishment, the method of effluent disposal and **topography**, piggeries are likely to have a significant impact on nearby residential development through the generation of odours. The extent of the impact will be dependent on factors such as the size of the operation, prevailing wind conditions and topography. Buffers between piggeries and residential development should be of a sufficient distance so that odours generated by piggeries do not cause an undue loss of amenity to adjoining residents. The recommended buffers apply to piggeries and associated effluent disposal areas.

Recommended Buffer – refer to Appendix B	Primary Buffer	Secondary Buffer
Large feedlots (>500 pigs)	500 metres	1,000 metres
Small feedlots (<500 pigs)	300 metres	600 metres

Urban/village residential and large lot residential development is excluded from both the primary and secondary buffer areas. Single dwellings on agricultural holdings may be permitted in the secondary buffer (but generally not in the primary buffer) if no alternative suitable location is available.

Note: The provisions of *SEPP 30-Intensive Agriculture* and the *Protection of the Environment Operations Act 1997* also apply to piggeries.

Cattle Feedlots

A cattle feedlot consists of a confined yard area with watering and feeding facilities where cattle are completely hand or mechanically fed for the purposes of beef production.

Commercial cattle feedlots, where cattle are fed wholly or substantially on externally-sourced feed, are classified as *intensive livestock agriculture* under the Lismore Local Environmental Plan 2012 and are permissible in RU1 and RU2 zones subject to the granting of development consent by Council.

Large feedlots containing 1,000 or more head of cattle are classed as Designated Development under Schedule 3 of the Environmental Planning and Assessment Regulation 2000 and will require the preparation of an Environmental Impact Statement.

Cattle feedlots can have a significant environmental impact on adjoining properties through the generation of odours, dust and noise from stock truck movements and feed mill operations. Consequently sufficient buffering needs to be provided between feedlots and residential development to mitigate the effects of these impacts.

Recommended Buffer – **refer to Appendix B**

	Primary Buffer	Secondary Buffer
Large feedlots (>500 head)	500 metres	1,000 metres

Small feedlots (<500 head)	300 metres	600 metres
--------------------------------------	-------------------	-------------------

Urban/village residential and large lot residential development is excluded from both the primary and secondary buffer areas. Single dwellings on agricultural holdings may be permitted in the secondary buffer (but generally not in the primary buffer) if no alternative suitable location is available.

Note: The provisions of *SEPP-30 Intensive Agriculture* and the *Protection of the Environment Operations Act 1997* also apply to cattle feedlots.

Other Intensive Livestock Agriculture, Dairies (Pasture Based) and Rural Industries

Buffers may be required to other intensive livestock agriculture, dairies (pasture based) and rural industries which are likely to impact on nearby residential development and these will be assessed individually according to the size, nature and characteristics of the operation. Generally the following minimum buffer areas should apply:

Primary Buffer	Secondary Buffer
Dairies (pasture based)	300 metres / 600 metres
Poultry Farms	300 metres / 400 metres
Abattoirs	800 metres / 1,000 metres

Urban/village residential and large lot residential development is excluded from both the primary and secondary buffer areas. Single dwellings on agricultural holdings may be permitted in the secondary buffer (but generally not in the primary buffer) if no alternative suitable location is available.

Grazing Land

Residential dwelling sites adjoining grazing land should have a 30 metre setback. Infill residential development zoned R1, R2 and RU5 are exempt from this requirement

Cattle Dip Sites

There are a significant number of operational, decommissioned and remediated cattle tick dip sites in Lismore. Cattle dipping remains an essential component of the cattle tick control program on the North Coast. The noise, dust and pesticide use associated with cattle dipping means that the operation of dip sites is generally not compatible with residential development. Even decommissioned dip sites are likely to contain chemical residues in the surrounding soil which may place a constraint on the development of surrounding land for residential purposes.

Various chemicals have been used in cattle tick dip sites over the years however arsenic, DDT and to a less extent Ethion, have been found to be the most persistent and may present a hazard to human health and/or the environment when present in high levels. The use of arsenic in dips ceased in 1955, followed by DDT in 1962. While current tickicides are not expected to be as persistent as arsenic or DDT they may still pose a harmful threat to humans and the environment if direct exposure to the chemical occurs.

The NSW Department of Planning and Infrastructure's Planning Guidelines SEPP 55 – Remediation of Land and Lismore City Council's Regional Policy for the Management of Contaminated Land and the State Environmental Planning Policy No. 55 – Remediation of Land are used to establish appropriate **management practices** buffers from **where encroaching development is within 200m from a** cattle dip sites. The following matters must be addressed in any development application within 200 metres of an identified dip site

- (a) Whether the dip site is in active use, and if so whether current dip practices are likely to result in exposure of tickicides to the proposed development by any means.
- (b) Whether contaminants are likely to move off the site through spray drift, erosion of contaminated soil, stormwater run-off or in windblown dust.
- (c) Whether the proposed development site is located "upstream" or downstream" of the dip site.
- (d) Whether the dip site is securely fenced, particularly with respect to preventing children from entering the dip area. Most fencing around dip sites is designed for stock control and would not normally be of a standard that would exclude humans.
- (e) Whether warning signs have been erected around the perimeter of the contaminated area.
- (f) The lateral extent of chemical contamination in the soil around the dip site, as determined by soil sampling techniques undertaken in accordance with SEPP 55 guidelines and Council's contaminated land policy.
- (g) Whether the proposed development could result in the use of contaminated land for purposes such as the growing of vegetables, fruit trees or raising of poultry, livestock etc.
- (h) Whether any rehabilitation measures are proposed for the dip site (such as the relocation of contaminated soils off the site to a secure storage area).

Extractive Industries

Extractive industries involve the use of an extensive range of plant and equipment which creates noise and dust as material is **extracted** won from the quarry face and then crushed and screened for loading and transport. In some cases blasting is necessary to extract the material. Quarrying activities are incompatible with many land uses, particularly those of a residential nature. It is therefore desirable to provide a buffer area around quarries to minimise land use conflicts and safeguard quarry resources which could be sterilised as a result of encroachment by residential land uses.

The extent of the buffer requirement depends on the size of the quarry, whether blasting is utilised, the nature of production methods, the extent of crushing and screening operations, topography and site conditions and the intensity of surrounding development and land uses. A two level buffer standard is recommended with the primary and secondary buffer as follows:

Recommended buffers – refer to Appendix B

	Primary Buffer	Secondary Buffer
Large quarries ($>10,000\text{m}^3$ pa)	500 metres	800 metres
Medium quarries ($5,000\text{m}^3$ – $10,000\text{m}^3$ pa)	400 metres	600 metres
Minor quarries ($<5,000\text{m}^3$ pa)	300 metres	400 metres

Urban/village residential and large lot residential development is excluded from both the primary and secondary buffer areas. Single dwellings on agricultural holdings may be permitted in the secondary buffer (but generally not in the primary buffer) if no alternative suitable location is available.

Sewage Treatment Plants

The operation of sewage treatment plants involves the aerobic treatment of sewage effluent in order to achieve a quality of effluent discharge from the plant as prescribed by license issued by the EPA. The normal and efficient operation of sewage treatment plants involves the generation of some

odours which may make them incompatible with certain land uses, particularly residential, commercial and public uses.

The Department of Planning and Infrastructure **Industry and Environment** recommend a buffer of at least 400 metres width around sewage treatment plants, although this may be varied to suit local conditions. Compatible uses which may be carried out within the 400 metre buffer include agriculture, plant nurseries and certain recreational uses.

Recommended Buffer

400 metres for residential areas and urban development, community land uses, schools, etc.

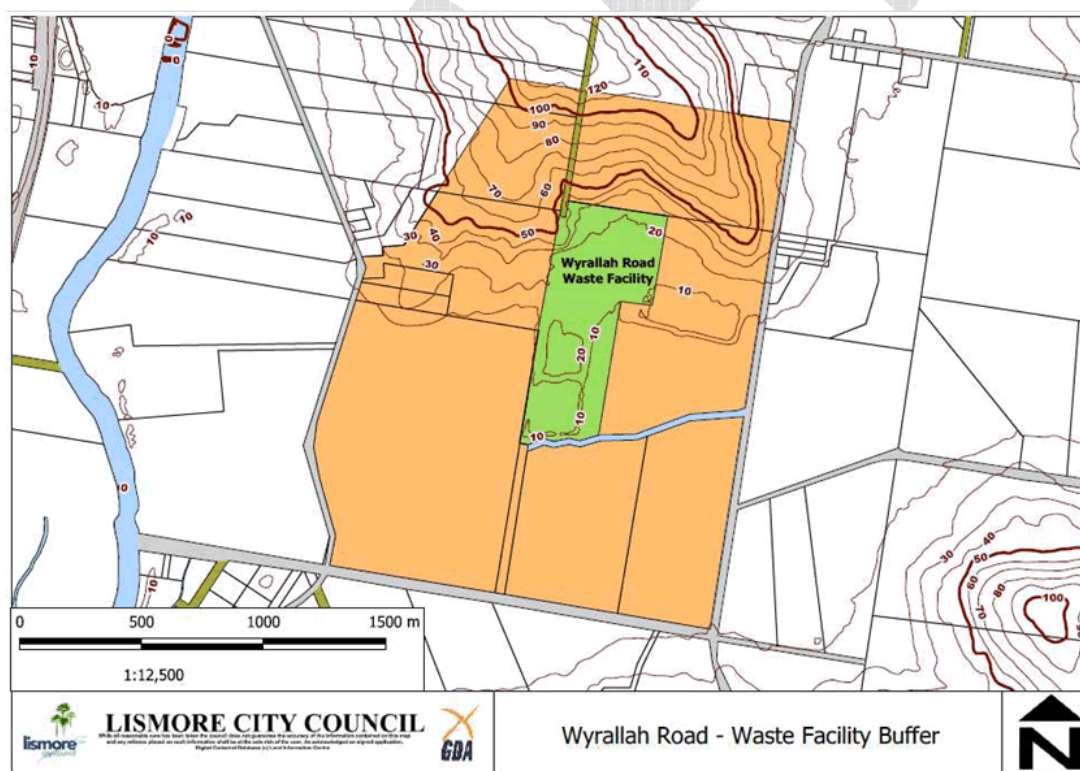
Waste or Resource Management Facilities

Lismore City Council operates a waste or resource management facility at Monalltrie. These facilities generate a number of external impacts related to their operation which include odours, dust, noise from machinery, traffic and visual impacts. Buffers between the perimeter of the working area of the waste or resource management facility and residential development should seek to minimise those impacts on residences while taking into account the operational characteristics of the facility and specific conditions affecting the site.

Recommended Buffer

Wyrallah Road, Monalltrie – the area highlighted in brown shown hatched on the map.

Updated Map:



Industrial Development

Where the subdivision of land is proposed for industrial development which adjoins existing residential development (or land zoned for the purposes of residential development), a buffer shall be provided by the subdivider along the boundary with the residential land. The purpose of the buffer

is to provide visual screening and assist in the reduction of impacts such as noise or other emissions from future industrial development.

Buffers should be mounded (to a minimum height of 1.5 meters) and densely planted in accordance with an approved landscaping plan. Generally Council will not accept land in buffer areas for dedication as Public Reserve. The subdivider shall provide details as to the type of industry to be adjoining the residential land, the future ownership of the buffer area and the means by which the landscaping will be maintained to Council's satisfaction.

Recommended Buffer

	Minimum	Preferred
Light Industries	10 metres	20 metres
General Industries	20 metres	40 metres

Buffer widths may be reduced where a public road provides a physical separation between residential land and industrial development, however mounding and landscaping will still be required to provide an effective visual barrier.

Heavy Industry and Heavy Industrial Storage Establishments

Heavy industry and heavy industrial storage establishments are defined in section 11.2 of this chapter.

The width of buffer areas between heavy industry and heavy industrial storage establishments and non-compatible uses such as residential development will be dependent on the nature of the industry but should be of sufficient distance that adverse impacts are reduced to acceptable limits.

Recommended Buffer

1,000 metres to residential development and other non-compatible uses (a reduction may be considered depending on the nature of the industry).

Crematoriums

Crematoriums are a permissible use in the B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial zones but prohibited in all other zones under the Lismore LEP 2012. Where crematoriums are proposed to border on residential areas an appropriate buffer is required to overcome perception issues that may be experienced by nearby residences.

Recommended Buffer

A minimum of 80 metres is required from existing residential development or from land that is zoned R1 General Residential, R2 Low Density Residential or RU5 Village.

Planning for Bush Fire Protection

Development applications are required to demonstrate compliance with the guideline "Planning for Bush Fire Protection" published by the Rural Fire Service, updated from time to time, and available from the Rural Fire Service website at www.rfs.nsw.gov.au

A list of suitable fire retardant trees and shrubs are included in Appendix ~~B A~~.

The CSIRO has conducted research into the ignitability of Australian plants. One study can be found at http://www.afr.org.au/Gill_ignitability_final.pdf

Watercourses and Wetlands

Buffers between ~~various forms of~~ residential development and watercourses and wetlands are necessary in order to maintain water quality and protect the aesthetic, recreational and habitat values of the watercourse and riparian vegetation.

Recommended Buffers – refer to Appendix B

Rural dwellings (and unsewered urban development) are to have buffers consistent with the requirements of Council's On-Site Sewage and Wastewater Management Strategy.

Urban development (sewered) is to be located 30 metres from the nearest boundary of urban allotments to the top of the bank of any watercourse. This buffer may be reduced in width where effective stormwater control and a landscaped buffer is provided. A list of suitable trees and shrubs for planting in streamside buffers is included in Appendix C A.

Environmental Buffers

To protect the integrity of areas which are recognised as having high environmental value (such as National Parks, Nature Reserves, other environmental protection zones, and State Forests) a sufficient setback between new residential development and the defined boundary of environmentally sensitive areas should be maintained. Adverse impacts on these areas from residential development may include predation of wildlife by domestic animals, invasion of exotic weeds, and nutrient enrichment from stormwater run-off.

Recommended Buffer

Rural dwellings – 200 metres (preferred), 100 metres (minimum).

Urban development – 20 metres from the nearest boundary of any urban development (a reduction may be considered where an appropriate animal proof fence is erected along the boundary).

Railway Lines

The following minimum setbacks from railway lines apply to residential dwellings:

Rural areas	50 metres
Urban areas	20 meters (with appropriate mounding and planting)

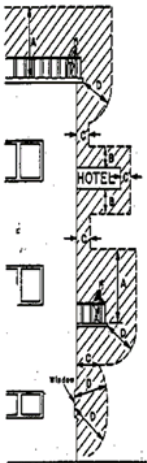
Powerlines

Buffers to powerlines to be provided in accordance with ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure: Industry Safety Steering Committee September 2012.

The minimum allowable clearances for powerlines as set out in the Table below, are the minimum necessary when the conductor will be at its closest position to a building or structure during strong winds or high temperatures. Under these conditions the conductor may swing or sag considerably towards a building or structure compared with its normal position. Allowance should be made for any swing or sag of powerlines under these conditions.

Required minimum clearance of parts of buildings or structures from the closest position to which an electric overhead power line may swing or sag in accordance with the design of the power line.

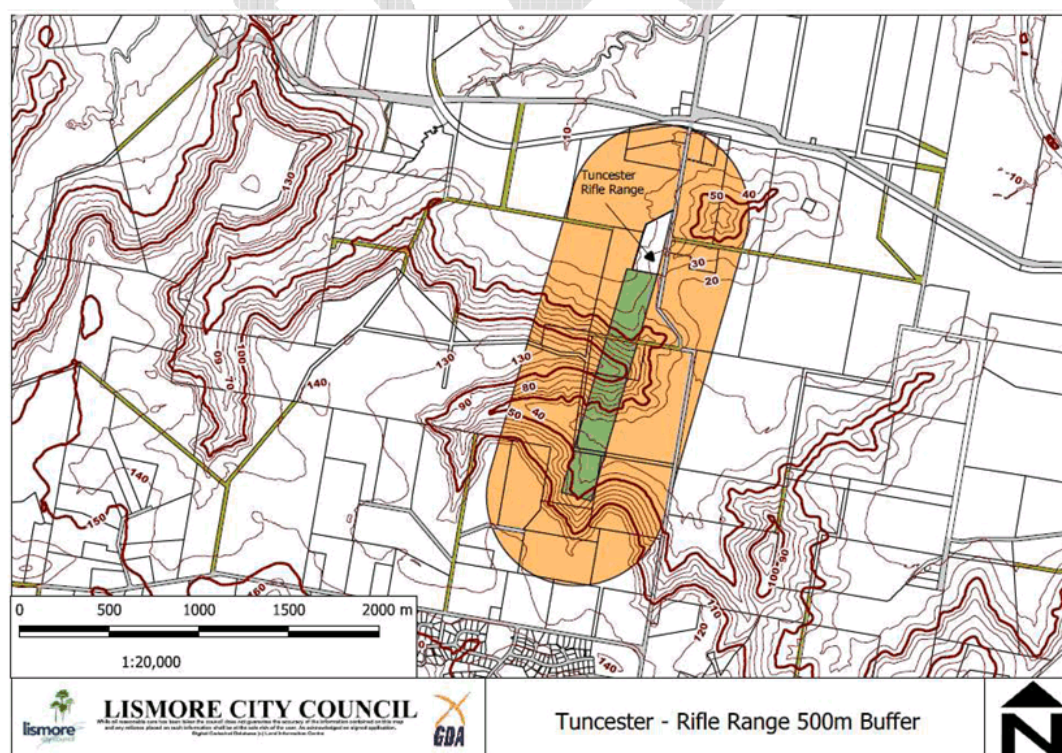
COLUMN1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN5	COLUMN6	COLUMN 7
Dimension as shown in drawing		Voltage not exceeding 850 volts			Voltage exceeding 650 volts but not exceeding 33 000 volts	Voltage exceeding 33 000 volts but not exceeding 132 000 volts
A	Any part of any roof, or similar structure, vertically below an overhead line and normally accessible to persons	Insulated service lines	Insulated mains or bare neutral of a service line or of mains	Bare phase conductors of mains or of service lines		
B	Any part of any roof, or similar structure, vertically below an overhead line and not accessible to persons. Any advertising sign or the like					
C	A wall, or similar structure, not normally accessible to persons. Any flag. Any advertising sign or the like					
D	Any window opening. Any balcony, veranda or the like					
E	Any part of an outdoor wireless or outdoor television aerial or part of a staywire					
		The horizontal distance between the conductor closest to the aerial and a line drawn vertically through the part of the aerial closest to the power line must also comply with these clearances. Aerials must not be erected over power lines.				

	F	Any part of a clothes line	1.8 metres in any direction	3.0 metres in any direction	3.0 metres in any direction	3.0 metres in any direction	3.0 metres in any direction
	G	Over the carriageway of roads	5.5 metres vertically	5.5 metres vertically	5.5 metres vertically	6.7 metres vertically	6.7 metres vertically

Powerlines across private property generally require a 10 metre wide easement either side of the line to permit access to power poles for maintenance purposes. In rural areas dwellings should be located at least 20 metres clear of powerlines.

Rifle Ranges

Restrictions apply to the erection or use of any building for any purpose on land highlighted in green shown hatched on the following map, located immediately to the south of the rifle range in Rifle Range Road, Tuncester. In addition, no dwellings are permitted within the buffer area of 500 metres around the firing line of the pistol and small bore range, as indicatively highlighted in brown shown by the dotted line on the map. Any other development and/or use proposed within the 500 metre buffer will be subject to Council consideration via the lodgement of a development application, having regard to the impact of that development on the continuing use of the rifle range.



Lismore Airport

Air space “protection” around an aerodrome is an important factor in maintaining the continued safe operation of an aerodrome. The Civil Aviation Safety Authority (CASA) defines a set Obstacle Limitation Surfaces (OLS) designed to provide a safe, efficient and predictable environment for aeroplanes in which to approach, land and takeoff. The objective of the OLS Standards is to define the air space around the aerodrome which is to be kept free of obstacles so as to enable aeroplane operations to be conducted safely. No structure or installation is to be erected within the air space nominated without specific approval of the CASA:

1. Above RL 56 **54.5** metres AHD (45 metres above ground level of the airport) within an area of 4,000 metres radius from the runway as indicated in Figure 1.
2. Within the runway approach surfaces as indicated in Figures 1 and 2.

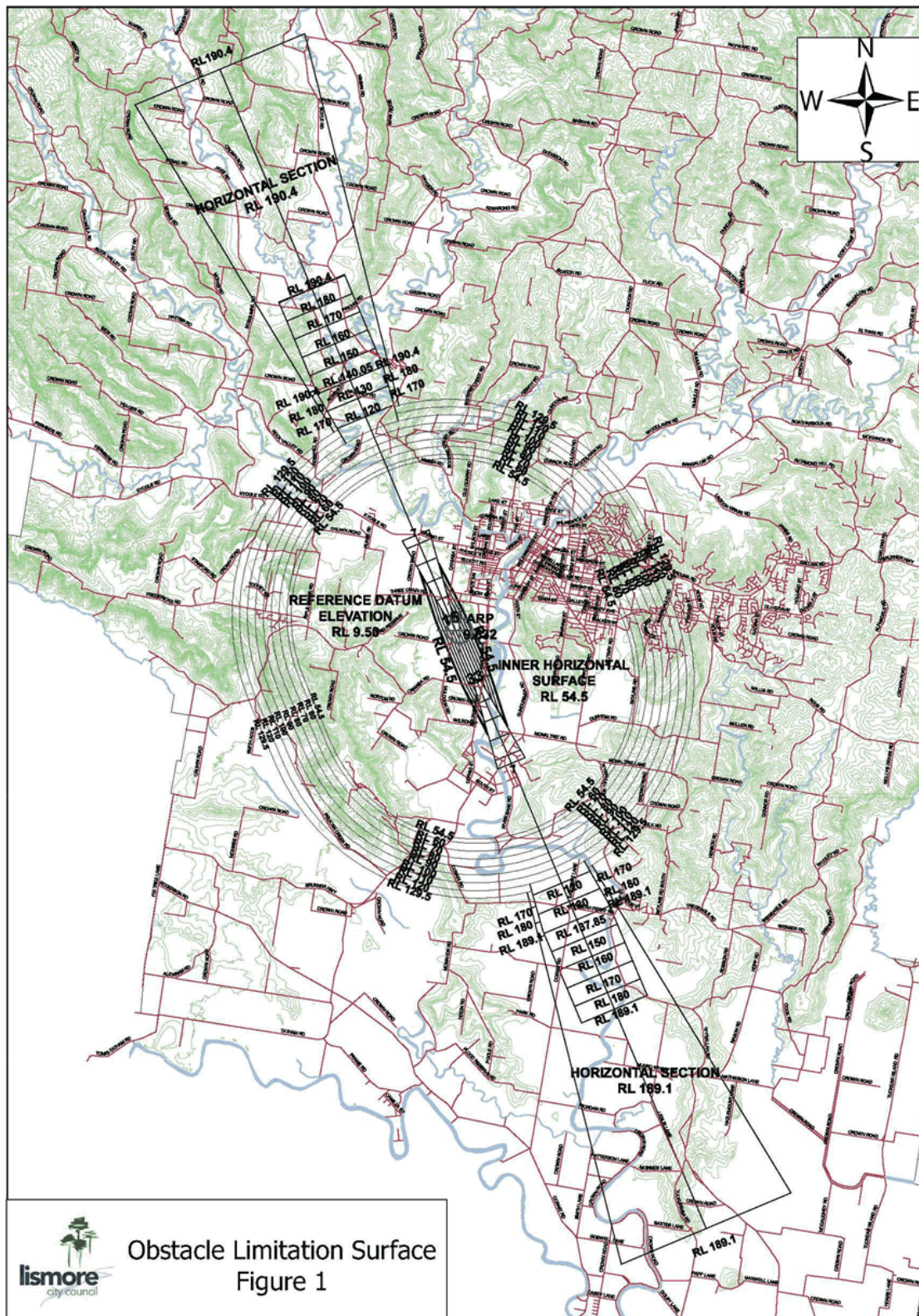
The nominated Obstacle Limitation Surfaces may be extended in the event of future extensions to the Lismore Airport runway.

Noise generated by aircraft has a differing impact upon a range of various land uses within the area surrounding airports. Accordingly, it is acknowledged by Council that certain types of development, such as residential dwellings, are not appropriate within close proximity to an airport. Taking this into account, in accordance with the requirements of LEP 2012, Council will generally not permit any form of residential development in locations where the ANEF (Australian Noise Exposure Forecast System), as shown on Figure 3, is at a level of 20 ANEF or more.

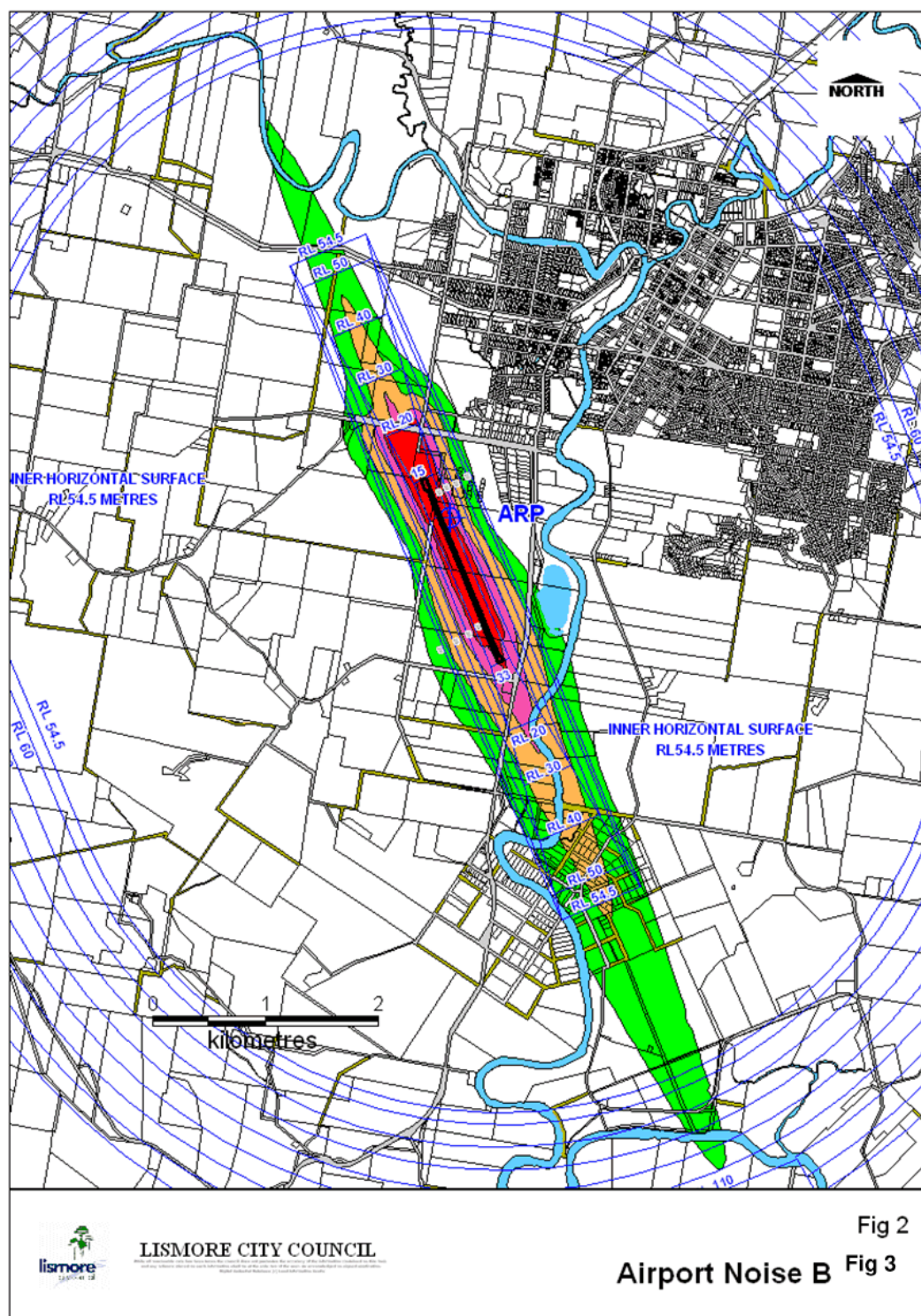
Notes:

1. The actual location of the 20 ANEF contour is difficult to define accurately, mainly because of variations in aircraft flight paths.
2. Within 20 ANEF to 25 ANEF, some people may find that the land is not compatible with residential use. Land use authorities may consider that the incorporation of noise control features in the construction of residences is appropriate (see also Appendix A).
3. An analysis of building noise reduction requirements by an acoustic consultant should be made and any necessary noise control features included in the design of the building.
4. If the 35 ANEF contour is not at present included in ANEF drawings this contour should be determined by interpolation.

NEW MAP:







APPENDIX A

Trees and shrubs suitable for planting within a biological buffer, for fire retardant purposes and/or for planting as riparian buffers.

Family	Scientific Name	Common Name	Biological Buffer	Fire Retardant	Riparian
Araucariaceae	<i>Araucaria cunninghamii</i>	Hoop Pine	✓		
Arecaceae	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm			✓
Asteliaceae	<i>Cordyline petiolaris</i>	Broad-leaved Palm Lily			✓
Asteliaceae	<i>Cordyline stricta</i>	Narrow-leaved Palm Lily			✓
Boraginaceae	<i>Ehretia acuminata</i> var. <i>acuminata</i>	Koda			✓
Casuarinaceae	<i>Allocasuarina littoralis</i>	Black She-Oak	✓	✓	
Casuarinaceae	<i>Casuarina cunninghamiana</i>	River She-Oak	✓	✓	✓
Casuarinaceae	<i>Casuarina glauca</i>	Swamp Oak	✓	✓	
Cyatheaceae	<i>Cyathea cooperi</i>	Straw Tree fern		✓	
Cyperaceae	<i>Carex appressa</i>	Tall Sedge			✓
Elaeocarpaceae	<i>Elaeocarpus grandis</i>	Blue Quandong			✓
Elaeocarpaceae	<i>Elaeocarpus obovatus</i>	Hard Quandong		✓	✓
Elaeocarpaceae	<i>Elaeocarpus reticulatus</i>	Blueberry Ash		✓	
Fabaceae	<i>Acacia delbata</i>	Silver Wattle		✓	
Fabaceae	<i>Acacia floribunda</i>	White Sally Wattle	✓		
Fabaceae	<i>Acacia longissima</i>	Long-leaf Wattle	✓	✓	
Fabaceae	<i>Acacia melanoxylon</i>	Blackwood	✓		✓
Fabaceae	<i>Pararchidendron pruinosum</i> var. <i>pruinsum</i>	Snow Wood		✓	
Lauraceae	<i>Cryptocarya triplinervis</i>	Three-veined Cryptocarya		✓	
Lauraceae	<i>Endiandra muelleri</i>	Green-leaved Rose Walnut			✓
Lauraceae	<i>Endiandra pubens</i>	Hairy Walnut			✓
Lauraceae	<i>Litsea australis</i>	Brown Bolly Gum		✓	
Lauraceae	<i>Litsea reticulata</i>	Bolly Gum		✓	
Lauraceae	<i>Neolitsea dealbata</i>	Hairy-leaved Bolly Gum		✓	
Lomandraceae	<i>Lomandra hystrix</i>				✓
Lomandraceae	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush			✓
Malvaceae	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree		✓	
Malvaceae	<i>Brachychiton discolor</i>	Lacebark Tree		✓	
Malvaceae	<i>Commersonia fraseri</i>	Brush Kurrajong			✓
Meliaceae	<i>Dysoxylum fraserianum</i>	Rosewood		✓	
Meliaceae	<i>Dysoxylum mollissimum</i> subsp. <i>molle</i>	Red Bean		✓	
Meliaceae	<i>Melia azedarach</i>	White Cedar		✓	
Moraceae	<i>Ficus coronata</i>	Creek Sandpaper Fig		✓	✓
Moraceae	<i>Ficus fraseri</i>	Sandpaper Fig		✓	✓
Moraceae	<i>Ficus macrophylla</i>	Morten Bay Fig		✓	✓

Family	Scientific Name	Common Name	Biological Buffer	Fire Retardant	Riparian
Moraceae	<i>Ficus obliqua</i>	Small-leaved Fig			✓
Moraceae	<i>Ficus superba</i> var. <i>henneana</i>	Deciduous Fig			
Moraceae	<i>Ficus watkinsiana</i>	Strangling Fig			✓
Moraceae	<i>Streblus brunonianus</i>	Whalebone Tree		✓	
Myrtaceae	<i>Acmena ingens</i>	Red Apple			✓
Myrtaceae	<i>Acmena smithii</i>	Lilly Pilly		✓	✓
Myrtaceae	<i>Baeckea linifolia</i>	Weeping Baeckea	✓		
Myrtaceae	<i>Callistemon salignus</i>	Willow Bottlebrush	✓		✓
Myrtaceae	<i>Callistemon viminalis</i>	Weeping Bottlebrush	✓		✓
Myrtaceae	<i>Eucalyptus grandis</i>	Flooded Gum			✓
Myrtaceae	<i>Eucalyptus robusta</i>	Swamp Mahogany			✓
Myrtaceae	<i>Eucalyptus tereticornis</i>	Forest Red Gum			✓
Myrtaceae	<i>Leptospermum flavescens</i>	Common Tea Tree	✓		
Myrtaceae	<i>Leptospermum petersonii</i>	Lemon-scented Tea Tree	✓		
Myrtaceae	<i>Lophostemon confertus</i>	Brush Box		✓	
Myrtaceae	<i>Melaleuca bracteata</i>	Black Tea-tree	✓		
Myrtaceae	<i>Melaleuca linarifolia</i>	Narrow-leaved paperbark	✓		
Myrtaceae	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	✓		
Myrtaceae	<i>Melaleuca styphelioides</i>	Prickly-leaved Tea Tree	✓		
Myrtaceae	<i>Syncarpia glomifera</i>	Turpentine	✓	✓	
Myrtaceae	<i>Syzygium australe</i>	Brush Cherry		✓	
Myrtaceae	<i>Syzygium francisii</i>	Giant Water Gum			✓
Myrtaceae	<i>Syzygium luehmannii</i>	Small-leaved Lilly Pilly		✓	
Myrtaceae	<i>Tristaniaopsis laurina</i>	Water Gum		✓	✓
Myrtaceae	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly		✓	
Oleaceae	<i>Notelaea longifolia</i>	Large Mock-olive		✓	
Oleaceae	<i>Olea paniculata</i>	Native Olive		✓	
Phyllanthaceae	<i>Glochidion ferdinandi</i>	Cheese Tree		✓	✓
Pittosporaceae	<i>Hymenosporum flavum</i>	Native Frangipani			✓
Pittosporaceae	<i>Pittosporum revolutum</i>	Rough Fruit Pittosporum		✓	
Pittosporaceae	<i>Pittosporum undulatum</i>	Sweet Pittosporum		✓	
Podocarpaceae	<i>Podocarpus elatus</i>	Plum Pine	✓		✓
Proteaceae	<i>Banksia integrifolia</i> subsp. <i>integrifolia</i>	Coastal Banksia	✓		
Proteaceae	<i>Floydia praealta</i>	Ball Nut			✓
Proteaceae	<i>Grevillea robusta</i>	Silky Oak			✓
Proteaceae	<i>Hakea salicifolia</i>	Willow Leaf Hakea	✓		
Proteaceae	<i>Helicia glabriflora</i>	Smooth Helicia	✓		
Proteaceae	<i>Stenocarpus salignus</i>	Scrub Beefwood			
Proteaceae	<i>Stenocarpus sinuatus</i>	Firewheel Tree	✓	✓	✓
Rhamnaceae	<i>Alphitonia excelsa</i>	Red Ash			✓
Rutaceae	<i>Flindersia schottiana</i>	Cudgerie			✓

Family	Scientific Name	Common Name	Biological Buffer	Fire Retardant	Riparian
Rutaceae	<i>Melicope elleryana</i>	Pink-flowered Doughwood		✓	
Rutaceae	<i>Melicope micrococca</i>	Hairy-leaved Doughwood		✓	
Sapindaceae	<i>Arytera distylis</i>	Twin-leaved Coogera			✓
Sapindaceae	<i>Arytera divaricata</i>	Coogera			
Sapindaceae	<i>Cupaniopsis parvifolia</i>	Small-leaved Tuckeroo	✓		
Sapindaceae	<i>Diploglottis australis</i>	Native Tamarind			✓
Sapindaceae	<i>Guioa semiglauca</i>	Guioa			✓
Sapindaceae	<i>Harpullia alata</i>	Wing-leaved Tulip		✓	
Sapindaceae	<i>Harpullia pendula</i>	Tulipwood			✓
Sapindaceae	<i>Jagera pseudorhus</i> var. <i>pseudorhus</i>	Foambark Tree	✓	✓	✓
Zingiberaceae	<i>Alpinia caerulea</i>	Native Ginger			✓

Trees and shrubs suitable for planting within a 'biological buffer'

Brisbane wattle	Acacia fimbriata
White Sally wattle	Acacia floribunda
Sally wattle	Acacia melanoxylon
River She-oak	Allocasuarina cunninghamiana
Swamp She-oak	Allocasuarina glauca
Forest She-oak	Allocasuarina torulosa
Bottlebrush	Callistemon sp. (all Callistemon species including cultivars)
Willow-leaf Hakea	Hakea salicifolia
Common Tea Tree	Leptospermum flavescens
Lemon-scented Tea Tree	Leptospermum petersonii
Fine-leaved paperbark	Mealaleuca linarifolia
Hoop Pine	Araucaria cunninghamii
Turpentine	Syncarpia glomulifera

Other tree and shrub species with long, thin and rough foliage which present efficient targets for the capture of spray droplets may also be suitable for planting within biological buffers.

APPENDIX B

Fire retardant trees and shrubs

Cootamundra Wattle	Acacia baileyana
Silver Wattle	Acacia dealbata
Blackwood	Acacia melanoxylon
Lilly Pilly	Acmena smithii
River Oak	Allocasuarina cunninghamiana
Flame Tree	Brachychiton acerifolium
Kurrajong	Brachychiton populneus
Pink Euodia	Euodia elleryana
Blueberry Ash	Elaeocarpus reticulatus
Moreton Bay Fig	Ficus macrophylla
Rosemary Grevillea	Grevillea rosmarinifolia
Tulipwood	Harpullia pendula
Native Frangipanni	Hymenosporum flavum
Brush Box	Lophostemon confertus
White Cedar	Melia azedarach
Boobialla	Myoposum insulare
Native Daphne	Pittosporum undulatum
Firewheel Tree	Stenocarpus sinuatus
Turpentine	Syncarpia glomulifera
Brush Cherry	Syzygium australe
Riberry	Syzygium leuhmanni
Coolamon	Syzygium moorei
Water Gum	Tristanopsis laurina

Other tree and shrub species, in particular local rainforest species and native palms and tree ferns, may be suitable for fire retardant purposes where they meet the following criteria:

- i) have leaves which are large, coarse, moist and fleshy;
- ii) have tight or smooth bark;
- iii) have dense foliage; and
- iv) exhibit little or no presence of volatile oils in the foliage.

APPENDIX C

Trees and Shrubs suitable for planting in streamside buffers

Brush Ironbark Wattle	<i>Acacia aulacocarpa</i>
Blackwood	<i>Acacia melanoxylon</i>
Red Apple	<i>Acmena ingens</i>
Wild Quince	<i>Alectryon subcinereus</i>
Red Ash	<i>Alphitonia excelsa</i>
Rough-leaved Elm	<i>Aphananthe philippinensis</i>
Hoop Pine	<i>Araucaria cunninghamii</i>
Bangalow Palm	<i>Archontophoenix cunninghamiana</i>
White Booyong	<i>Argyrodendron trifoliolatum</i>
Two-leaved Coogera	<i>Arytera distylis</i>
Lacebark	<i>Brachychiton discolor</i>
Flame Tree	<i>Brachychiton acerifolium</i>
Black Bean	<i>Castanospermum australe</i>
River Oak	<i>Casuarina cunninghamiana</i>
Brown Kurrajong	<i>Commersonia bartramia</i>
Palm Lilly	<i>Cordyline stricta</i>
Pepperberry Tree	<i>Cryptocarya obovate</i>
Native Tamarind	<i>Diploglottis Australis</i>
Koda	<i>Ehretia acuminata</i>
Blue Quandong	<i>Elaeocarpus grandis</i>
Hard Quandong	<i>Elaeocarpus obovatus</i>
Green-leaved Walnut	<i>Endiandra Muellerei</i>
Hairy Walnut	<i>Endiandra pubens</i>
Flooded Gum	<i>Eucalyptus grandis</i>
Forest Red Gum	<i>Eucalyptus tereticornis</i>
White Euodia	<i>Euodia microcorca</i>
Creek Sandpaper Fig	<i>Ficus coronata</i>
Sandpaper Fig	<i>Ficus fraseri</i>
Moreton Bay Fig	<i>Ficus macrophylla</i>
Small-leaved Fig	<i>Ficus obliqua</i>
Strangler Fig	<i>Ficus watkinsiana</i>
Teak	<i>Flindersia australis</i>
Cudgerie	<i>Flindersia schottiana</i>
Ball Nut	<i>Floydia praelata</i>
Cheese Tree	<i>Glochidion ferdinandi</i>
Silky Oak	<i>Grevillea robusta</i>
Guioa	<i>Guioa semiglauc</i>
Tulip Wood	<i>Harpullia pendula</i>
Native Frangipani	<i>Hymenosporum flavum</i>
Foambark	<i>Jagera pseudorhus</i>
Thin-fruited Tea Tree	<i>Leptospermum brachyandra</i>
Mat Rush	<i>Lomandra hystrix</i>
Spiny Mat Rush	<i>Lomandra longifolia</i>
Red Kamala	<i>Mallotus philippensis</i>
White Cloud Tree	<i>Melaleuca bracteata</i>
White Cedar	<i>Melia azedarach var australasica</i>
White Bolly Gum	<i>Neolitsea dealbata</i>
Holly Wood	<i>Pittosporum rhombifolium</i>
Native Daphne	<i>Pittosporum undulatum</i>
Brown pine	<i>Podocarpus elatus</i>
Celery Wood	<i>Polyscias elegans</i>
Steelwood	<i>Sarcopteryx stipata</i>
Whalebone Tree	<i>Streblus brunonianus</i>
Brush Cherry	<i>Syzygium australe</i>
Giant Water Gum	<i>Syzygium francisii</i>
Red Cedar	<i>Toona ciliata</i>
Water Gum	<i>Tristanopsis laurina</i>
Weeping Myrtle	<i>Waterhousea floribunda</i>

APPENDIX B – Recommended minimum buffer distances for primary industries

		Residential areas & urban development	Rural dwellings	Education facilities & pre-schools	Rural tourist accommodation	Watercourses & wetlands	Bores & wells	Potable water supply/ catchment	Property boundary	Roads
Piggeries ¹	Housing & waste storage	1000	500	1000	500	100	SSD	800	100	100
	Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Feedlots ²	Yards & waste storage	1000	500	1000	1000	100	SSD	800	100	100
	Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Poultry ³	Sheds & waste storage	1000	500	1000	500	100	SSD	800	100	100
	Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Dairies ⁴	Sheds & waste storage	500	250	250	250	100	SSD	800	100	100
	Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Rabbits ⁵	Wet shed, ponds & irrig.	300	150	150	150	100	SSD	800	50	50
	Dry shed	120	60	120	60	100	SSD	800	20	20
Other intensive livestock operations ⁶		500	300	500	300	100	SSD	800	100	100
Grazing of stock		50	50	50	50	BMP	SSD	BMP	NAI	BMP
Sugar cane, cropping & horticulture		300	200	200	200	BMP	SSD	BMP	NAI	BMP
Greenhouse & controlled environment horticulture		200	200	200	200	50	SSD	SSD	50	50
Macadamia de-husking		300	300	300	300	50	SSD	SSD	50	50
Forestry & plantations		SSD	SSD	SSD	SSD	STRC	SSD	SSD	BMP	STRC
Bananas		150	150	150	150	BMP	SSD	SSD	BMP	BMP
Turf farms ^a		300	200	200	200	50	SSD	SSD	BMP	SSD
Rural industries (incl. feed mills and sawmills)		1000	500	500	500	50	SSD	SSD	SSD	50
Abattoirs		1000	1000	1000	1000	100	SSD	800	100	100
Potentially hazardous or offensive industry		1000	1000	1000	1000	100	SSD	800	100	100
Mining, petroleum, production & extractive industries		500 1000*	500 1000*	500 1000*	500 1000*	SSD	SSD	SSD	SSD	SSD

* Recommended minimum buffer distance for operations involving blasting.

Source: Table 6, 'Living and Working in Rural Areas' (NSW DPI, 2007)

NAI: Not an issue

SSD: Site specific determination (no standard or simple buffer distance applies)

BMP: Best management practice to apply given site circumstances. Buffer and/or management practice should represent duty of care to the environment and the public and include measures necessary to protect bank stability, maintain riparian vegetation and protect water quality. The incorporation of best management practice measures in property and farm plans is encouraged.

STRC: Subject to relevant codes.

Notes:

1. Subject to environmental assessment in accordance with the Australian Pork Limited National *National Environmental Guidelines for Piggeries* (2010)
2. Subject to environmental assessment in accordance with the National Guidelines for Beef Cattle Feedlots in Australia. Meat and Livestock Australia (2012)
3. Subject to environmental assessment in accordance with Best Practice Management for Meat Chicken Production in NSW. NSW DPI (2012)
4. Subject to environmental assessment in accordance with *Environmental Management Guidelines for the Dairy Industry*. NSW DPI (2008)
5. Rabbit farming: Planning and development control guidelines (NSW DPI 2002) and environmental assessment in accordance with *Assessment and management of odour from stationary sources in NSW* (DEC, 2006)
6. Environmental assessment in accordance with *Assessment and management of odour from stationary sources in NSW* (DEC, 2006)
7. Subject to environmental assessment in accordance with *Planning for Turf Farms* (NSW DPI, 2014)

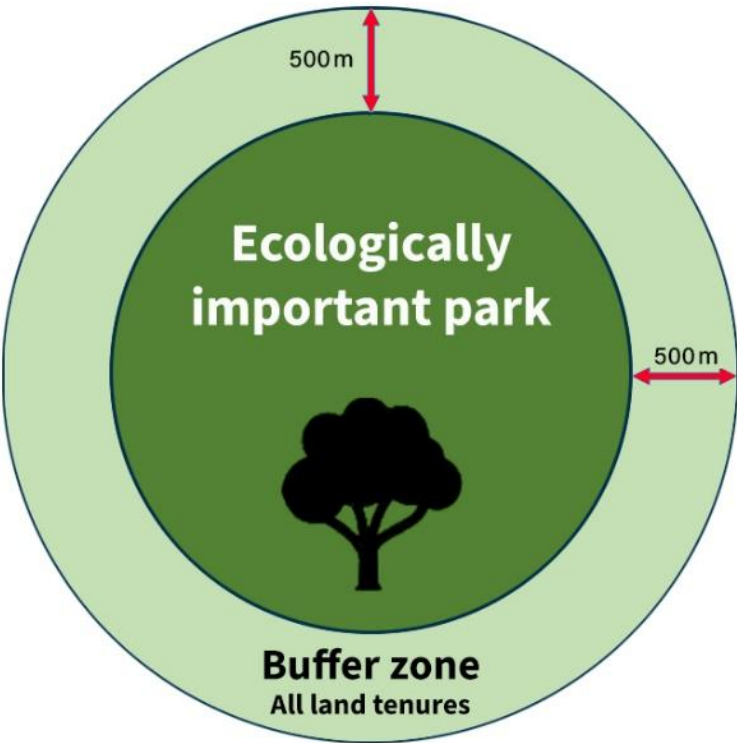
The definition of a BUFFER ZONE

In its broadest form, a buffer zone is defined as “a neutral area separating conflicting forces broadly” or simply “an area designed to separate” (www.merriam-webster.com).

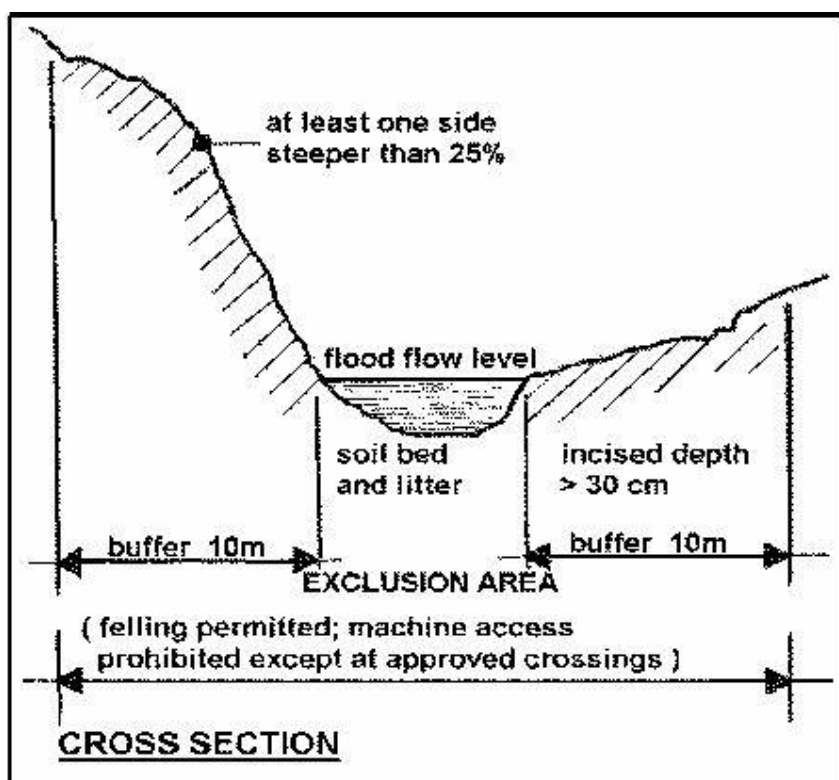
Some examples of Buffer Zones.



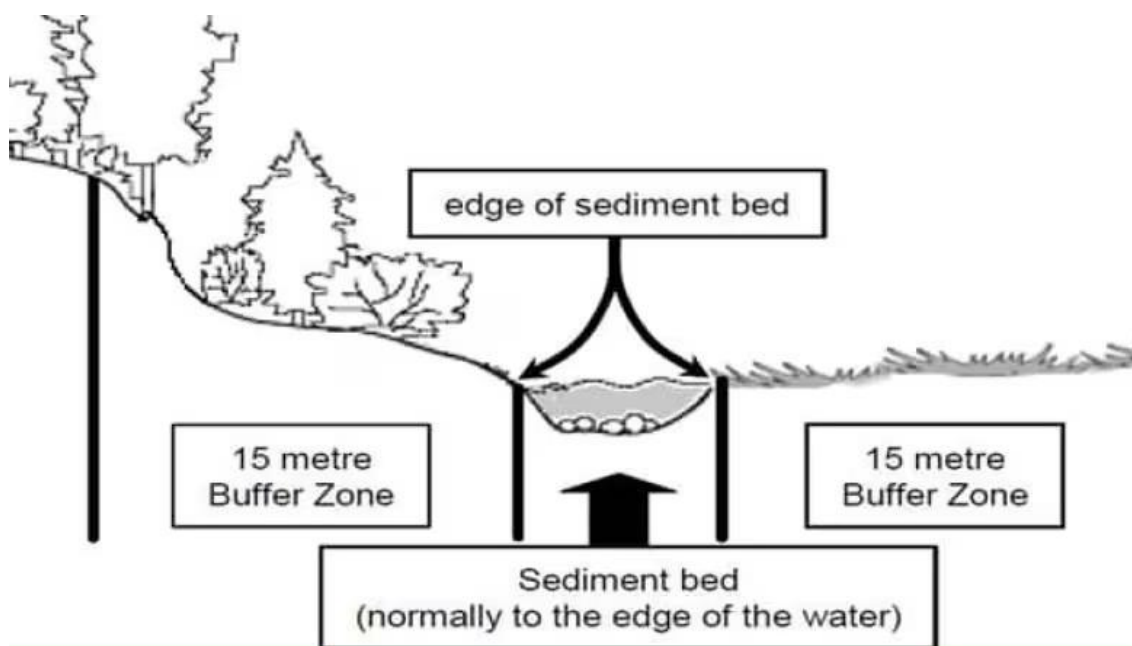
Houses



Parklands



Watercourses



Note: Buffer zones are measured from the edge of the defined area, not a single centre point.

CHAPTER 1

RESIDENTIAL DEVELOPMENT

and the Lismore Health Precinct Zone R3 Medium Density
Residential (including non-residential development)



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1. INTRODUCTION**1.1 Name and application of this DCP Chapter**

The Residential Development Chapter of Council's Development Control Plan (DCP) provides for flexible, modern and innovative housing design. Council's aim is to promote housing diversity and residential densities appropriate

for the Lismore LGA. Provision has been made for flexible guidelines that allow for appropriately designed housing types. Essentially, the Chapter promotes improved built form and high quality urban design.

The planning controls contained in this Chapter apply to development applications for building, altering or using land for the construction of residential development, including ancillary structures such as sheds, pools and garages in the Lismore LGA in both urban and non-urban zones. This Chapter also provides information with respect to Council's requirements for residential and non-residential development in the Lismore Health Precinct, comprising the land zoned R3 Medium Density Zone in the vicinity of Lismore Base Hospital.

1.2 Objectives of this Chapter

The objectives of this Chapter are to:

- Support increased residential infill and increase densities close to local services and facilities, particularly in areas such as the Lismore CBD and the Lismore Health Precinct.
- Foster a high standard of design, both functional and aesthetic, which takes due regard of the needs of occupants, neighbours and the availability of local amenities.
- Encourage development that is sympathetic to the topography of the land and the scale and character of the surrounding development.
- Promote a wider choice in housing to satisfy the demand of a variety of household types and lifestyles.
- Provide for sustainable building design and siting which takes advantage of climatic factors and maximises solar access and thermal comfort.
- Ensure that residential development has minimal environmental impact.
- Ensure that non-residential development in the Lismore Health Precinct is designed in a manner that it is compatible with the residential development in the locality.

1.3 How does this Chapter work?

The specific requirements for residential development addressed by this chapter are divided into primary *Elements* which comprise specified *Design Principles*, *Performance Criteria* and *Acceptable Solutions*.

In some cases both *Performance Criteria* and *Acceptable Solutions* are specified, but in other cases only *Performance Criteria* are specified. The *Performance Criteria* and *Acceptable Solutions* are numbered consecutively for ease of reference.

Development proposals must be consistent with the *Design Principles* outlined in Part 3 of this document. This can be achieved by meeting the *Acceptable Solution* or alternatively, Council may be prepared to approve development proposals that demonstrate consistency with *Design Principles* and *Performance Criteria*. This approach enables the development of innovative schemes that meet particular characteristics of a site.

Applicants are strongly encouraged to contact Council early in the design process as early engagement assists in minimising conflicts through the development application process and reduces assessment timeframes.

1.4 Relationship to other plans

This Chapter needs to be read in conjunction with the Lismore Local Environmental Plan 2012 (LLEP 2012), remaining Chapters of the Lismore Development Control Plan and relevant State Environmental Planning Policies.

Note: For residential developments and shop top housing in the Lismore CBD and Lismore Health Precinct comprising three or more storeys and that have four or more units, the provisions of Housing *State Environmental Planning Policy* and associated *Apartment Design Guide* may apply to the development application.

2. DEFINITIONS

Terms not defined in LEP 2012 dictionary are defined in this section.

adaptable housing is housing designed for people with changing physical needs as they grow older or lose full mobility.

common open space means the open space area which is available and accessible to all residents.

deep soil zone means areas of soil not covered by buildings or structures within a development that allow infiltration of rainwater to the water table and reduce stormwater run off.

expanded dwelling means an **dwelling** comprising a main building and a maximum of three habitable outbuildings.

functional open space means the main area of private open space which is part of the primary open space area located directly accessible to the living area of the dwelling and capable of being landscaped or screened to ensure that the area has privacy from adjoining development.

medium density means a residential development containing three or more dwellings on one site such as residential flat buildings and multi-dwelling housing.

north refers to true solar north. This direction is taken to be 11° west of magnetic north in the Lismore City area.

primary open space means the part of the site or building which is designed, or developed, or capable of being maintained and used as lawn, courtyard or planted gardens and is available for use and enjoyment of the occupants of the development and:

- includes rooftop spaces, swimming pools, walk ways, tennis courts, balconies, gazebos or
- other similar structures, used for the recreational enjoyment of open space.
- excludes drying yards, garbage handling and storage areas, areas used for movement or
- parking of vehicles, and any setback or open space which is less than two metres in width.

roads and maritime services (RMS) roads are the Bruxner Highway, Bangalow Road, Nimbin Road, Blue Knob Road, Dunoon Road, Rous Road, Coraki Road, Eltham Road)

small lot means an allotment of land which has a minimum area of less than 400m².

small lot housing – means dwellings on allotments that have a minimum area of less than 400m².

Figure 1: How the Chapter Works



3. DESIGN PRINCIPLES

High quality design leads to more liveable residential development. Good design is linked to the site and locality, existing built form, climate and the community's aspirations and needs (Figure 2). In Lismore, residential development needs to be sustainable and take into account the sub-tropical climate, community preference for outdoor living, topography and relationship to adjoining properties. Providing for a more diverse range of housing options that will meet the changing needs of the community is also important. The following principles provide a guide to achieving good design and will help to retain and improve the amenity of Lismore's residential areas. These principles are linked to the individual elements in this Chapter as shown in Figures 1 and 2.

Principle 1 Bulk, Height, Scale

Consideration of the impact of the scale, bulk and height of new development on adjoining buildings. The bulk and height of a proposed development needs to be compatible with or respectful of the desired streetscape and character of the area.

Principle 2 Amenity

Proposed development is to optimise amenity by providing adequate separation between buildings, access to sunlight, natural ventilation, visual and acoustic privacy and open spaces.

Principle 3 Built form

Built form, which includes site coverage, setbacks, earthworks, the type and size of a building should contribute to the character of streetscapes and the public domain, and not physically and visually dominate the street. In areas undergoing transition, such as the Lismore Health Precinct, infill development needs to balance the competing challenges of providing for increased densities whilst respecting existing building forms.

Principle 4 Aesthetics

Achieving good quality aesthetics requires the consideration of building elements, materials and colours. Building design needs to contribute to the streetscape and character of the area by taking account of the natural and built environment, building elements, materials and colours.

Principle 5 Density

Site density, the number of dwellings or units per site, needs to be suitable for each lot. Densities need to be consistent with those in the area or Council's future intentions for the area. Consideration needs to be given to the capacity of local infrastructure, availability of public transport and access to services.

Principle 6 Landscape and Open Space

Landscaping that integrates well with a proposed building improves the aesthetic quality of both the site and adjoining streetscape and enhances privacy and site amenity. Landscaping also plays a significant role in enhancing the local environment

Open space within a development is to be available, accessible and of a sufficient size that suits the needs of residents. The design of open space and associated landscaping needs to be integrated with the overall design of the development.

Principle 7 Vehicle Parking, Access and Manoeuvring

Car parking, access and manoeuvring areas are an integral part of a well designed development, ensuring the safety of vehicles and pedestrians and minimising physical and visual impacts on both the proposed residential development and adjoining properties.

Principle 8 Resource, Energy and Water Efficiency

Buildings need to be sustainably designed, using energy, water and natural resources in an efficient manner.

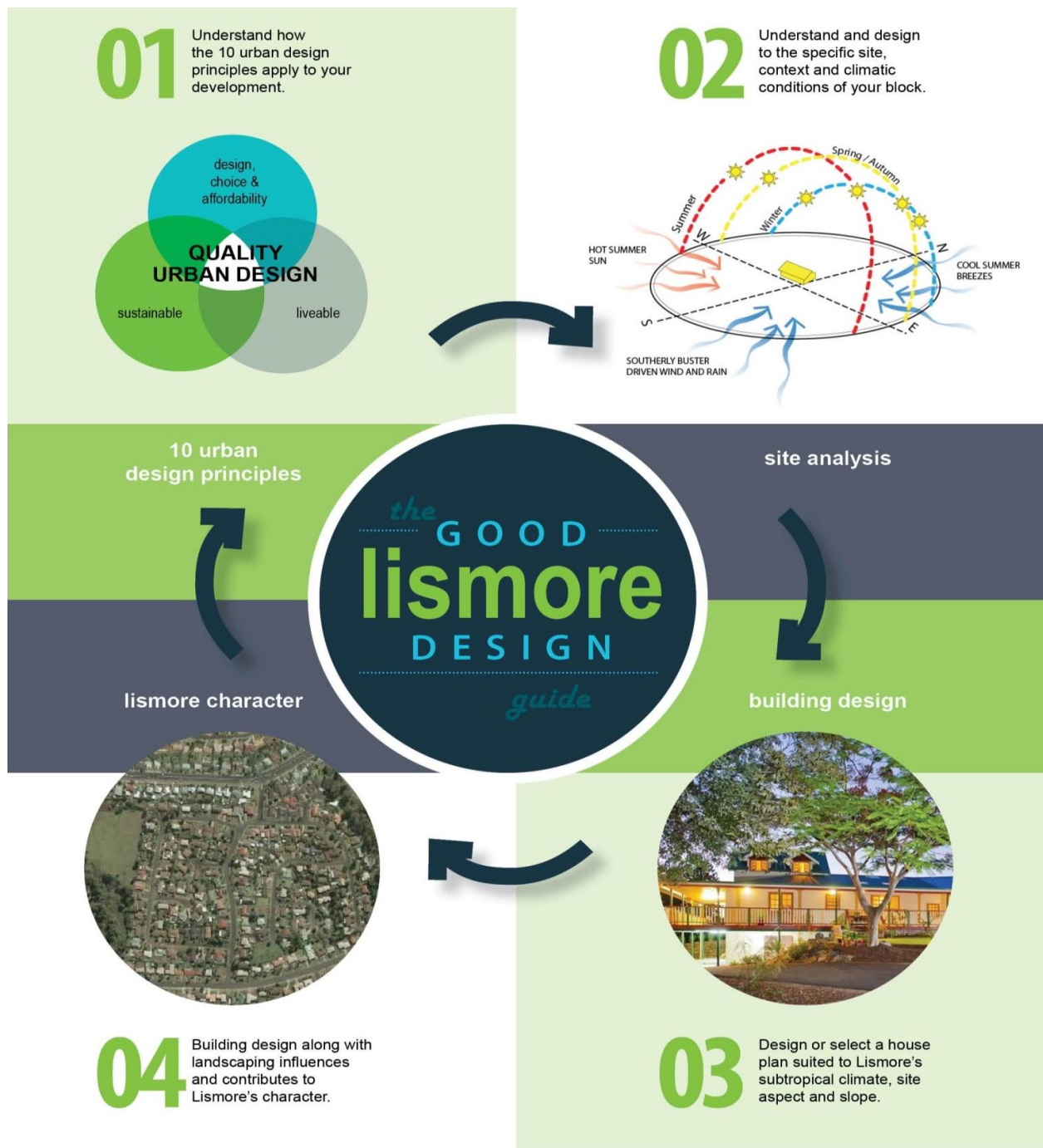
Principle 9 Diversity of Residential Development

Improved housing choice in sustainable locations contributes towards meeting the community's needs for particular housing. More housing is required for a range of lifestyle needs, including students, older residents, and smaller households. A smaller housing type not only meets an important need, it improves the viability of services and facilities, and provides for the efficient use of infrastructure. Housing needs to be more flexible, adaptable and affordable. Secondary dwellings, shop top housing and small lot housing will make an important contribution to improving diversity.

Principle 10 Crime prevention through environmental design (CPTED)

Appropriate design of development can prevent and discourage crime. Passive surveillance of private, communal and public space can be achieved through quality design. Good design means fewer dark areas, creating safe access, providing spaces with appropriate lighting and allowing for desired activities. Clearly delineating private open space from streets and shared space and creating a sense of ownership can contribute to discouraging crime. Good design optimises safety and security, both internal to the development and for the public domain.

Figure 2: How to Apply the Design Principles



Integrated Design Approach - The Residential Development Chapter of Council's Development Control Plan (DCP) encourages flexible, modern and innovative housing design. The idea is to promote housing diversity and residential densities appropriate to the context, climate and character for the Lismore LGA.

4. GENERAL PROVISIONS

4.1 Element – Setbacks, Design, Density and Height

The design of buildings has an important influence on urban character, amenity and streetscape. If viewed from the street, buildings need to be attractive and compatible with other dwellings in the street, particularly in relation to scale and bulk. Adverse impacts on adjacent development, land use and streetscape should be minimised.

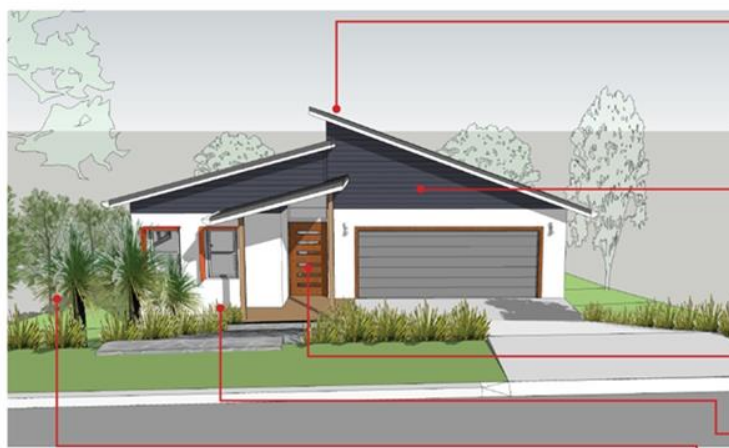
Building height affects the scale of a dwelling and therefore the associated impact on the character of a neighbourhood.

Setbacks have the potential to significantly affect a building's appearance from the street and adjoining properties. Sufficient space is needed around a building for landscaping, open space, to maintain privacy and to provide on-site car parking. Space between buildings also impacts on built form and amenity. Flexibility in the siting of dwellings will provide for variety in housing design.

Relevant Design Principles: 1, 2, 3, 4, 5

Performance Criteria	Acceptable Solutions												
Setbacks P1 Development is sited and designed taking into account: a) the topography of the land; b) the relationship to adjoining premises and the street; c) the locality that establishes the overall setting of the site; d) the character and scale of surrounding development; e) maximising solar access to both indoor and outdoor livings area, allowing sufficient space for landscaping and maintaining privacy and amenity; f) the compatibility of the garage and carport with the dwelling. New development is to have minimal impact on the environment. Figure 3 provides examples of how the above can be achieved.	Setbacks A1.1 Buildings, (not including earthworks, retaining walls and fencing elements), are setback 6m from the boundary fronting the street in zones R1, R2, R3 and RU5. A1.2 For a corner allotment in zones R1, R2, R3 and RU5, the setback is 6m from the primary street and 3m from the secondary road. A1.3 Buildings on allotments with rear lane frontage must be sufficiently setback to ensure vehicular parking can be accommodated completely off road. Where the garage is perpendicular to the lane, it must be setback 5.5m. A1.4 Buildings are setback 15m from the boundary fronting the street in zones RU1, R5 and E3 unless A1.5 applies. A1.5 Buildings in zones RU1, R5 or E3 with frontage to RMS roads (see Definitions) are to be setback 28m from the boundary fronting the street.												
Design P2 Building materials complement the materials of the neighbouring building/s and are compatible with the subtropical climate													
Density P3 Dwelling density and site coverage are consistent with the character and amenity of the residential area.	Density A3 Provided the development satisfies other criteria in section 4, the dwelling density per site area for multi dwelling housing and residential flat buildings shall not exceed the following: <table><tr><td>Dwelling Size</td><td>Site area per dwelling with lot < 1200m²</td><td>Site area / dwelling with lot > 1200m²</td></tr><tr><td>1 bedroom</td><td>200m²</td><td>180m²</td></tr><tr><td>2 bedroom</td><td>250m²</td><td>220m²</td></tr><tr><td>3 bedroom</td><td>300m²</td><td>270m²</td></tr></table>	Dwelling Size	Site area per dwelling with lot < 1200m ²	Site area / dwelling with lot > 1200m ²	1 bedroom	200m ²	180m ²	2 bedroom	250m ²	220m ²	3 bedroom	300m ²	270m ²
Dwelling Size	Site area per dwelling with lot < 1200m ²	Site area / dwelling with lot > 1200m ²											
1 bedroom	200m ²	180m ²											
2 bedroom	250m ²	220m ²											
3 bedroom	300m ²	270m ²											

Figure 3: Building Design and Siting



Streetscape - A combination of clearly identifiable front door or access, articulated building form through roof design and material choice with front yard landscaping contributes strongly to a streets visual amenity.

Mix of roof forms provides good internal volumes encouraging natural light and ventilation as well as contributing towards street elevation articulation.

Mix of materials including masonry, render, lightweight materials break up the buildings form, references traditional housing materials and provides a good thermal balance.

Legible front door and pedestrian access separate from driveway.

Generous sized windows overlooking the street.

Use of landscaping instead of high or solid boundary fences creates a more welcoming street address.

Building Height, Bulk and Scale

P4 The development is of a height that will ensure:

- Consistency with the prevailing height of other buildings in the vicinity;
- Adequate daylight for habitable rooms and open space areas;
- Minimal overshadowing and overlooking of adjoining premises;
- Compatibility with the local streetscape and character of the area;
- The height is consistent with the height of adjoining residences, thereby reducing bulk and loss of residential amenity.

Figures 4 and 5 demonstrate how building height is measured and overlooking of adjoining premises is minimised. Figure 6 demonstrates how overlooking impacts can be reduced.

Note: Section 11 outlines additional examples of preferred building form for taller residential buildings (3 levels or more) within the Lismore Health Precinct.

Building Height, Bulk and Scale

A4.1 Buildings comply with the building height controls specified in the Lismore Local Environmental Plan 2012.

A4.2 Development is progressively set back from boundaries as building height increases so as to minimise adverse impacts on existing or future development on adjoining properties by way of overshadowing, reducing privacy or unreasonably obstructing views.

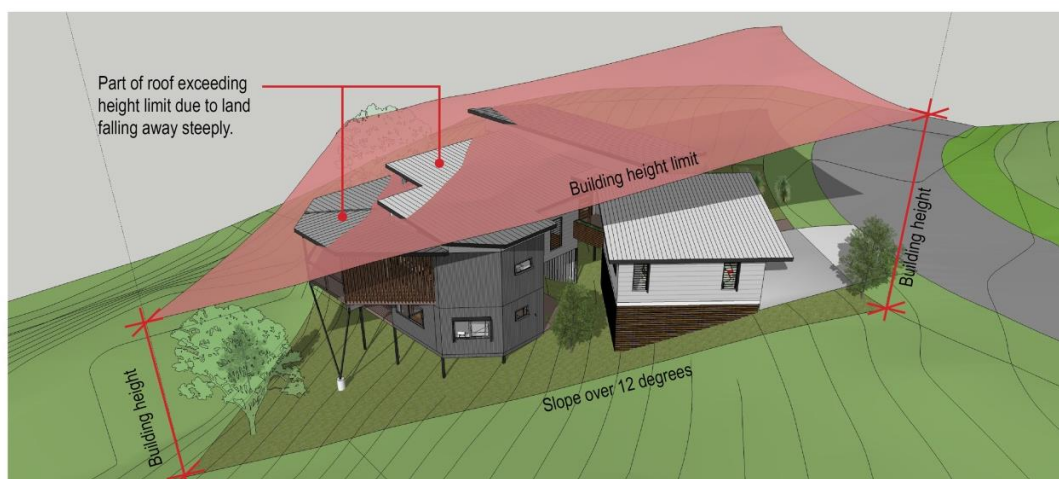
Figure 4: Measuring Building Height



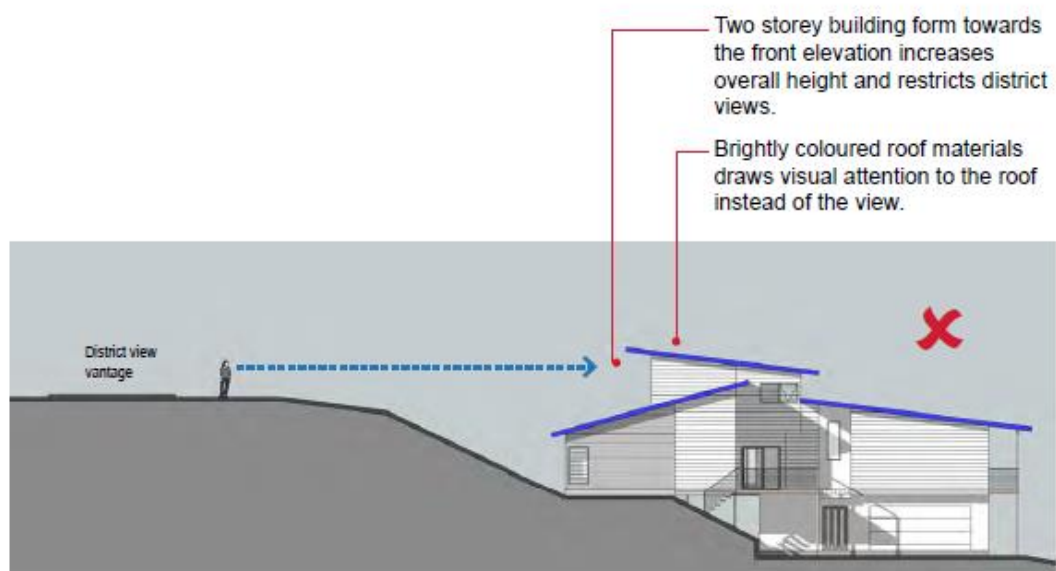
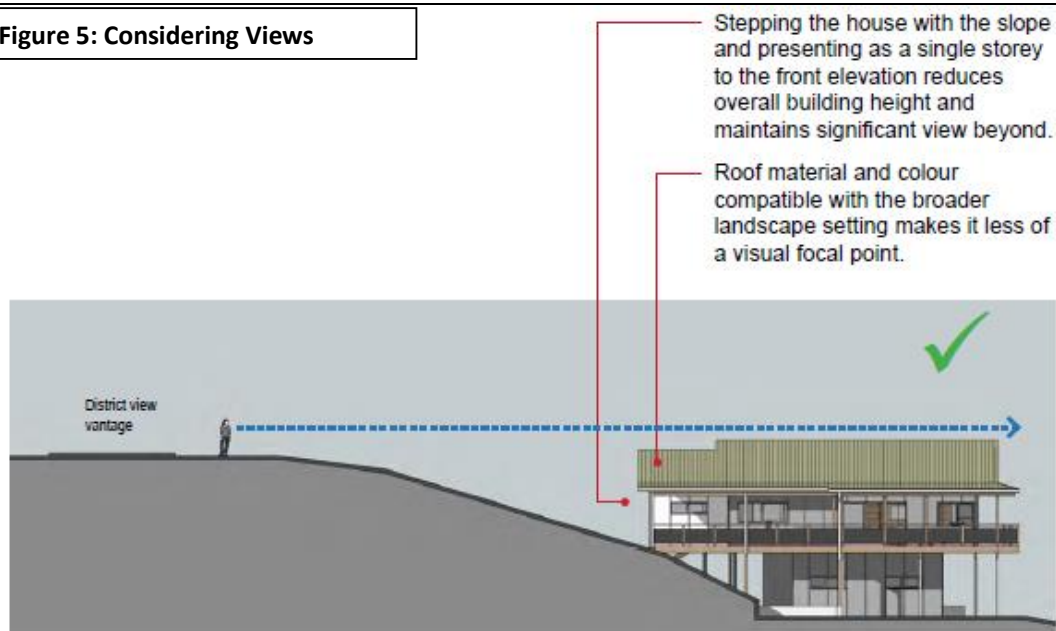
Building Height Measurement - is the height of a building at any point of a building and is the vertical distance between the existing ground level and the highest point of the building. Refer to LEP height map for height limits.



Building Height on Sloping Blocks - On sloping sites, sites with irregular slope or where earthworks have taken place, building height measurement is based on the same definition as being the vertical distance between the existing ground level and the highest point of the building.

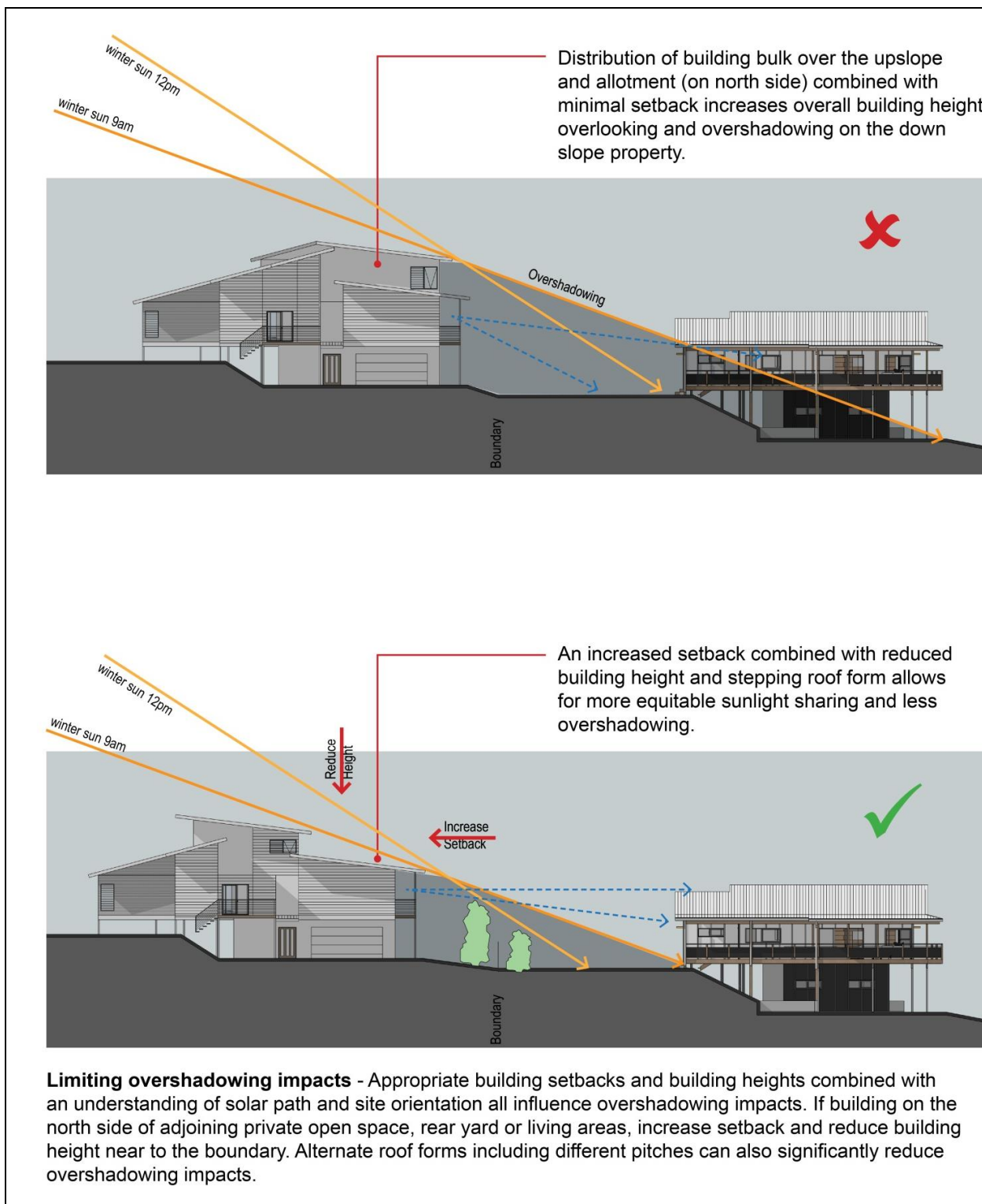


Variations to height on steeply sloping allotments (12 degrees and over) to achieve an appropriate roof form will be considered where there will be negligible amenity impacts on neighbouring properties.

Figure 5: Considering Views

Considering significant views - A combination of restrained building height and use of materials which blend harmoniously with the natural landscape reduce impacts on escarpment and scenic views. If building within an important view field, it is important to understand what an appropriate building level height is without impeding the view.

Figure 6: Overlooking and overshadowing



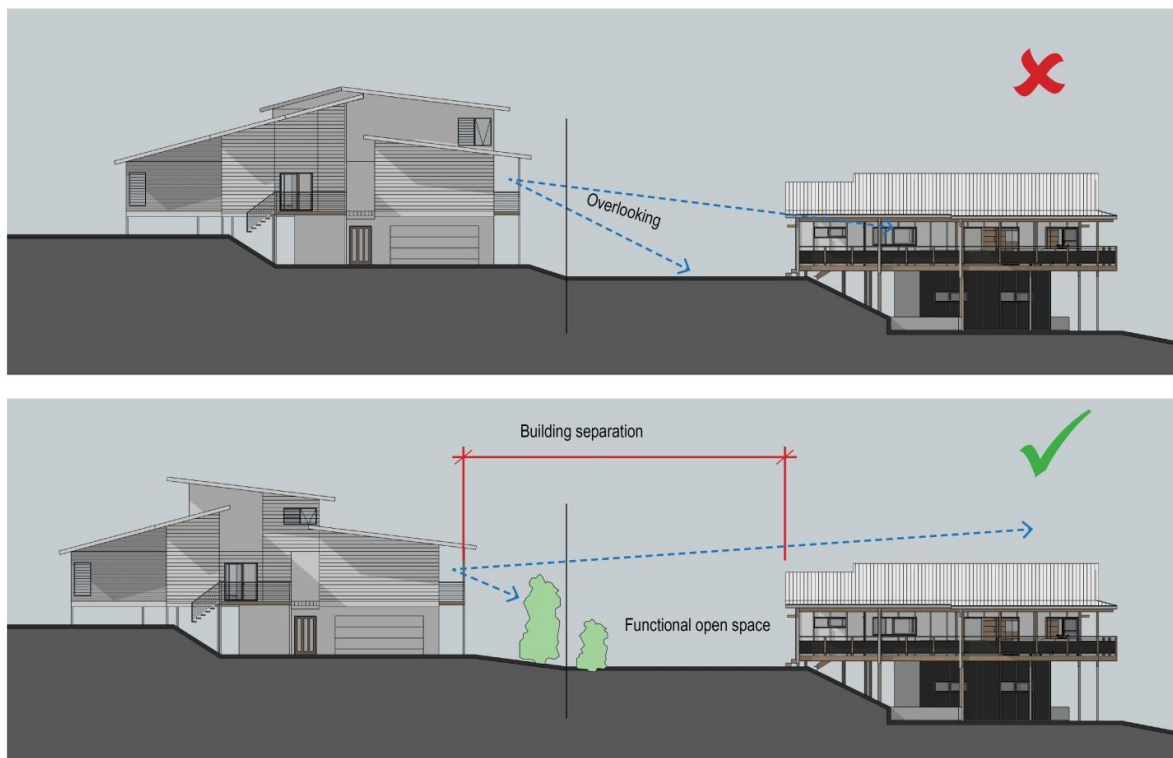
4.2 Element – Visual Privacy

Visual privacy is an important consideration in residential building design, particularly as higher residential densities are achieved. Acceptable levels of visual privacy need to be maintained between adjoining dwellings through building design and landscaping.

Relevant Design Principle: 1, 2, 3, 4, 5, 6, 10

Performance Criteria	Acceptable Solution
<p>P5 Overlooking of the internal living areas of adjacent dwellings is to be minimised by:</p> <ul style="list-style-type: none"> careful building layout; spatial separation of buildings; location and design of windows and balconies; and the use of screen walls, fences and landscaping. <p>Figures 7 and 8 demonstrate how this can be achieved.</p>	<p>A5.1 Maintain visual privacy between dwellings by:</p> <ul style="list-style-type: none"> offsetting windows alongside boundaries; installing windows at different heights to the adjoining buildings; installing garden beds along the boundary line which are mass planted with appropriate trees and shrubs that also define usable open space. <p>Figures 7 and 8 illustrate how this can be achieved.</p> <p>A5.2 A courtyard with a depth of at least 10 metres is maintained between dwellings in multi dwelling housing developments where courtyards face each other.</p> <p>A5.3 Where habitable room windows look directly at habitable room windows in an adjacent dwelling, privacy is protected by:</p> <ol style="list-style-type: none"> window sill heights being a minimum of 1.5 metres above floor level; and/or fixing permanent screens that are durable and have a maximum of 25% openings; and/or installing obscure glass; and/or if at ground level, screen fencing to a maximum height of 1.8 metres. <p>A5.4 Decks, verandahs, terraces, balconies and other external living areas within 4 metres from a side or rear boundary are screened with a maximum opening of 25%.</p>

Figure 7: Visual Privacy



Visual Privacy - Achieving visual privacy enables freedom to carry out private activities within all internal spaces without being overlooked which can significantly undermine an occupants level of comfort and amenity. Visual privacy is about understanding sources of overlooking and designing to mitigate. Increasing building separation (building setbacks) and planting screening vegetation to overlooked boundaries improves privacy particularly to functional open space areas.



External screens - The use of vertical and horizontal screens, particularly between decks and private open space provides a level of privacy by obscuring a direct line of sight. A privacy screen may be required where decks (particularly elevated) are within 4.0m from a side or rear boundary.



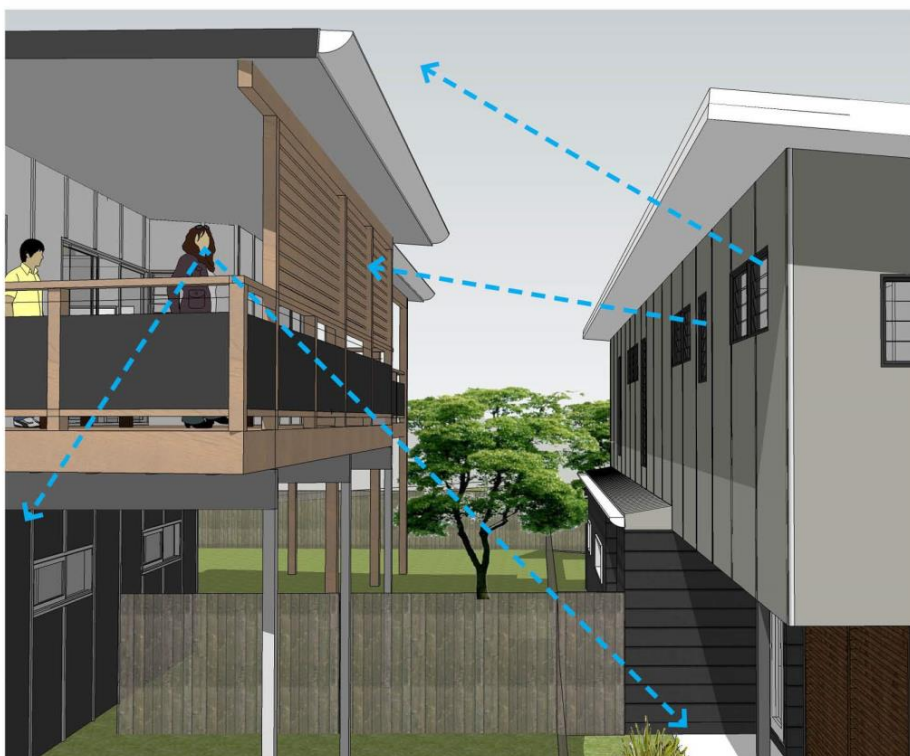
Offset and high level windows - Along side boundaries, try and offset windows with neighbouring windows to avoid direct line of sight into neighbouring internal spaces. Also include windows at different heights and obscure glass.

Screening windows - Providing an external screen to exposed windows provides visual privacy to internal spaces as well as an effective means of providing solar control.

Figure 8: Visual Privacy for Two Storey Dwellings



Visual privacy - Achieve visual privacy between dwellings, particularly along side elevations by offsetting windows, using different window sill heights, stepping and projecting building form to create different outlooks and where necessary use window hoods and external shutters. Landscaping also greatly assists in creating visual privacy.



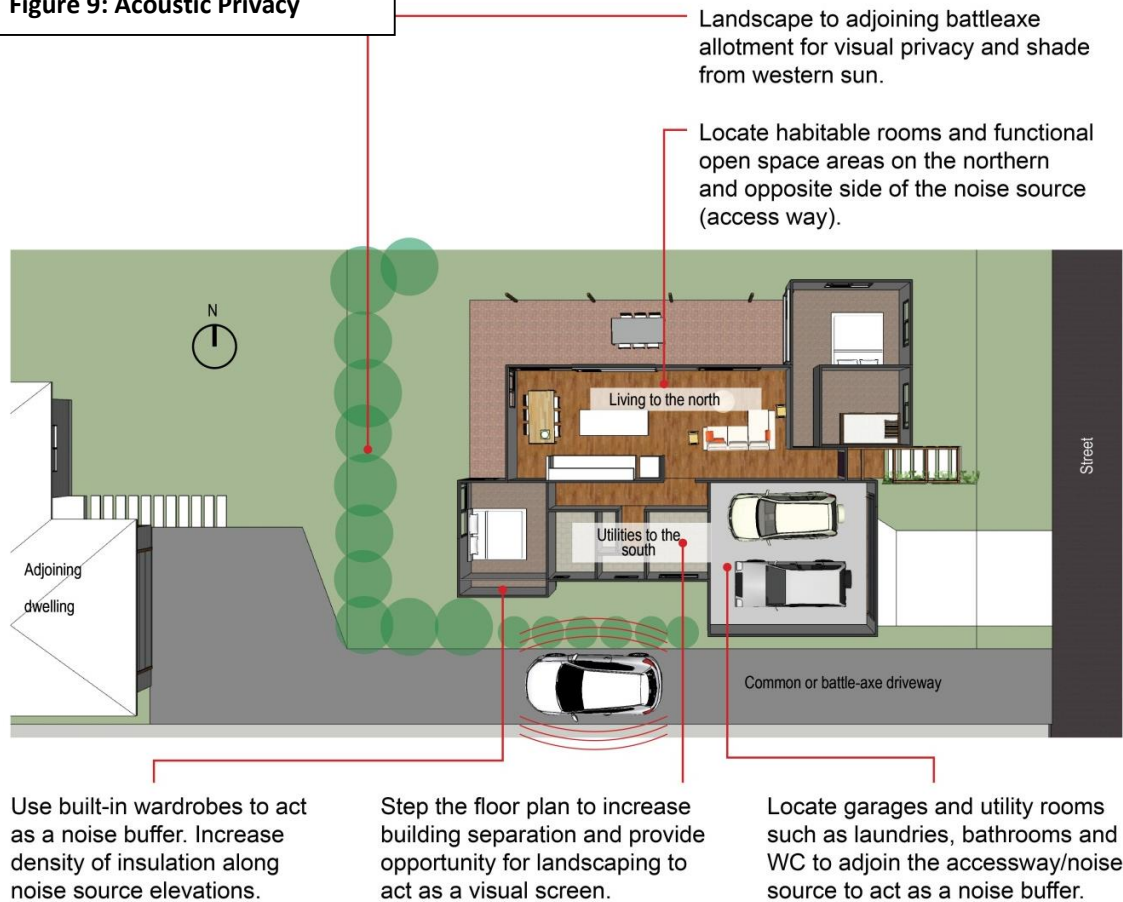
Screening - Privacy screens may be required on decks, balconies and verandahs, especially elevated ones, if they are within 4.0m of side boundaries to restrict overlooking into neighbouring internal spaces and outdoor amenity areas. Generally orientate decks (and view fields) towards the street or rear yard.

4.3 Element - Acoustic Privacy

Noise from a busy road or neighbouring land uses can have a significant effect on residential amenity so it is imperative that appropriate measures are put in place to minimise this impact. Dwellings can be designed and sited appropriately to minimise impacts from external noise.

Relevant Design Principle: 1, 2, 3, 4, 5, 6, 10

Performance Criteria	Acceptable Solutions
<p>P6 The siting of buildings, room layout, window and wall location and the use of materials minimise impacts from external noise sources.</p> <p>Figure 9 illustrates how this can be achieved.</p>	<p>A6.1 Garages and driveways are located away from bedrooms of adjacent dwellings.</p> <p>A6.2 No common driveway is located within 2 metres of the window of a habitable room unless there is screening at least 1.8 metres high between the window and the driveway or a vertical separation of at least 1.5 metres between the driveway level and the window sill.</p>

Figure 9: Acoustic Privacy

Site planning for acoustic and visual privacy - Where possible locate habitable rooms on the north side of the block and on the opposite side of where a common driveway or noise source is located. Configure utility rooms and garages to adjoin the common access to act as a noise buffer. Where bedrooms adjoin the access way, consider locating a wardrobe along the adjoining wall to act as a noise buffer and increase the density of insulation. Step the building plan to allow for greater building separation and opportunity to plant vegetation for visual screening.



Acoustic privacy - No common driveway should be located within 2.0m of the window of a habitable room unless there is screening at least 1.8m high between the window and the driveway or unless there is a vertical separation of at least 1.5m between the driveway level and the window sill.

4.4 Element - Open Space and Landscaping

Open Space and landscaping are an important component of any residential development and contribute significantly to overall streetscape appearance and the amenity, function and micro-climate of the dwelling.

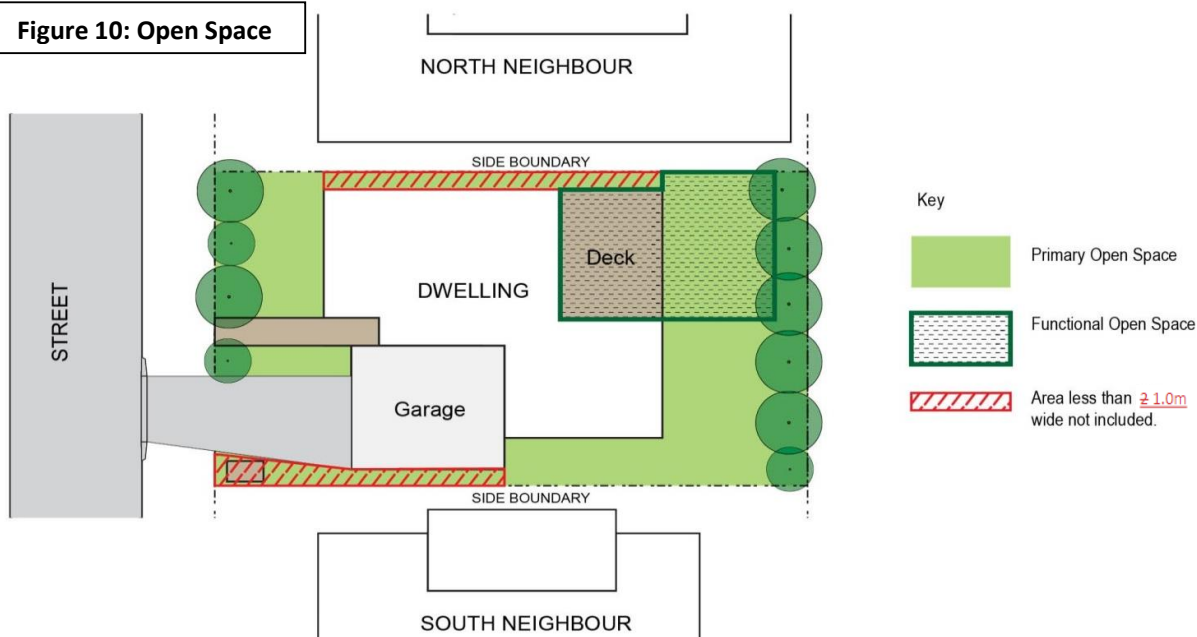
Adequate private open space needs to be provided, with easily maintained landscaping integrated with the dwelling design.

Relevant Design Principles: 2, 3, 5, 6, 8, 10

Performance Criteria	Acceptable Solutions																																			
<p>P7 Adequate open space and landscaped area is provided on site:</p> <ul style="list-style-type: none">• to cater for the requirements of occupants for relaxation, dining, entertainment, recreation and children's play;• for service functions such as clothes drying and domestic storage;• to facilitate groundwater recharge and reduce stormwater surcharge; and• to enhance the aesthetics and amenity of the development and adjoining premises. <p>Figure 12 provides examples of how to meet this criterion</p>	<p>A7.1 Landscaping and open space shall comprise 40% of the site. 70% of the landscaping and open space area is to be permeable.</p> <p><u><i>Note: Permeable areas are to be used for growing plants, grasses and trees.</i></u></p> <p>A7.2 Any area of less than 1 m² or 1 m in width is not counted in the required landscaped and open space area.</p>																																			
<p>Open Space</p> <p>P8 Open space for each dwelling shall be well defined, functional, usable and accessible from living areas with access to natural light.</p> <p>Figures 10 and 11 show how this can be achieved.</p>	<p>A8.1 The following minimum areas of total and functional open space are provided.</p> <table><tr><th>Development Type</th><th colspan="2">Primary Open Space*</th><th colspan="2">Functional Open Space</th></tr><tr><th></th><th>Minimum Area</th><th>Minimum Dimension</th><th>Minimum Area</th><th>Minimum Dimension</th></tr><tr><td>Detached dwellings (on lots > 400m²)</td><td colspan="4">There is no specific requirement; however all dwellings shall have suitable private open space areas which are functional.</td></tr><tr><td>Detached dwellings (on lots < 400m²)</td><td>80m²</td><td>2.5m</td><td>25m²</td><td>4m</td></tr><tr><td>Secondary dwelling</td><td>35m²</td><td>3m</td><td>15m²</td><td>2.5m</td></tr><tr><td>Dual occupancies, attached & semi-detached dwellings, multi-dwelling housing and residential flat buildings</td><td>35m²</td><td>3m</td><td>16m²</td><td>4m</td></tr><tr><td>Multi dwelling housing & residential flat buildings above</td><td>20m²</td><td>2.5m</td><td colspan="2">For units above the ground floor, 20m² of private open space per unit shall be provided at ground floor</td></tr></table>	Development Type	Primary Open Space*		Functional Open Space			Minimum Area	Minimum Dimension	Minimum Area	Minimum Dimension	Detached dwellings (on lots > 400m ²)	There is no specific requirement; however all dwellings shall have suitable private open space areas which are functional.				Detached dwellings (on lots < 400m ²)	80m ²	2.5m	25m ²	4m	Secondary dwelling	35m ²	3m	15m ²	2.5m	Dual occupancies, attached & semi-detached dwellings, multi-dwelling housing and residential flat buildings	35m ²	3m	16m ²	4m	Multi dwelling housing & residential flat buildings above	20m ²	2.5m	For units above the ground floor, 20m ² of private open space per unit shall be provided at ground floor	
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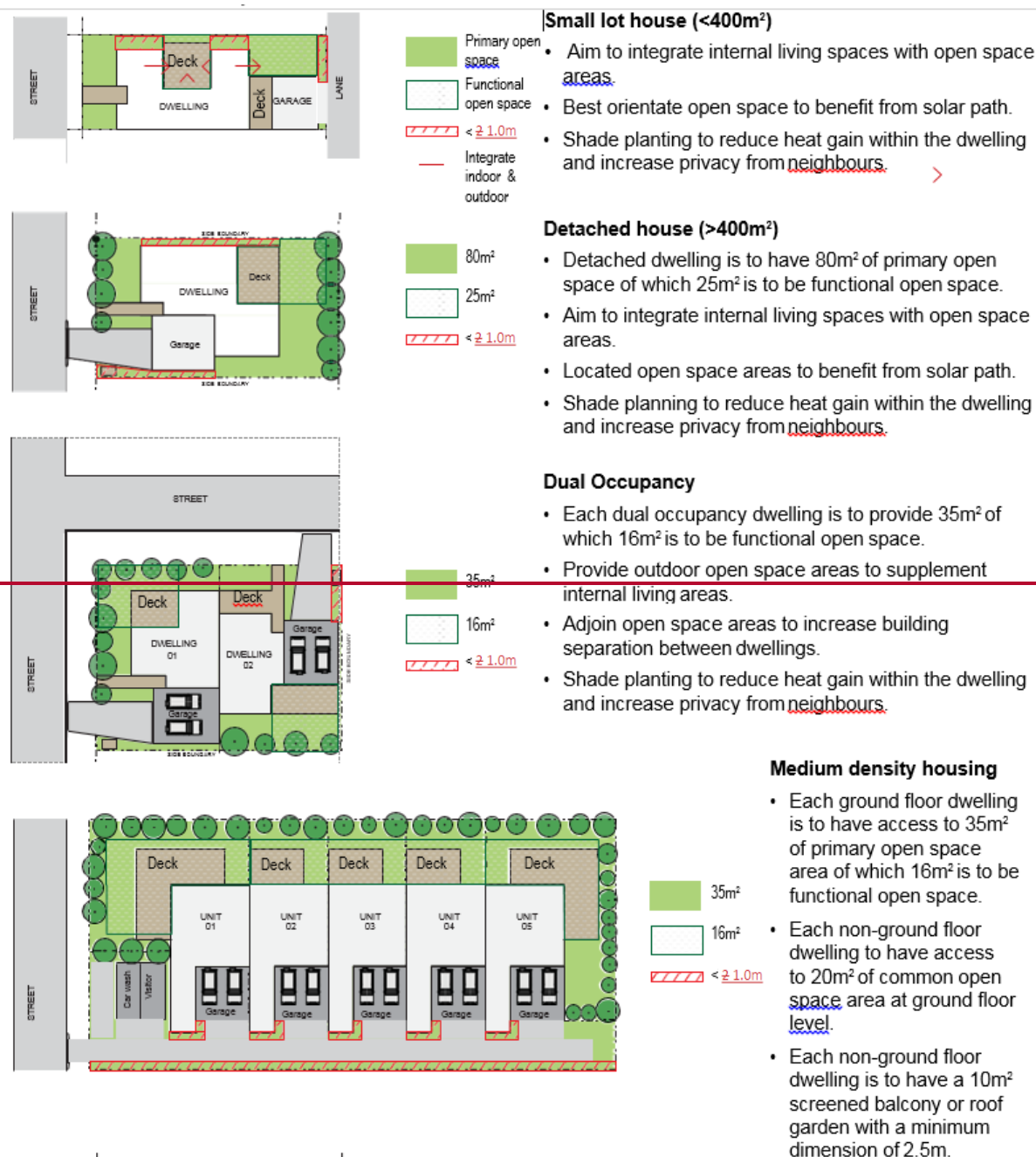
	<div>ground level</div> <div></div> <div></div> <div>level in common open space areas.</div>
	<p>*Note: The calculation of open space shall not include areas used for vehicle parking or movement, setback areas less than 1 metres in width, land steeper than 15% or any area occupied by a rainwater tank.</p> <p>A8.2 Multi dwelling housing, shop top housing or residential flat buildings with no direct ground level access to living areas shall provide a 10m² screened balcony or roof garden with a minimum dimension of 2.5m.</p>
<p>P9 Private open space is located and designed to:</p> <ul style="list-style-type: none"> Accommodate the needs of the residents; Integrate outdoor living spaces with habitable areas; Take advantage of the natural features of the site; Provide visual and acoustic privacy between the principal dwelling and other adjoining residential development. 	<p>A9.1 Functional open space shall be landscaped, fenced or screened where necessary to maintain privacy and ensure amenity.</p>

Figure 10: Open Space

**Open Space**

Each dwelling is to have well defined, functional and usable open space.

Figure 11: Open Space – Housing Typologies Note: total and primary have the same meaning



Open Space for housing typologies – Each dwelling is to have a well-defined, functional and usable open space. Functional open space is an area directly accessed off a living area forming the main outdoor living and recreation area. Primary open space is the balance of area outside of the building envelope, hardstand and areas less than 2.0m wide or steeper than 15%.

Figure 12: Landscaping requirements

Typical Landscape Plan for Multi Dwellings Development - A landscape plan is to be prepared in accordance with the Council's Landscaping Guidelines (Amended April 2007).

4.5 Element – Earthworks, Retaining Walls and Erosion controls

Building design needs to respond to the natural slope and topography. On steeper sites split level housing built from steel or timber framing is desirable to limit the size of single slab on ground and the need for excessive earthworks and retaining walls.

Soil erosion represents a major environmental problem leading to loss of top soil, sedimentation of natural and built drainage systems, reduced water quality and damage to the aquatic environment. Soil erosion from development sites needs to be prevented both during and after construction.

While erosion from a single building site may appear negligible, the cumulative impact from many sites can be significant. Areas which are disturbed or exposed during the construction phase are susceptible to soil erosion. Severe erosion may cause landslips and gullying which limit the potential future use of the land.

Relevant Design Principle: 2, 3, 4

Performance Criteria	Acceptable Solutions
Earthworks P10 Earthworks and retaining walls:- <ul style="list-style-type: none"> a) Preserve the stability of the site and adjoining land; b) Minimise site disturbance from excessive cut and fill. c) Minimise adverse physical, visual and privacy impacts from excessive cut and fill. d) Minimise adverse impact on streetscape. e) Are integrated with landscaping. f) Ensure that structures are stable and safe. <p>Figures 13 and 14 illustrate how this criteria can be satisfied.</p>	<p>A10.1 The maximum height for cut and fill is 1.8 metres above or below natural ground level except where it is incorporated into the dwelling structure.</p> <p>A10.2 The height of retaining walls is limited to 1.8 metres above natural ground level and constructed of materials that complement the streetscape and site landscaping.</p> <p>Note: Retaining walls in excess of 1.2m require a report from a suitably qualified structural engineer.</p> <p>A10.3 All areas containing cut or fill are to be drained, stabilised and landscaped to prevent surface erosion.</p> <p>A10.4 If the cut or fill is located less than 1m from any boundary, a maximum depth of 1m is permitted. Any retaining wall above 600mm must be suitably designed and approved prior to construction so that structural integrity can be confirmed, and drainage lines can be provided wholly within the subject allotment. In addition, the retaining wall is to be set back so as to allow adequate provision of drainage wholly within the subject allotment.</p> <p>A10.5 The horizontal distance between a cut and a filled area shall be equal to the height or depth of the fill or cut, whichever is the greater.</p> <p>A10.6 Earthworks and retaining walls are located at least 1.5m from any sewer main or Council stormwater drainage line, or the equivalent invert depth of the main or line, whichever is the greater.</p> <p>A10.7 Earthworks and retaining walls do not encroach into any registered easement.</p>

Figure 13: Building on Sloping Sites

**Flat block (0-6 degrees or 0-10%)**

- Single slab on ground acceptable.
- Split and stepping slab acceptable.
- Drop edge slab beam to 1.2m acceptable.

**Medium slope (6-12 degrees or 10-21.5%)**

- Part slab on ground (garage area), part post and beam construction.
- May be suitable for stacked two storey single slab on ground.
- Split or series of slab on ground.
- Incorporate garages to lower level with living spaces and decks to the upper level to take advantage of views, light and breeze.

**Steep Slope (over 12 degrees or >21.5%)**

- Not suitable for single slab on ground.
- Split or series of slab on ground.
- Part slab on ground, part post and beam construction.
- Pole construction.
- Limit upslope construction on slopes over 18 degrees (32.5%).

**Upslope**

- Site falls from the rear boundary to the street.
- Often presents as two storey building to the street and single storey to the rear yard.
- Elevate living space to upper level for light, air and view.
- Structure could include slab on ground to lower level and post and beam to the rear (single storey) section of the dwelling.

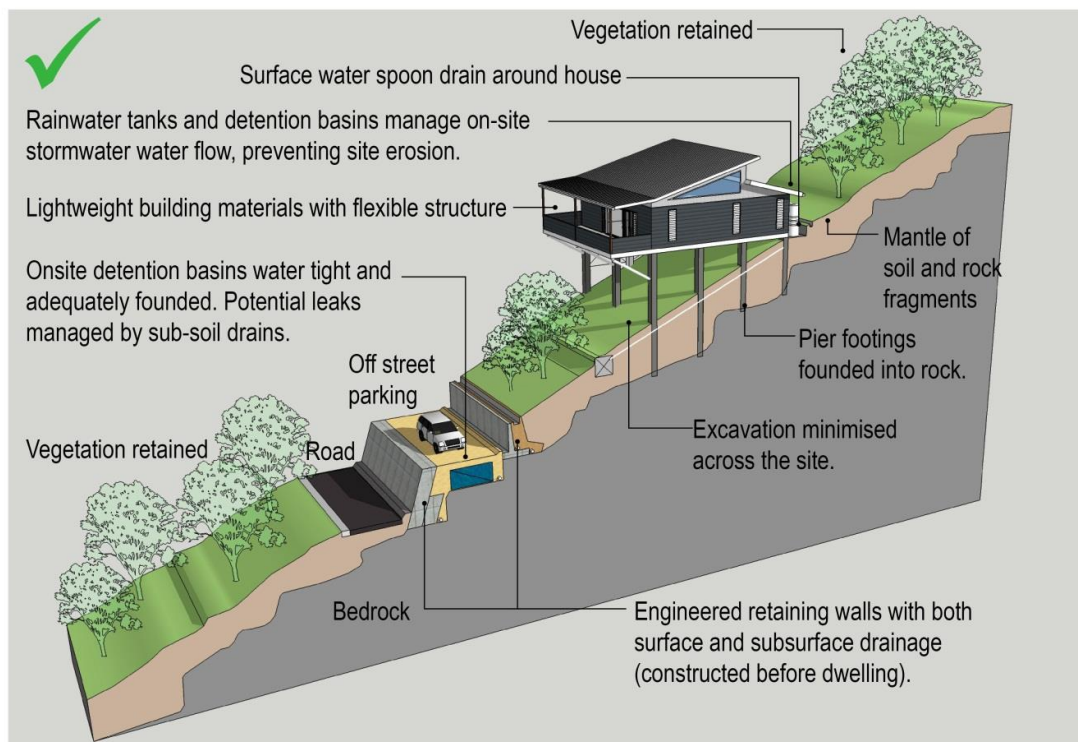
**Down slope**

- Site falls from the rear boundary to the street.
- Often presents as single storey building to the street and two storey to the rear yard.
- Living space to upper (street) level for light, air and view.
- Structure could include slab on ground to lower level and post and beam to the rear (single storey) section of the dwelling.

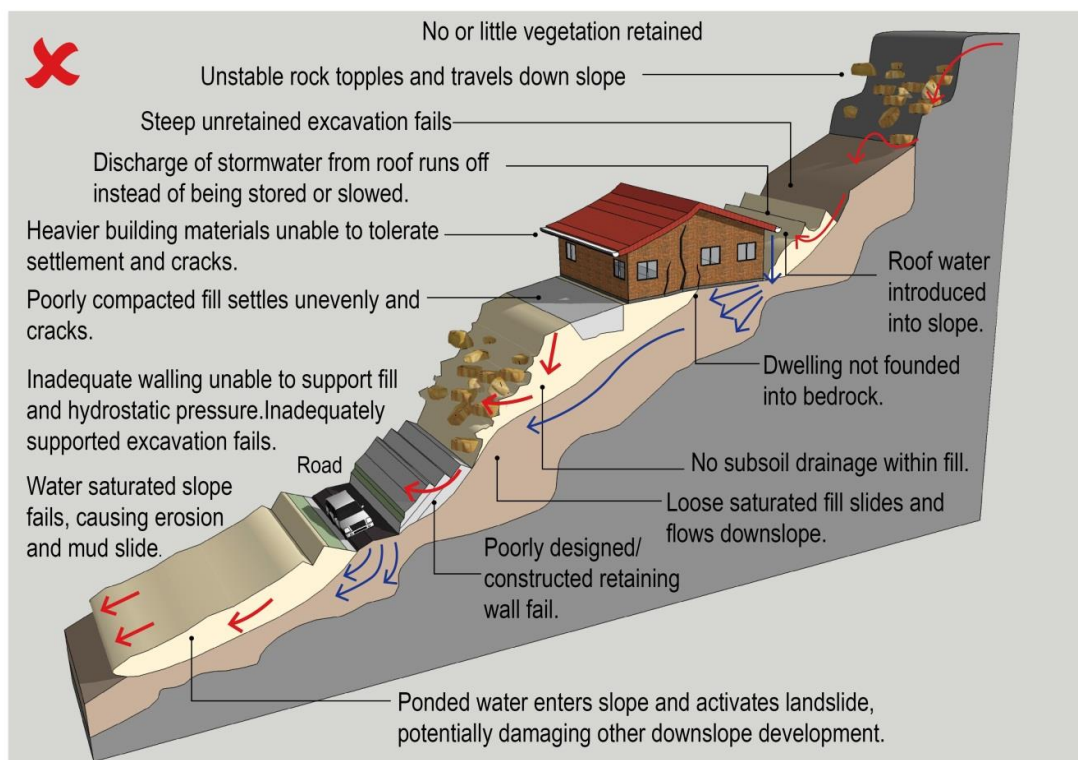
**Side slope**

- Consider split house design with garage on lower side of the block and living space / decks over.
- Dependent on degree of slope, garage could be setdown with a few steps.

Figure 14: Hillside Construction



Example of good hillside construction practice - Lightweight building with post and beam structural system pierced into rock. All cuttings are reinforced with engineer designed retaining walls. An integrated drainage, water and storage system reduces possibility to undermine sub-surface soil structure.



Example of poor hillside construction practice - Site excavation to facilitate slab on ground construction which is not founded to sub-surface rock. Poorly compacted site fill combined with poor retaining walls and poor integration of site drainage leads to a higher risk of undermining and erosion of the site.

Erosion Controls

P11 Where there is potential for soil erosion, measures are in place that:

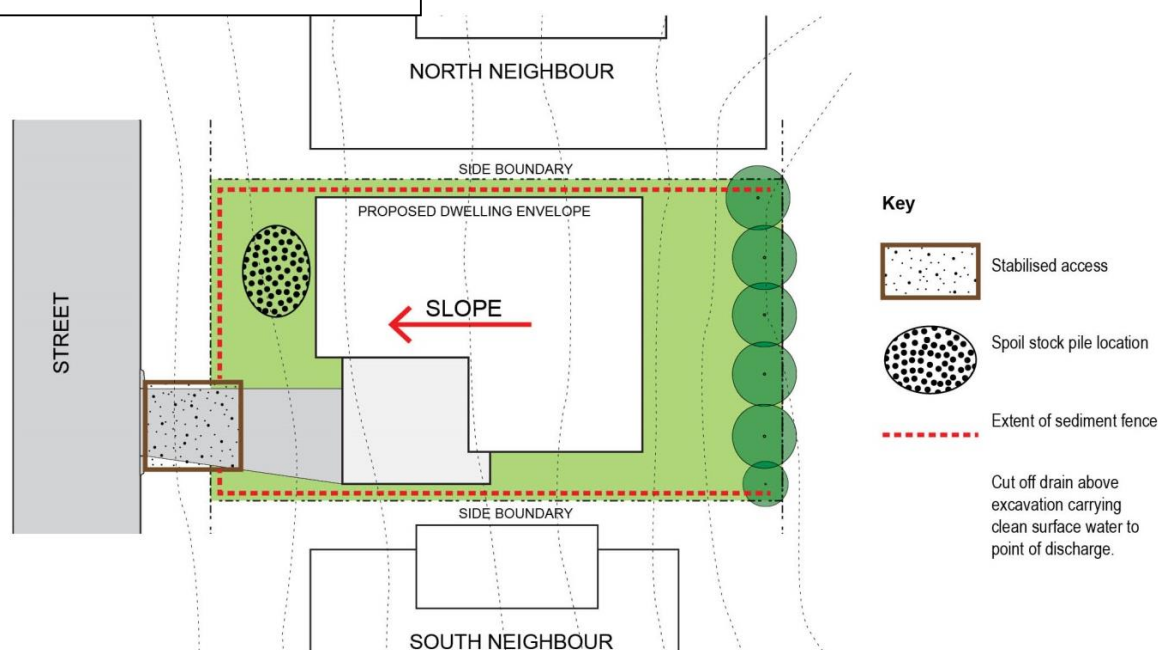
- Minimise loss of top soil;
- Minimise sedimentation of natural and built drainage systems; and
- Limit impacts on the aquatic environment and water quality.

Figure 15 provides examples of this is achieved.

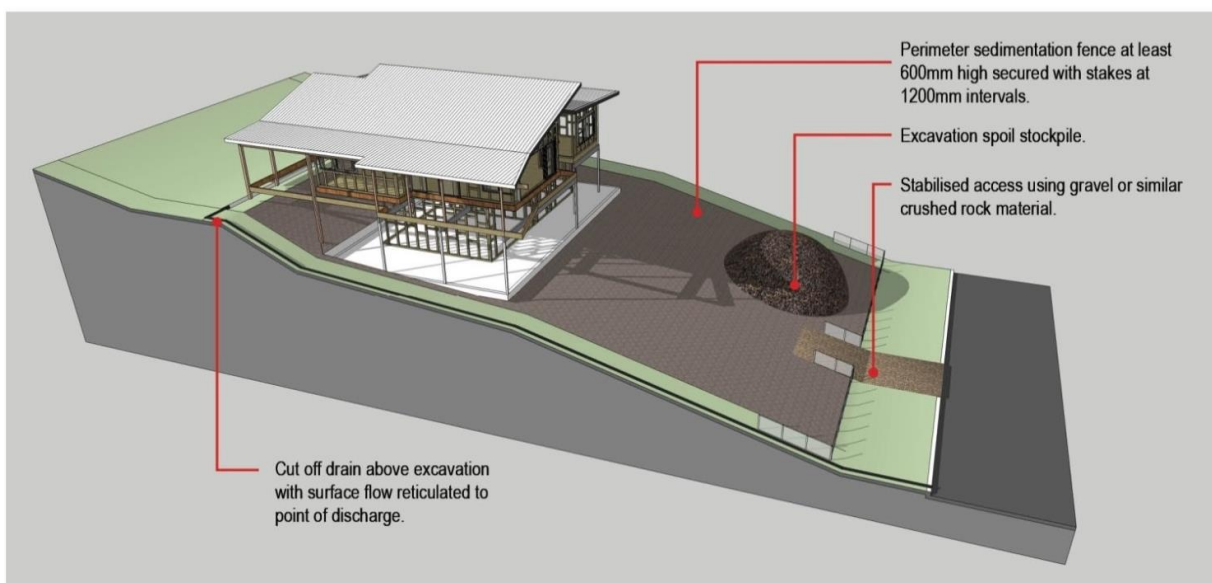
Erosion Controls

A11 Soil erosion and sediment controls are in accordance with *Guidelines for the Control of Erosion and Sedimentation on Building and Development Sites - Lismore City Council*.

Figure 15: Erosion & Sediment Control



Erosion and Sediment Control Plan - The issues to consider when preparing a sediment and erosion control plan are, identifying the extent of the sediment fence (height could vary dependent on slope), identifying a suitable location to stockpile spoil and nominating a stabilised access crossing.



Erosion and Sediment Control Plan

The key elements of sediment and erosion control planning are identifying the extent of the sedimentation fence (height could vary dependent on slope), identifying a suitable location to stockpile spoil which is easily accessible and nominating the site access 'shake down' crossing.

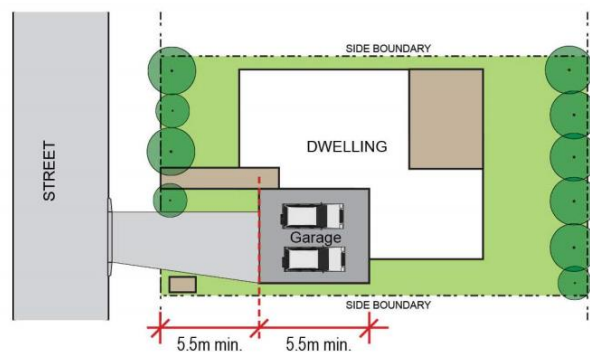
4.6 Element – Off Street Car Parking, Carports, Garages, Outbuildings and Driveways

Sufficient off street parking and circulation areas need to be provided for residents and visitors. This needs to be done in a way that does not have a visual impact. The amount and location of parking will vary according to the size of the dwelling.

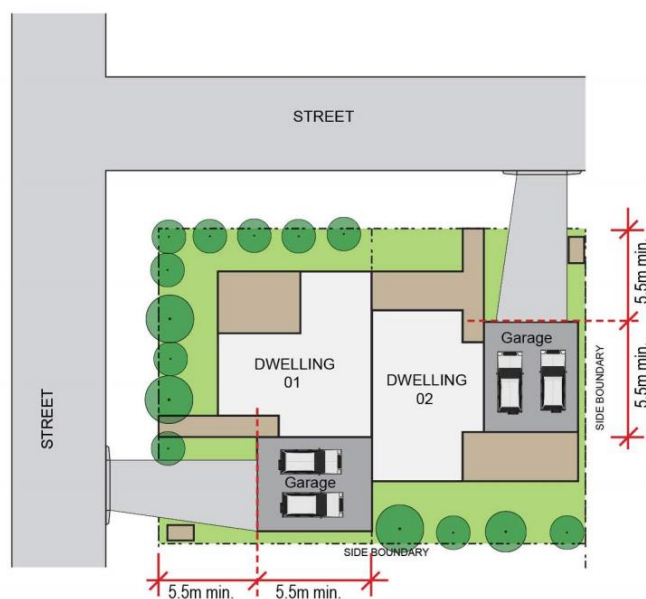
Relevant Design Principle: 1- 10

Performance Criteria	Acceptable Solutions												
<p>P12 The development shall contain adequate visitor and resident car parking, taking into account:</p> <ul style="list-style-type: none"> the number and size of proposed dwellings; availability of public transport; availability of on-street car parking; locations of non-residential uses such as schools and local shops; the possible demand for car parking space from adjoining properties; overflow parking; the car parking requirements of people of differing socio-economic status, age, cultural background. <p>Figure 16 provides examples of how to achieve off street car parking provisions for single dwellings, dual occupancies and multi dwellings.</p>	<p>A12.1 For single dwellings two (2) off street car parking spaces are provided at least 5.5 metres behind the Building Line. Car spaces are to comply with applicable front building line (front setback). However, where the building line is <6m, parking spaces must be at least 5.5 metres from the front boundary. Figure 16 provides examples of how this is achieved.</p> <p>Note: This is to allow parking of vehicles wholly within the property boundary boundaries.</p> <p>A12.2 For attached and detached dual occupancies of up to 125m² total combined floor space, one (1) level off street car parking space is provided for each dwelling behind the building line. Where the total combined floor area of the dual occupancy exceeds a total of 125m², two (2) off street car parking spaces per unit are provided.</p> <p>A12.3 Where only one (1) car parking space is to be provided, it must be under cover. Where more than one (1) parking space is to be provided, at least one (1) is to be under cover.</p> <p>A12.4 The number of off street parking spaces for multi-dwelling housing shall be:</p> <table border="1"> <thead> <tr> <th>No. of Bedrooms</th><th>Car parking Spaces/Unit</th></tr> </thead> <tbody> <tr> <td>1</td><td>1</td></tr> <tr> <td>2</td><td>1.5</td></tr> <tr> <td>3 or more</td><td>2</td></tr> <tr> <td colspan="2">Visitor Parking</td></tr> <tr> <td>Multi dwelling housing and residential flat.</td><td>1 space for each five dwelling units.</td></tr> </tbody> </table> <p>Note: Shop top housing in the CBD is not required to provide car parking spaces.</p>	No. of Bedrooms	Car parking Spaces/Unit	1	1	2	1.5	3 or more	2	Visitor Parking		Multi dwelling housing and residential flat.	1 space for each five dwelling units.
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2	1.5												
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Visitor Parking													
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<p>P13 Off street car parking is convenient, safe and accessible for all residents and visitor car parking is located within a convenient distance of the development.</p>	<p>A13.1 Each dwelling unit is to have one covered parking space, located as close as practicable to the dwelling unit.</p> <p>A13.2 Where six or more visitor spaces are required, the spaces shall be located in groups of three and not scattered individually around the development. All visitors' spaces shall be clearly marked.</p>												
<p>P14 Carports, garages and outbuildings do not dominate the streetscape and are compatible with the building height, roof form, detailing, materials and colours of the main building.</p> <p>Figures 17 and 18 demonstrate how to locate and design garages, carports and outbuildings to minimise impacts on streetscape amenity.</p>	<p>A14.1 Detached carports, garages and outbuildings that are not set back behind in front of the dwelling in Residential R1, R2, R3 and RU5 zones do shall not have a floor area greater than 60m² and an external wall height of 3.3 metres above natural ground.</p> <p>A14.2 <u>On steeply sloping sites (over 20%), it may be better to provide a detached garage or carport to reduce the length of steep drive and reduce the amount of cut and fill required. Where garages and carports are required to be located in front of the building line, they should be designed to be compatible with the main building in terms of height, roof form, materials detailing and colour.</u></p>												
<p>P15 The design, surface and slope of car parking and manoeuvring areas facilitates on-site stormwater infiltration.</p>	<p>A15 No acceptable solution.</p>												

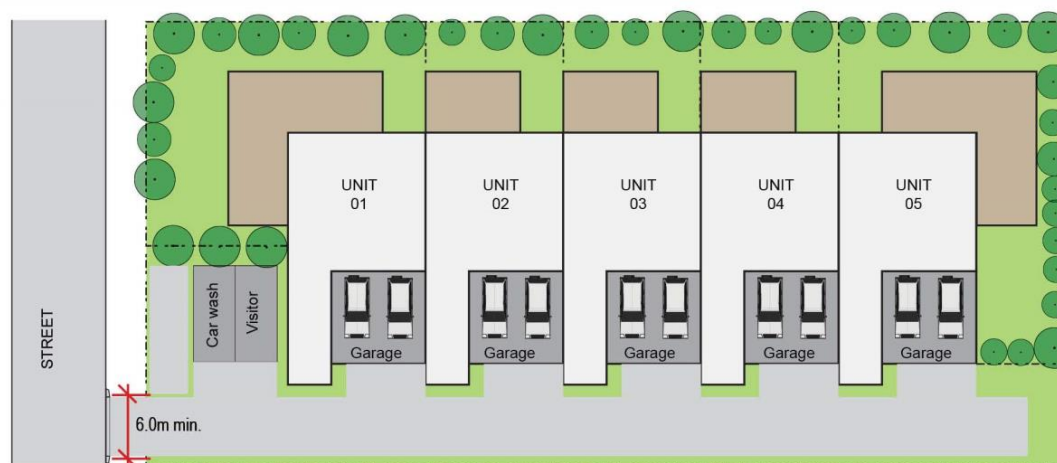
Figure 16: Off Street Parking

**Off street parking for single dwellings**

- Each single dwelling is to provide two off street car spaces behind the building line. The minimum setback for a garage door is 5.5m fronting a public road to allow cars to turn into a driveway without impeding the road or footpath. The garage is to be at least 5.5m in length to accommodate a normal vehicle size.

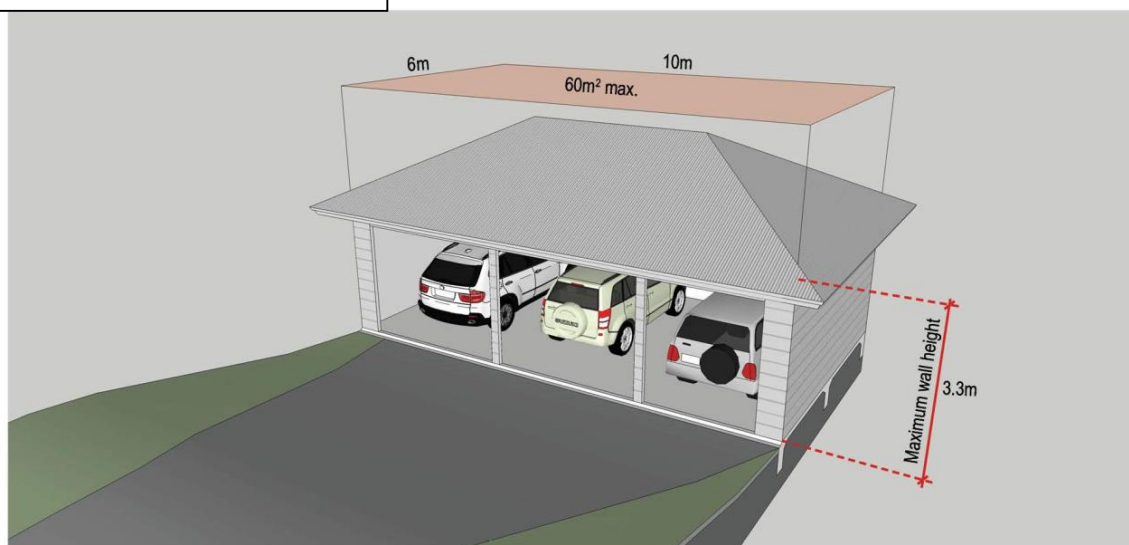
**Off street parking for dual occupancies**

- Where the floor area exceeds 125m², two off street car spaces are required. On corner sites, despite the secondary frontage having a building line setback of only 4m, the garage door still needs to be setback 5.5m.



Off street parking for multi dwellings - Within multi dwelling houses, one space is required for a one bedroom unit, 1.5 spaces for 2 bedroom unit and 2 spaces for a three bedroom unit. One visitors space is required per five units and should be located in a legible easy to access location. Where multiple visitors spaces are required, these should be located in groups of three. It is also best practice to incorporate a permeable surface car space designated for car washing.

Figure 17: Carports & Garages



Detached carports and garage envelope - Detached carports, garages and outbuildings are limited to 60m² with a maximum wall height level of 3.3m which will allow for three vehicles. Building materials, colour and roof forms should be consistent with the main building.

Driveways

P16 Driveways are located and designed to:

- safely accommodate the grade and turning radius limitations of modern vehicles;
- minimise visual impacts from hard paving areas.

Figures 18 and 19 demonstrate how to achieve safe grades over the footpath, between the footpath and the lot and between the driveway and the garage on steeper slopes.

A16.1 Vehicles can safely enter and reverse from a lot in a single movement.

A16.2 Where a street carries more than 5000 vehicles per day all vehicles can move in a forward direction when entering or leaving the site. New driveways entering onto such roads should be avoided unless no other alternative is available.

A16.3 The maximum gradient for driveways is 25% with a maximum change in grade of 12.5%.

A16.4 Where lots fall steeply below street level, the garage or carport is constructed closer to the street to reduce the need for steeply sloping driveways and large amounts of cut and fill.

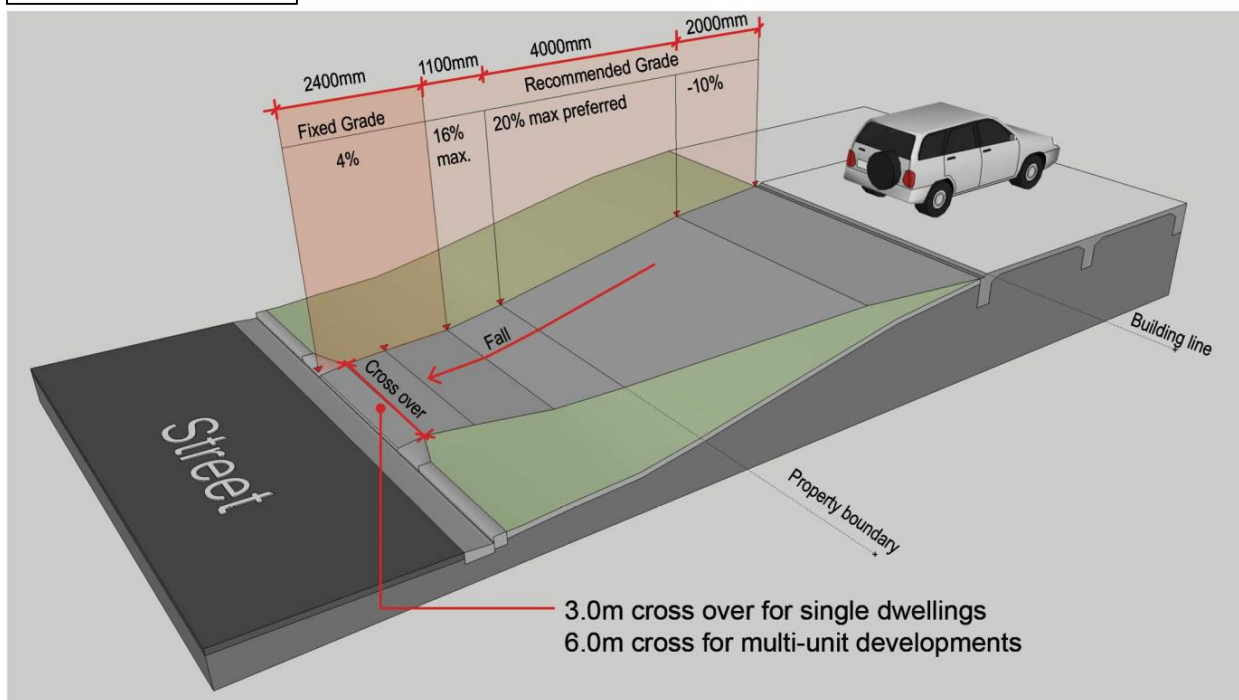
A16.5 Driveways are integrated with the site using landscaping and appropriate drainage and erosion control measures, particularly on steep slopes.

A16.6 The location and design of driveways is consistent with the Subdivision and Infrastructure Chapters of this Development Control Plan, the Northern Rivers Design Manual and the Lismore City Council Design and Construction Specification Vehicular Access Policy.

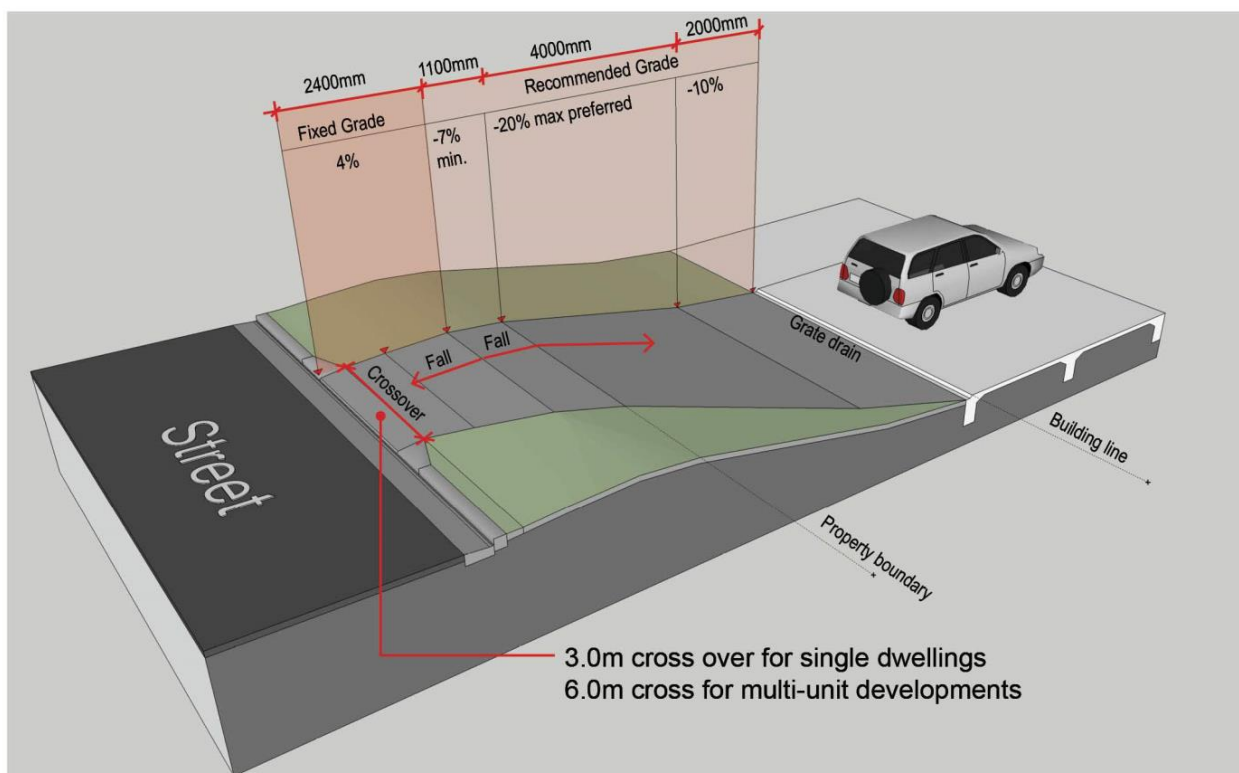
Figure 18: Carports & Garages on Steep sites

Detached carports and garages on sloping sites - On steeply sloping sites (over 20%), it may be better to provide a detached garage or carport to reduce the length of steep drive and reduce the amount of cut and fill required. Where garages and carports are required to be located in front of the building line, they should be designed to be compatible with the main building in terms of height, roof form, materials, detailing and colour.

Figure 19: Driveways



Upslope driveway - Vehicle access to sites are to be in accordance with Council's standard cross-over detail, chapters 5 & 6 Subdivision and Infrastructure and Australian Standard 2890. The maximum preferable grade for a driveway is 20%. The maximum change in grade is 12.5%. The minimum driveway cross over for single dwellings is 3.0m and 6.0m for multi-unit dwellings.



Downslope driveway - Vehicle access to sites are to be in accordance with Council's standard cross-over detail, chapters 5 & 6 Subdivision and Infrastructure and Australian Standard 2890. The maximum preferable grade for a driveway is -20%. The maximum change in grade is 12.5%. The minimum driveway cross over for single dwellings is 3.0m and 6.0m for multi-unit dwellings.

4.7 Element - Fences

Appropriately designed, located and constructed fences can improve residential amenity with the provision of privacy, safety for residents and pets, potential noise reduction, delineation of public and private space, and in some instances can reduce glare from vehicle lights.

The majority of fences in all zones can be constructed as Exempt Development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) subject to criteria. These provisions are aimed at providing guidance for fencing that is not permissible as Exempt Development.

The Codes SEPP should be read in conjunction with the following controls. The following fencing controls are generally limited to Zones R1, R2, R3, R5 and RU5.

Relevant Design Principles: 1, 2, 3, 4, 5, 10

Performance Criteria	Acceptable Solutions
P17.1 Fences Fences must not: <ul style="list-style-type: none"> • Impair driver or pedestrian visibility at road intersections; • Prevent residents of a dwelling from casually observing the adjacent street; • Detract from the streetscape in terms of fencing design, material, scale or colours; • Prevent emergency access by safety and emergency vehicles and personnel 	A17.1 Fencing height limits <ul style="list-style-type: none"> • Front fence – 1.2m Note: A front fence is any fence or like barrier erected forward of the building line setback, whether it is erected on the boundary or not. • Side fence – 1.2m within the building line setback and 1.8m for the remainder. • Rear Fence – 1.8m, unless the rear fence is the primary frontage and front fence provisions may apply. <p>Note: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 also provides for fences as Exempt Development subject to criteria in all zones.</p> A17.2 Variations in height limits Front and side fences within the building line setback higher than 1.2m but not higher than 1.8m may be permitted in the following circumstances: <ul style="list-style-type: none"> • Adjoining land used for business or commercial purposes, in cases where screening from the adjoining business activity is necessary to protect residential amenity; • Where it is demonstrated that traffic noise and lights impact from car headlights on a public road will create adverse impacts on residential amenity in the absence of a higher fence; • Necessary for safety, noise mitigation or to enclose the primary open space area. A17.3 Front fencing design that exceeds 1.2 m height limit Any front fence higher than 1.2m must be: <ul style="list-style-type: none"> • Constructed of a mix of materials with 50% transparency and integrated landscaping; or • Located not less than 50cm inside the front boundary with the area in front of the fence to be landscaped; or • Articulated with recessed sections of a minimum 0.9m x 0.9m at a maximum interval of 5m to allow planning of vegetation.

<p>P18 Corner allotments</p> <p>Fencing of corner allotments must allow for reasonable enclosure of rear yard <u>outdoor open space</u> areas for privacy and security, while minimising the impact of the fence on the streetscape, safe sight distance and traffic and pedestrian safety.</p>	<p>A18 Corner allotments</p> <p>Fencing of the secondary frontage will be allowed up to 1.8m high on the boundary, up to either of the following alignment setbacks from the primary street:</p> <ul style="list-style-type: none"> • The required building line setback in that location (6m in zones R1, R2, R3, and RU5; and 15m in Zone R5); or • If the existing dwelling is forward of the established building line setback, in line with the existing dwelling
<p>P19 Gates</p> <p>Gates or openings in fences must facilitate safe entry and exit conditions for vehicles to and from public roads. Fences or gates must not create or contribute to unsafe sight distance restrictions for vehicles entering or exiting neighbouring properties.</p>	

Figure 20: Front Fence



Good front fence - The use of a timber picket fence establishes a consistency with the main dwellings materials and is of a scale and height compatible with the street. The spacing of the picket fences allows for some visual permeation across the site whilst also clearly delineating the property boundary.

Figure 21: Fencing



Front fences - Front fences are to be a maximum of 1.2m high and achieve at least 50% transparency. Lower more visually permeable front fences improve surveillance and security as well as improves the visual amenity allowing front gardens to be seen from the street. Integrate landscaping with fence design.

4.8 Element - Service Areas and Waste Management

The provision of site facilities including mail boxes, waste collection areas and clothes drying areas are an integral component of residential development. Appropriate design and location of these service areas can enhance visual amenity and maximise functionality for residents.

Waste management is relevant to all stages of a buildings life cycle including construction, operation and demolition. This element should be read in conjunction with DCP Chapter 15 – Waste Minimisation.

Relevant Design Principles: 4

Performance Criteria	Acceptable Solutions
Service Areas P20 Site facilities such as waste bin enclosures, storage areas and clothes drying areas are to be conveniently accessible and visually unobtrusive. Figure 22 illustrates how this can be achieved	Service Areas A20.1 At least three (3) m ² is provided for each dwelling to accommodate 3 x 240 litre bins. The storage area is paved and in a location readily accessible to the waste collection point. A20.2 Medium density collective storage areas for waste bins are to be adequately screened from the street, located behind the front setback and should not cause odour or noise impacts for neighbours A20.3 Suitable waste collection areas are to be provided for medium density development and the use of street frontages for large numbers of bins is to be avoided. A20.4 A paved and screened drying area of at least 7m ² is provided for each dwelling unit in medium density development. A20.5 Common television antenna be provided for medium density development
Waste Management Plans P21.1 Appendix B of DCP Chapter 15 Waste Minimisation is to be completed and submitted with a development application for dwelling houses, semi-detached dwellings and dual occupancies. P21.2 No performance criteria for medium density development	Waste Management Plans A21.1 A site waste minimisation and management plan is to be submitted with the development applications for dwelling houses, semi-detached dwellings and dual occupancies in accordance with Section 4.1 DCP Chapter 15 Waste Minimisation. A21.2 A site waste minimisation and management plan is to be submitted with the development applications for

medium density development in accordance with Section 4.2 DCP Chapter 15 Waste Minimisation.

Figure 22: Service Areas



Garbage bin store - This slatted screen successfully screens the garbage bin storage area.



Gas bottle store - This storage area for the gas bottles is enclosed well ventilated and easy to access as required, however the structure integrates well with the dwelling.



Poor garbage bin location - Failure to consider the location of garage bins and other utility storage can lead to poor outcomes. In this example the garbage bins are within full view of the street and block the dwellings primary entrance.

4.9 Element – Orientation, Glazing and Shade Control

The subtropical climatic conditions of Lismore, located on the far north coast of New South Wales, generally allow for comfortable outdoor living all year round. Lismore is characterised by warm, humid, and often wet, summers with mild dry winters. Climatic extremes in Lismore can present a combination of hot, humid summer days and cold overnight winter temperatures. Various design features (passive solar design) can be incorporated into a dwelling to maximise year round thermal comfort. Orientation; the location of habitable and non-habitable rooms; eaves; verandas; appropriate glazing; insulation; materials and colour; landscaping; and the incorporation of indoor / outdoor spaces are central to passive solar design. A passive solar house will use its own structure to enhance winter solar access and summer shade and maximise the cooling effect of summer breezes. The house can “passively” control the indoor climate.

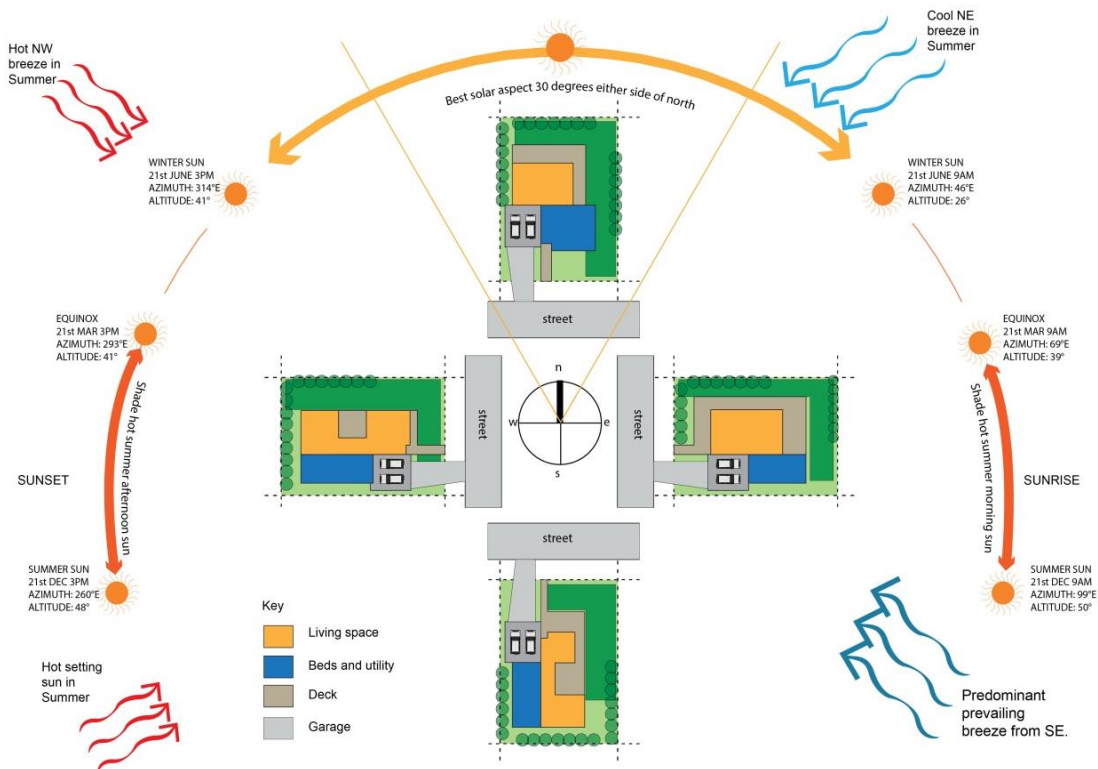
Relevant Design Principle: 2, 5, 8

Performance Criteria	Acceptable Solutions
<p>P22 Development is designed to incorporate passive solar design to maximise winter sun and summer shade.</p> <p>Figures 23 and 24 demonstrate how this is achieved</p>	<p>A22.1 Orientation of the length of the building is between 30° east of north and 15° west of north where permitted by the configuration of the lot. This will maximise winter solar access and summer shade.</p> <p>A22.2 For new and infill development maintain at least 3 hours solar access to 50% of private open spaces of the proposed development, and to 50% of private open space of adjoining properties, between 9.00am and 3.00pm on June 21.</p> <p>A22.3 Locate the a living room, dining room and kitchen on the northern side of the dwelling <u>to receive suitable solar access</u>. Rooms such as bedrooms, bathrooms, toilets and laundries are located on the southern side to provide buffers to summer heat and/or winter wind.</p> <p>A22.4 Eaves, awnings, pergolas or deciduous vines and trees are used to provide shade.</p>
<p>P23 Windows are located to maximise winter sun penetration and to provide shading from summer sun.</p> <p>Figure 24 demonstrates how this can be achieved.</p>	<p>A23.1 Windows are located to maximise opportunities for cross ventilation.</p> <p>A23.12 Windows of north facing habitable rooms receive at least three hours of sunlight between 9 am and 3pm on 21 June.</p>

Energy and Water Efficiency

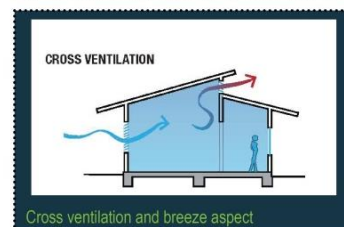
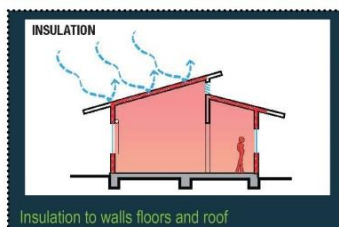
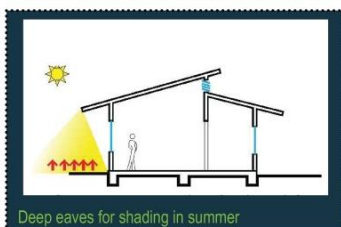
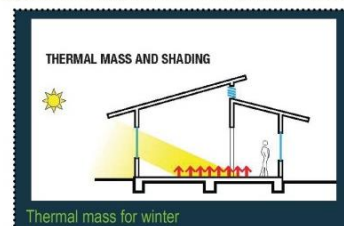
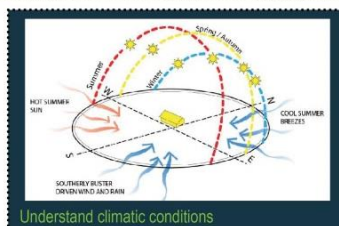
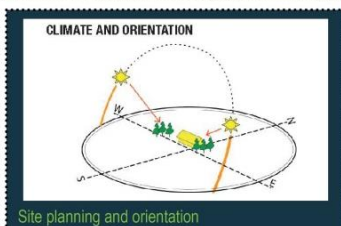
An application for residential development must be accompanied by a NSW Building Sustainability Index (BASIX) assessment which measures the potential performance of all dwelling types against sustainability indices to reduce water and energy consumption. A BASIX assessment focuses on three components of sustainable building design, namely water, energy and thermal comfort. For further information refer to the NSW Government: Planning and Environment web page www.basix.nsw.gov.au.

Figure 23: Orientation & Passive Design



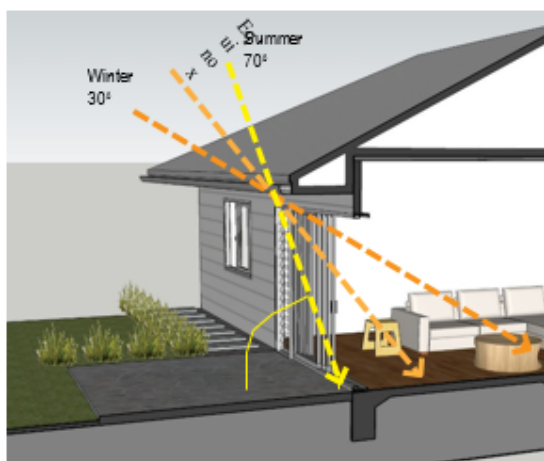
Passive design principles:

- Generally plan your living spaces including lounge room, kitchen, dining areas to have access to northern sun.
- Maximise your north facing backyard or garden space.
- Located garages and utilities to the western or southern corners.
- Provide deck spaces which flow directly from living spaces.
- Use decks, awnings, overhangs and landscaping to provide shade to hot western summer sun.
- Locate windows to provide opportunity for cross ventilation.

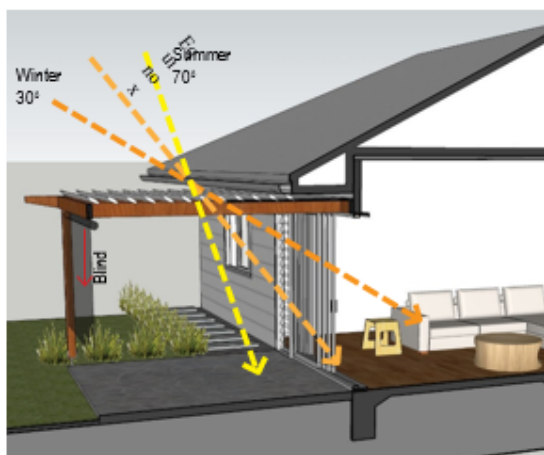


Orientation and passive design - Every dwelling or site orientation can be planned and designed to take advantage of solar path and prevailing breezes. By embedding passive design principles in dwelling design can reduce energy costs and facilitate more comfortable indoor and outdoor spaces. It is important that key indoor space relate to external living spaces and that adequate provision has been made for shading during the hot summer months.

Figure 24: Sunlight & Shade Control



Eave depth - Design eaves which have a depth of at least 600mm. This may need to be increased on north facing elevations. Project a 70 degree line from the outer edge of the eave/gutter to determine the amount of summer sun penetrating internal spaces. Similarly project a 30 degree line representing winter months.



Pergolas and awnings - Shade structures including pergolas, awnings and verandahs not only provide valuable shade from the hot summer sun, but extend internal living spaces outdoors. Different roof materials provide different levels of sunlight and shading control. Fixed louvres should be between 30-50° to allow winter sun, but block summer sun. Variable louvres provide control during summer and winter months.

Vertical drop down blinds during summer may be required on eastern and western elevation when the sun is at a lower angle.



Landscaping - Integrating landscape design to work with your internal configuration is important to achieving a good balance of sun shading and thermal control. Plant western elevations to provide shade from the hot summer sun. Integrating deciduous vines with shade structures can provide summer sun protection, increased privacy as well as an attractive backdrop.

Glazing and shade control - Within Lismore's climatic context, it is important to control the amount of sunlight penetration into indoor spaces. North facing habitable spaces should locate windows to maximise winter sun penetration however these windows will need to be shaded during summer months, through the use of eave depth, awnings, pergolas or deciduous vines and trees.

4.10 Element - On-Site Sewage and Waste Water Management

This Element applies to development applications for residential development on land that is not connected to Council's reticulated sewerage system. These provisions are generally limited to rural, large lot residential and village zones with the exception of Caniaba, Nimbin and North Woodburn within Zone RU5 Village.

Sewage and waste water needs to be managed on-site to protect the environment and public health.

Relevant Design Principle: 8

Performance Criteria	Acceptable Solutions
P24 On-site sewage and waste water generated from the dwelling is treated so that:- <ul style="list-style-type: none"> a) Public health is maintained b) Land, soil, groundwater and surface waters are protected from untreated sewage and waste water; c) Community amenity is protected from odour; & d) Wastewater is reused as an effective resource. 	A24.1 In areas not serviced by a reticulated sewerage system, on-site sewage management systems are installed in accordance with Council's <i>On-Site Sewage and Wastewater Management Strategy</i> .

5. EXPANDED DWELLING

An expanded dwelling is a single dwelling comprising a main building and a maximum of three (3) habitable outbuildings.

Relevant Design Principles: 1 – 10

Performance Criteria	Acceptable Solutions
P25 The size, location and design of buildings ensures that each building is used by the residents of the main dwelling.	A25.1 A maximum of three (3) outbuildings are provided and are connected to the main building by paths with an all-weather surface. A25.2 All buildings are contained within a radius no greater than 20 metres from the perimeter of the main building. A25.3 One outbuilding is limited to a maximum gross floor area of 45m ² and the others are limited to a maximum of 30m ² . A25.4 Each separate outbuilding may consist of a maximum of two (2) rooms with an ensuite or bathroom. A25.5 No outbuilding is to contain a kitchen. A25.6 No more than one laundry is provided, which may be contained in either one of the outbuildings or the main building.

6. SMALL LOT HOUSING

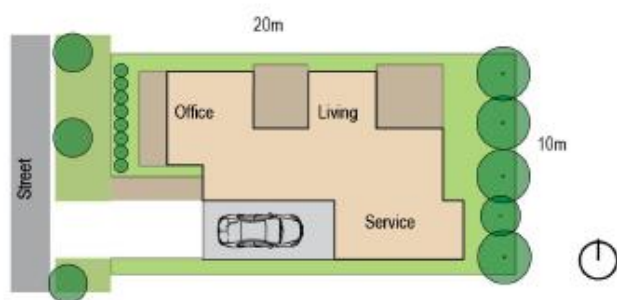
Small lot housing is generally located close to services and requires careful design responses to overlooking, overshadowing, provision of private open space and car parking and impacts on streetscape. Small lot housing provides for diversity in housing stock and assists in creating more compact and sustainable residential areas.

This section should be read in conjunction with the small lot housing provisions in Part 3 General Housing Code, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Relevant Design Principles: 1 – 10

Performance Criteria	Acceptable Solutions
<p>P26 Small lot housing is of an appearance, scale, height and bulk in keeping with the local residential character and amenity of the area.</p>	<p>A26.1 The materials and building form complements the materials and building form of adjoining dwellings.</p> <p>A26.2 Building height is no higher than 8.5 metres as provided in the Lismore Local Environmental Plan 2012.</p> <p>A26.3 The minimum distance between the external building wall and the side boundary is 0.9 metres.</p>
<p>P27 Small lot housing is designed to:</p> <ul style="list-style-type: none"> • achieve adequate solar access and privacy for occupants and adjoining neighbours; and • ensure it does not adversely affect the residential amenity of adjacent residences with regard to overshadowing, privacy and overlooking and building mass and scale as seen from neighbouring premises and the street. <p>Figure 25 provides examples of how to meet this criterion for a range of lot sizes.</p>	<p>A27.1 The design of small lot housing demonstrates:-</p> <ul style="list-style-type: none"> • Adequate privacy within and between dwellings, including adjoining dwellings; & • Adequate access to natural light and natural ventilation. <p>A27.2 Development applications for dwellings on lots less than 400m² to be in accordance with a Plan of Development approved by Council at subdivision stage.</p> <p>A27.3 Vehicle access and car parking to be provided at the rear of the lot.</p>

Figure 25: Small Lot Housing

**200m² lot**

Single storey Detached House

2 bed plus home office to street

Single car parking to south

900mm side setback to south

Front setback equal or greater than adjoining front setbacks.

North facing decks

**280m² lot**

Two storey Courtyard House

3 bedroom

Rear access with home office over garage

Front setback equal or greater than adjoining front setbacks.

Zero side setback to south

900mm to north

North facing decks

Large rear landscaped deck

**300m² lot**

Two storey Detached 4 Bed House

One garage and one car port with zero setback to the south

Home office to street

900mm side setback to south

Front setback equal or greater than adjoining front setbacks.

North east facing rear decks

Small lot housing configurations - The design of the small lot dwelling should relate to the scale and lot configuration of the allotment and the relationship with the street. Floor plans should seek to maximise habitable spaces to the north and creating private outdoor amenity areas which relate seamlessly with indoor spaces.

7. SECONDARY DWELLINGS

A secondary dwelling is a small self-contained dwelling built on the same lot as the principal dwelling. An increased supply of secondary dwellings will provide greater housing diversity and assist in the provision of more compact, sustainable urban development.

Secondary dwellings are permitted with consent under *State Environmental Planning Policy (Housing) 2021* and/or Lismore LEP 2012 in the R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R5 Large Lot Residential and RU5 Village zones.

The Housing SEPP and LEP set the maximum dwelling gross floor area and the minimum site area. The maximum gross floor area under the LEP is whichever of the following is greater:

- a) 60m²
- b) 25% of the total floor area of the principal dwelling

Note: The floor area is a development standard under LEP clause 5.4(9). This maximum floor area cannot be increased in accordance with LEP clause 4.6(8)(c).

The SEPP provides for a minimum site area of 450m² and additional car parking is not mandatory.

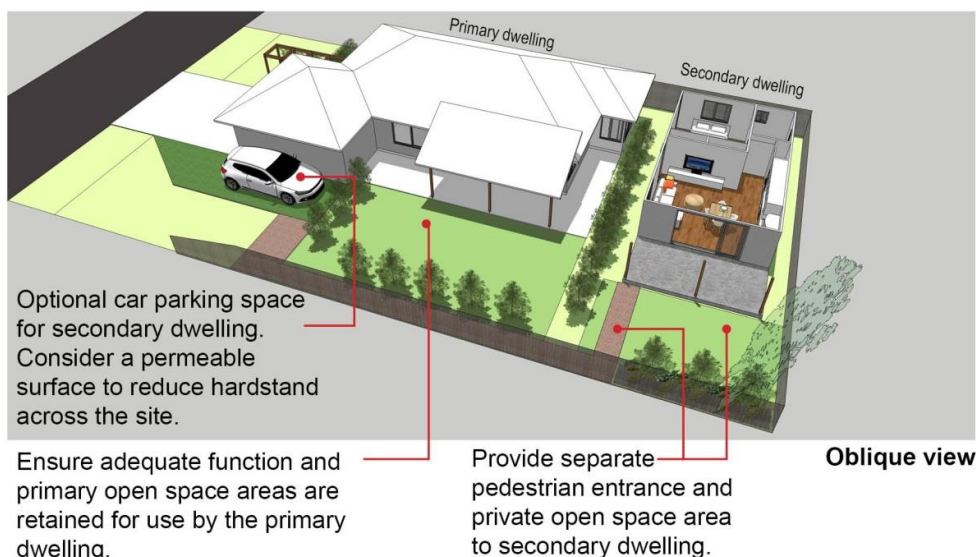
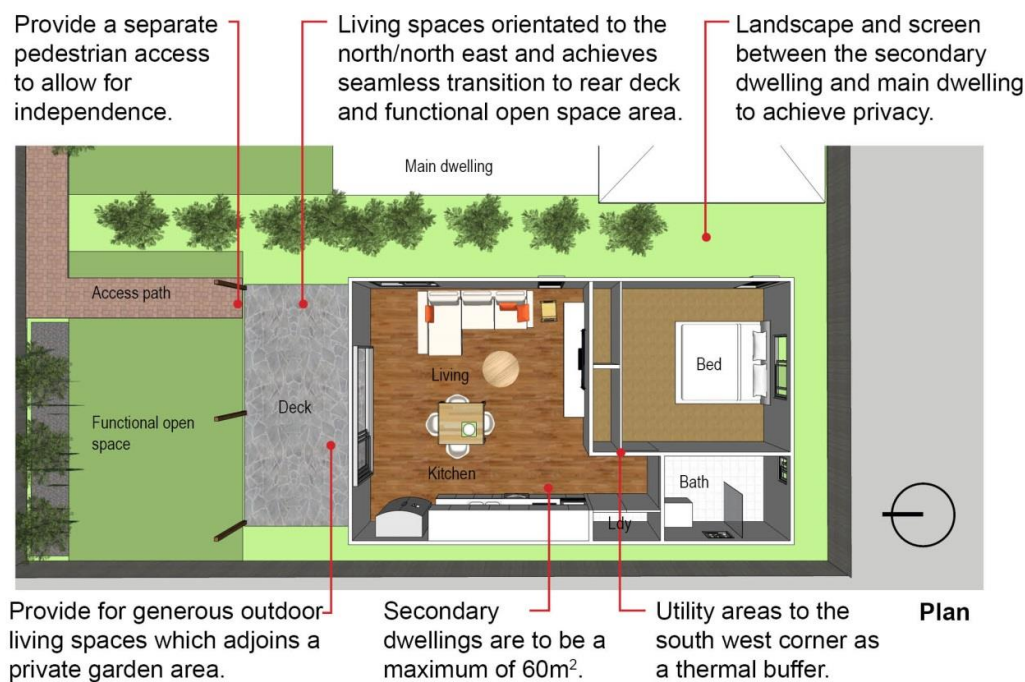
Secondary dwellings may also be Complying Development under the Housing SEPP in certain circumstances. Schedule 1 of the Housing SEPP detail the requirements for complying development. The provisions of this DCP do not apply to complying development.

The provisions of this DCP, as well as those listed below, also apply to secondary dwellings

Relevant Design Principle: 1 – 10

Performance Criteria	Acceptable Solution
<p>P28 The design of secondary dwellings:</p> <ul style="list-style-type: none"> a) is complementary to the principal dwelling, the constraints of the site and surrounding development. b) ensures visual and acoustic privacy between the principal dwelling and other adjoining residential development. c) provides optimum solar orientation to maximise natural light and thermal comfort. <p>Figure 26 illustrates how to achieve compatibility with the principal dwelling, visual and acoustic privacy and maximisation of natural light</p>	
<p>P29 The development of a secondary dwelling does not compromise the car parking requirements of the principal dwelling.</p> <p>Figure 26 demonstrates how this can be achieved.</p>	<p>Note: Consistent with the Housing SEPP, there is no requirement for separate car parking.</p>

Figure 26: Secondary Dwelling Example



The secondary dwelling should be designed harmoniously with the primary dwelling in terms of overall size and scale, height, roof forms and building materials. Alternate roof forms are acceptable subject to design review.

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8. SHOP TOP HOUSING

Shop top housing refers to one or more dwellings located above ground floor retail or business premises. Shop top housing in the Lismore CBD and other business zones will diversify housing stock in locations close to services, transport and facilities. Increased residential development in the CBD will improve casual surveillance and revitalise the area after normal retail trading hours.

Relevant Design Principles: 1 – 10

Performance Criteria	Acceptable Solution
P30 The dwelling has direct residential access from a street or laneway.	P30.1 Each dwelling shall have direct unrestricted access that is separate from the retail or business premises.
P31 In a new building each dwelling has access to private open space for the residents.	A31.1 Private open space, either at ground level or in the form of a balcony must be at least 20m ² and directly accessible from the living area.
P32 External lighting, privacy and potential noise impacts on the occupants of the dwelling (s) are minimised.	A32.1 The impact of external noise is minimised by locating bedrooms away from noise sources. A32.2 The dwelling contains sound attenuation measures.
P33 Amenities and services for residents are located and provided to ensure convenient and safe access.	A33.1 Each dwelling shall have its own amenities, separate from the commercial or retail use. A33.2 Dwellings with access to ground level private open space shall be provided a screened clothes drying area. A33.4 Each dwelling shall have convenient access to a mail box and a lockable storage facility.

Note: In addition to these controls, development applications for shop top housing will be assessed under the relevant Clauses of the *Environmental Planning and Assessment Regulations 2000* that deal with fire safety matters and compliance with the Building Code of Australia.

9. ADAPTABLE HOUSING

Adaptable housing is housing that is *designed* in a way that can easily, and at minimal extra initial cost, be modified as the needs of households change over time. This form of housing caters for people with mobility impairment, other disabilities or progressive frailty.

Relevant Design Principles: 1 – 10

Performance Criteria	Acceptable Solutions
P34 Dwellings are designed to readily accommodate modifications, with access for residents and visitors with disabilities.	A34.1 One adaptable dwelling per five dwellings is provided for developments with more than five dwellings. A34.2 Adaptable housing is to be consistent with <i>Australian Standard 4299-1995 – Adaptable Housing</i> .

10. ~~10~~ RURAL DUAL OCCUPANCY (DETACHED)

Clause 4.2C of the Lismore LEP allows for dual occupancies within the RU1 Primary Production Zone. To ensure that this type of development is consistent with the LEP requirements that:

- (a) the development will not impair the use of the land or adjoining land for agriculture or rural industries, and
(f) the development will not have an adverse impact on the scenic amenity or character of the rural environment.

The following provisions apply:

- Dwellings should be clustered within the same general vicinity and/or around other existing buildings such as farm sheds in order to minimise the footprint of the residential use of agricultural land and to reduce the likelihood of land use conflict with adjoining properties.
- A single driveway to both dwellings is preferred in order to minimise the footprint of driveways on the agricultural use and scenic amenity of the land. In the event that a second driveway is sought, applicants must demonstrate consistency with the relevant LEP clauses and also demonstrate suitable sight lines are available to traffic at the road access point. In this regard, driveways should comply with the NRLG Handbook for Driveway Access to Property.
This Element of the DCP provides a guide to the use of Lismore Local Environmental Plan 2012 (LEP 2012) Clause 4.6 "Exceptions to development standards" regarding development applications for dual occupancy (detached) in Zone RU1 Primary Production.

This Element of the DCP does not provide "Acceptable Solutions" and "Performance Criteria" as LEP 2012 Clause 4.2C "Erection of dual occupancies (detached)" provides requirements for this land use.

Dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling. Dual occupancy (detached) is permitted with the consent of Council in various zones under LEP 2012 including Zone RU1 Primary Production. Consistency with the requirements of LEP 2012 Clause 4.2C must be demonstrated to the satisfaction of Council when a development application is assessed for dual occupancy (detached) in Zone RU1.

In some instances there may be justification for Council to consider a variation to a requirement of Clause 4.2C known as a development standard. Two such development standards include:

- Each dwelling will use the same vehicular access to and from a public road; and
- Each dwelling will be situated within 100m of each other

A development application for a dual occupancy (detached) that seeks to vary a development standard is required to include:

- Demonstration of compliance with LEP 2012 Clause 4.6 "Exceptions to development standards"; and
- A completed "Application to Vary Development Standards" form, available on Council's website

<p><u>To support an application to vary Clause 4.2C(2)(b) of the LEP 2012 (requiring the use of the same vehicular access to and from a public road) the matters to be addressed include:</u></p> <ul style="list-style-type: none"> • <u>the context of the site (i.e. there may be an existing and longstanding driveway used as a secondary access that is proposed to service the dual occupancy that complies with Council's Policies and Australian Standards); and/or</u> • <u>the safety of the existing driveway serving the primary dwelling is non-compliant with Council's Policies and Australian Standards and a secondary access is deemed necessary.</u> 	<p><u>Notwithstanding the provisions in the adjacent column, a variation to Clause 4.2C is unlikely to be supported if any of the following apply:</u></p> <ul style="list-style-type: none"> • <u>there are multiple non-compliances / inconsistencies with Clause 4.2 of the LEP 2012;</u> • <u>the proposed dual occupancy increases the potential for land use conflict with an adjoining land use (i.e. non-compliance with Part A, Chapter 11 Buffers of the Lismore DCP);</u> • <u>any variations being sought are reliant upon precedents approved on different sites; or</u> • <u>the dual occupancy proposes the use of an unauthorised structure.</u>
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To support an application to vary Clause 4.2C(2)(c) (requiring each dwelling to be situated within 100 metres of each other) the matters to be addressed include:

- demonstration that the site is physically constrained (i.e. by topography, flooding, sensitive vegetation, existing watercourse, land slip, land use conflicts, etc...) so that there is no suitable area within 100m of the primary dwelling for the dual occupancy; and/or
- The dual occupancy proposes the adaptive re-use of an existing authorised structure or longstanding approved structure (i.e. a dairy bails).

11. ~~11~~ LISMORE HEALTH PRECINCT

Background

The Lismore Health Precinct comprises the area surrounding the Lismore Base Hospital, generally as bounded by: Brewster Street to the west; Orion Street to the north; Hunter Street, Bent Street and Rotary Park Reserve to the east; and McKenzie Street and Uralba Street to the south.

Council's planning objectives for the Health Precinct are to:

- Encourage additional residential densities in a location which is readily accessible to employment, transport, education and recreation facilities;
- Support additional specialist medical practices and health services facilities to be established in close proximity to the Lismore Base Hospital; and
- Provide design controls to encourage and facilitate change, in a manner which is compatible with the existing residential and non-residential character of the locality.

In 2016-17, Council changed the Lismore LEP and DCP to provide for increased building heights and residential densities within parts of the Precinct. These changes enable four and five storey buildings to be erected in parts of the Precinct, as compared to the typical 8.5m (2 storey) height control across most of the Lismore LGA, including the area surrounding the Health Precinct.

Residential Development – 1 and 2 Storeys

For 1 and 2 storey residential development in the Health Precinct, the general provisions of Chapter 1 Residential Development apply.

Residential Development – 3 or More Storeys

For residential developments in the Health Precinct comprising three or more storeys and that have four or more units, the provisions of *State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development (SEPP 65)* and associated *Apartment Design Guide* will apply to the development application by virtue of the provisions of the SEPP. Council will therefore require applications to comply with the planning provisions contained within the Apartment Design Guide, particularly those contained within *Part 3 'Siting the Development'* and *Part 4 'Designing the Development'*. Where a provision is nominated within the Design Guide as a 'Design Criteria' particular weight will be applied to this provision in the assessment of the application.

Whilst the *SEPP 65 Apartment Design Guide* will apply to taller (ie above 2 storeys) residential developments within the Health Precinct, Council is keen to ensure that future development is particularly responsive to the sub-tropical climate and existing general building style in the locality. To achieve these outcomes, the additional design criteria documented in the table below apply.

Figure 27 provides illustrations with respect to the key design criteria applicable in the Health Precinct.

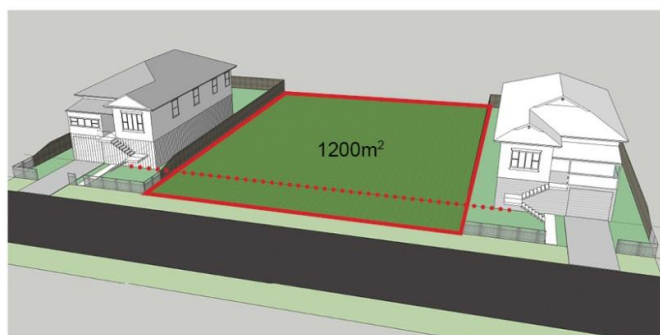
Design Outcomes Taller Residential Development (3 Storeys or More)

Performance Criteria

Acceptable Solution

P35 Taller buildings are designed having regard to architectural best practice	A35 The planning provisions contained within the Apartment Design Guide are complied with, particularly those contained within <i>Part 3 ‘Siting the Development’</i> and <i>Part 4 ‘Designing the Development’</i> .												
P36 Taller buildings are located on sites of a suitable size to enable buildings to be offset from property boundaries, achieve good orientation and to provide substantial onsite landscaping.	A36 The site has an area of at least 1200m ² .												
P37 Development is sited and designed taking into account the relationship to adjoining premises and the street.	A37.1 The development setback shall be 6 metres. A37.2 For a corner allotment the setback is 6m from the primary street and 4m from the secondary road.												
P38 For taller buildings deep soil zones provide areas on site that allow for and support healthy plant and tree growth compatible with a predominately residential precinct.	A38 Deep soil zones on site meet the following minimum requirements: <table border="1"><thead><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr></thead><tbody><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></tbody></table> <i>Source: Apartment Design Guideline</i>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m
Site area	Minimum dimensions	Deep soil zone (% of site area)											
less than 650m ²	-	7%											
650m ² - 1,500m ²	3m												
greater than 1,500m ²	6m												
greater than 1,500m ² with significant existing tree cover	6m												
P39 For taller buildings, adequate building separation distances are shared equitably between neighbouring sites to achieve reasonable levels of external and internal visual privacy. <i>Note: For buildings less than 2 storeys, the setbacks for residential development apply.</i>	A39 – Minimum separation distances from buildings to the side and rear boundaries are as follows: <table border="1"><thead><tr><th>Height</th><th>Habitable Rooms and Balconies</th><th>Non-habitable Rooms</th></tr></thead><tbody><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 16m (5 storeys)</td><td>9m</td><td>4.5m</td></tr></tbody></table> <i>Source: Apartment Design Guideline</i>	Height	Habitable Rooms and Balconies	Non-habitable Rooms	Up to 12m (4 storeys)	6m	3m	Up to 16m (5 storeys)	9m	4.5m			
Height	Habitable Rooms and Balconies	Non-habitable Rooms											
Up to 12m (4 storeys)	6m	3m											
Up to 16m (5 storeys)	9m	4.5m											
P40 Taller buildings are designed and sited to reduce the visual scale of the development and amenity impacts on adjoining properties.	A40.1 Buildings are designed to provide a 3 storey presentation to the street, with the 4 th and/or 5 th storey set back at least 3m from the front building elevation A40.2 The development is provided as a series of buildings, rather than one large building.												
P41 Taller buildings include design references to the architectural character of existing residential dwellings in the locality	A41.1 Roof structures form part of the building elevation when viewed from the street and include pitched, hipped and gabled elements, clad with low reflective materials. A41.2 A variety of building materials are incorporated into the design, including masonry brick and lightweight cladding materials such as weatherboard.												

	<p>A41.3 Buildings address the public street, with ground floor units provided with direct pedestrian access from the street.</p> <p>A41.4 Vehicle and pedestrian points of entry are separated.</p> <p>A41.5 Windows and deep balconies and / or decks are provided facing the public street.</p> <p>A41.6 The front building setback is landscaped with soft landscaping and includes trees for shade and screening.</p>
<p>P42 In Uralba Street the form, bulk, scale, roof lines, setbacks, height, orientation, materials, articulation, fenestration, finishes and detailing of development of premises containing or adjacent to a building identified as having local architectural significance in the Lismore Heritage Study 1995, (Perumal Murphy Wu) are sympathetic to and respectful of:</p> <ul style="list-style-type: none"> • the architectural significance of the place; and • the contribution of the place to the local streetscape of the surrounding area; and • do not detract from the appearance of retained existing buildings when viewed from a public place. 	
<p>P43 On-site car parking does not dominate the front setback.</p>	<p>A43.1 Carparking areas are provided either at the rear of the site or integrated into the building form via under croft parking.</p> <p>A43.2 Car parking access is provided via integrated access points.</p> <p>A43.3 No car parking is provided within the front building setback.</p>
<p>P44 Any additional traffic generated from a proposal will require the upgrade of road frontages or other external road works.</p>	<p>A44 Road standard along the frontage must meet the requirements set out in Chapters 5A, 5B and 6 of the DCP respectively.</p>



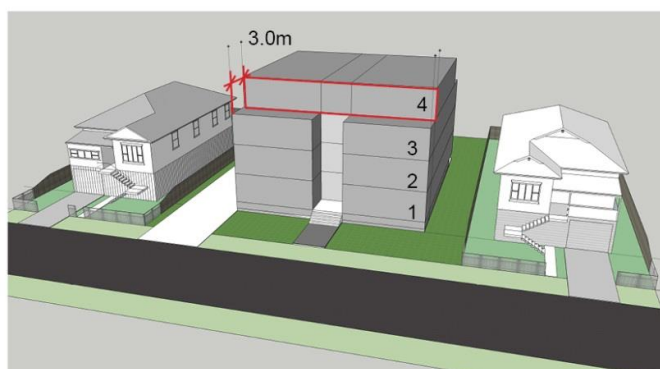
Lot size and setback

Setbacks should be established to take into account the relationship to the street and adjoining premises. Development sites require a site area of 1200sqm.



Landscape and deep soil zone

Provide landscape deep soil zones to allow for and support plant and tree growth. Plan common outdoor areas to have good sunlight access. Use side boundary landscaping to achieve privacy.



Building massing

Buildings are to be design to provide a 3 storey presentation to the street with the upper 4th and/or 5th levels to be setback 3.0m from the front building elevation. Articulate the building into intersecting volumes rather than a singular volume.



Materials and Form

Integrate with existing residential character with design of roof forms, use of building materials and building detailing. Provide balconies which overlook the street.

Figure 27 – Residential Development 3 or more storeys – Given the Lismore Health precinct is a transitional area, new development should respect the existing amenity of adjoining lower density development in terms of privacy, overlooking and overshadowing as well as providing consistency of roof forms and building materials.



Figure 27 – Residential Development 3 or more storeys – Given the Lismore Health precinct is a transitional area, new development should respect the existing amenity of adjoining lower density development in terms of privacy, overlooking and overshadowing as well as providing consistency of roof forms and building materials.

Preferred Design Outcomes – Non-Residential Development in the Lismore Health Precinct

The town planning framework in the Lismore Health Precinct enables certain forms of non-residential development including health services facilities (medical centres and consulting rooms) and community facilities to occur with the consent of Council.

Council is keen to ensure that such development is compatible with the existing and proposed building form in the locality. In this regard, it is expected that future development within the Precinct will continue to be predominately residential in form. As such, non-residential development needs to be designed such that a sympathetic interface is provided between residential and non-residential development in the Precinct. To achieve these outcomes, the additional design criteria documented in the table below apply.

Design Outcomes for Non-Residential Development in the Lismore Health Precinct

Performance Criteria	Acceptable Solution
General Requirements	
P45 Non-residential developments designed to be compatible with the scale and form of residential development in the Health Precinct and contain design references to the existing architectural character of the area.	<p>A45.1 Roof structures form part of the building elevation when viewed from the street and include pitched, hipped and gabled elements, clad with low reflective materials.</p> <p>A45.2 A variety of building materials are incorporated into the design, including masonry brick and lightweight cladding materials such as weatherboard.</p> <p>A45.3 Buildings address the public street, with any ground floor commercial units provided with direct pedestrian access from the street.</p> <p>A45.4 Vehicle and pedestrian points of entry are separated.</p> <p>A45.5 Windows and deep balconies and / or decks are provided facing the public street.</p> <p>A45.6 The front building setback is landscaped with soft landscaping and includes trees for shade and screening.</p> <p>A45.7 Fencing in the front setback is residential in scale and form and includes at least 50% visually permeable elements.</p>
P46 Development is sited and designed taking into account the relationship to adjoining premises and the street.	<p>A46.1 Development setback shall be 6 metres.</p> <p>A46.2 For a corner allotment the setback is 6m from the primary street and 4m from the secondary road.</p>
P47 Developments minimise overlooking of the internal living areas of adjacent dwellings by careful building layout, spatial separation of buildings, location and design of windows and balconies, screen walls, fences and landscaping.	A47 – Refer to Part 4.2 – Element, Visual Privacy, Acceptable Solutions
P48 Earthworks and retaining walls:- <ul style="list-style-type: none"> • Preserve the stability of the site and adjoining land; • Minimise site disturbance from excessive cut and fill. • Minimise adverse physical, visual and privacy impacts from excessive cut and fill. • Minimise adverse impact on streetscape. • Are integrated with landscaping. • Ensure that structures are stable and safe. 	A48 – Refer to Chapter 1, Part 4.5 – Element, Earthworks, Retaining Walls and Erosion controls
P49 Site facilities such as waste bin enclosures and storage areas are conveniently accessible and visually unobtrusive.	<p>A49.1 At least 3m² is provided for each 'waste service' to a commercial unit. The storage area is in a location readily accessible to the waste collection point.</p> <p>A49.2 Collective storage areas for garbage bins are screened by landscaping or fencing.</p> <p>A49.3 The development application is to be accompanied by a Site Waste Minimisation and Waste Management Plan in accordance with DCP Chapter 15.</p>

<p>P50 Adequate provision is made for onsite car parking and loading facilities in locations which do not dominate the front setbacks.</p>	<p>A50.1 Carparking is provided on site in accordance with the rates and design requirements of Chapter 7 Off Street Carparking.</p> <p>A50.2 Carparking areas are provided either at the rear of the site or integrated into the building form via under croft parking.</p> <p>A50.3 No car parking is provided within the front building setback.</p> <p>A50.4 Loading docks and the like are located at the rear or side of the premises.</p> <p>A50.5 For specialist medical practices 'stacked parking' may be provided for staff working at the premises only when a parking management plan accompanies the application which demonstrates that staff can conveniently access these spaces.</p>												
<p>P51 Signage does not dominate facades and is included as an integral part of the building design.</p>	<p>A51 Advertising and signage should be in accordance with Chapter 9 - Outdoor Advertising Structures of the Lismore Development Control Plan.</p>												
<p>P52 Any additional traffic generated from a proposal will require the upgrade of frontages or other external road works.</p>	<p>A52 Road standard along the frontage must meet the requirements set out in Chapters 5A, 5B and 6 of the DCP respectively.</p>												
<p>Taller Buildings (3 levels or more)</p>													
<p>P53 Taller buildings are located on sites of a suitable size to enable buildings to be offset from property boundaries, achieve good orientation and to provide substantial onsite landscaping.</p>	<p>A53 The site has an area of at least 1200m².</p>												
<p>P54 For taller buildings deep soil zones provide areas on site that allow for and support healthy plant and tree growth compatible with a predominately residential precinct.</p>	<p>A54 Deep soil zones on site meet the following minimum requirements:</p> <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table> <p>Source: Apartment Design Guideline</p> <p>A54.2 Deep soil zones are provided in locations which assist in buffering the development from adjoining residential uses.</p>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m
Site area	Minimum dimensions	Deep soil zone (% of site area)											
less than 650m ²	-	7%											
650m ² - 1,500m ²	3m												
greater than 1,500m ²	6m												
greater than 1,500m ² with significant existing tree cover	6m												

<p>P55 For taller buildings, adequate building separation distances are shared equitably between neighbouring sites to achieve reasonable levels of external and internal visual privacy.</p> <p>Note: For buildings less than 2 storeys, the setbacks for residential apply.</p>	<p>A55 – Minimum separation distances from buildings to the and rear boundaries are as follows:</p> <table><tr><th>Height</th><th>Habitable Rooms and Balconies</th><th>Non-habitable Rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 16m (5 storeys)</td><td>9m</td><td>4.5m</td></tr></table> <p>Source: Apartment Design Guideline</p>	Height	Habitable Rooms and Balconies	Non-habitable Rooms	Up to 12m (4 storeys)	6m	3m	Up to 16m (5 storeys)	9m	4.5m
Height	Habitable Rooms and Balconies	Non-habitable Rooms								
Up to 12m (4 storeys)	6m	3m								
Up to 16m (5 storeys)	9m	4.5m								
<p>P56 Taller buildings (3 levels or more) are designed and sited to reduce the visual scale of the development and amenity impacts on adjoining properties.</p>	<p>A56.1 Buildings are designed to provide a 3 storey present to the street, with the 4th / 5th storeys set back at least 3m the front building elevation.</p> <p>A56.2 The development is to give the appearance of a seri buildings, rather than one large building.</p>									
<p>P57 In Uralba Street the form, bulk, scale, roof lines, setbacks, height, orientation, materials, articulation, fenestration, finishes and detailing of development of premises containing or adjacent to a building identified as having local architectural significance in the Lismore Heritage Study 1995, (Perumal Murphy Wu) are sympathetic to and respectful of:</p> <ul style="list-style-type: none">the architectural significance of the place; andthe contribution of the place to the local streetscape of the surrounding area; anddo not detract from the appearance of retained existing buildings when viewed from a public place.										



Figure 28 - Non-residential Development – A range of land uses are permissible within the Lismore Health precinct including certain non-residential forms including medical practices and community facilities. Non-residential development should include active uses to street frontages including cafes or health service facilities

as a clear and legible foyer entrance to building(s) and passage to car parks which is preferably located at the rear.

References

1. *North Coast Urban Design Guidelines*, Department of Planning, 2008
2. *The Australian Model Code for Residential Development (AMCORD, Commonwealth Department of Housing and Regional Development)*, 1997
3. *Lismore Housing Strategy*, July 2012
4. *Lismore Housing Strategy Action Plan*
5. *State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development (SEPP 65) and associated Apartment Design Guide*

Chapter 3

Industrial Development



3 Industrial Development

3.1 Objectives of this Chapter

The objectives of this Chapter are:

1. To promote and encourage industrial development in appropriate locations within the City of Lismore.
2. To ensure that industrial development does not adversely affect the amenity of any adjoining property or public place.
3. To achieve an overall high amenity in industrial areas by encouraging high standards of building design and by making provision for adequate landscaping.
4. To ensure that adequate access, parking and vehicles circulation areas are provided on site.
5. To ensure that adequate services are provided to cater for industrial development.
6. To ensure that industrial development in flood prone areas is compatible with the flooding characteristics of the site, and designed so that the likelihood of damage to buildings, stock and equipment from floodwater is minimised.

3.2 Definitions

The following is a list of industrial land uses and related land uses outside of the industry and rural industry group terms. A word or expression used in this chapter has the same meaning as it has in LEP 2012 unless it is otherwise defined in this chapter.

boat building and repair facility means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

~~bulky goods~~Specialised retail premises means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:

- (a) a large area for handling, display or storage, and
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire, and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.

depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

industry means any of the following:

- (a) general industry,
 - (b) heavy industry,
 - (c) light industry,
- but does not include:
- (d) rural industry, or
 - (e) extractive industry, or
 - (f) mining.

landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry.

plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth.

3.3 Design Standards

Building Line Setbacks

The setback from the street frontage to the building line should be no less than 6 metres. This area is to be landscaped in accordance with an approved landscape plan to be submitted with the Development Application. Generally, car parking will not be permitted in the landscape setback area.

On corner allotments requests to vary the setback requirement on the minor street frontage and/or permit off-street parking within the setback area will be considered on their merits. Applications for setback variations on corner allotments must demonstrate that visibility will not be impeded at the intersection.

For any development on land located immediately to the east of the proposed new location of East Street, South Lismore, the building line setback from the East Street frontage to the building line shall be not less than 3 metres. Direct vehicular access from this land to the realigned East Street is prohibited.

Where an industrial development (including related land uses outside of the industry or rural industry group terms) is proposed on land which is adjoining an existing residential use, a minimum 2 metres wide landscaped area is to be provided along the common boundary with the residential development.

A reduction in this landscaping setback on the boundary will be considered if allotment width is less than 20m and agreement is obtained from the adjoining neighbour.

Site Coverage

No specific limitation applies to the percentage of the site which may be covered by a building or buildings. Each application will be considered on its merits but should demonstrate compliance with other requirements set out in this Plan, such as building line setbacks, landscaped areas, and the provision of vehicular parking, circulation and loading/unloading areas.

Access

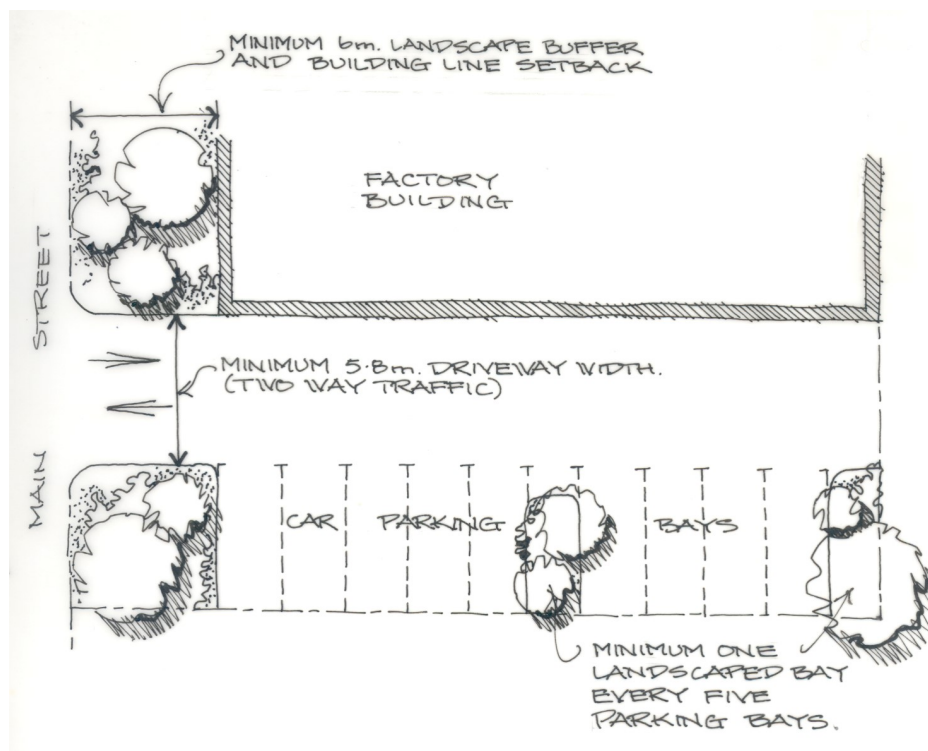
The design of driveways, access points and vehicular circulation areas is to be such that vehicular entry and exit from the site may be carried out in a forward direction. It is preferred that car parking and light vehicle traffic is separated from heavy vehicle traffic accessing loading and servicing areas.

All driveways shall be suitably signposted and indicate "Entrance", "Exit" and "Keep Left" as appropriate. Driveways shall be located so that any vehicle entering or exiting from the site is clearly visible to approaching vehicles or pedestrians.

Carparking

On-site parking requirements for industrial development are set out in Chapter 7 – (Off Street Parking) of this Development Control Plan.

Car parking areas should be designed in accordance with the requirements of Chapter 7. They should permit ready access to the development and the public road network while being suitably screened from adjoining developments and public areas. The car park layout should utilise a logical and efficient internal circulation network thus reducing potential conflict for users of the car park. Appropriate landscaping is to be incorporated into the car park design. Landscaped areas should have a minimum width of two (2) metres with shade trees located in landscaped bays at a rate of approximately one per every five (5) car parking spaces.



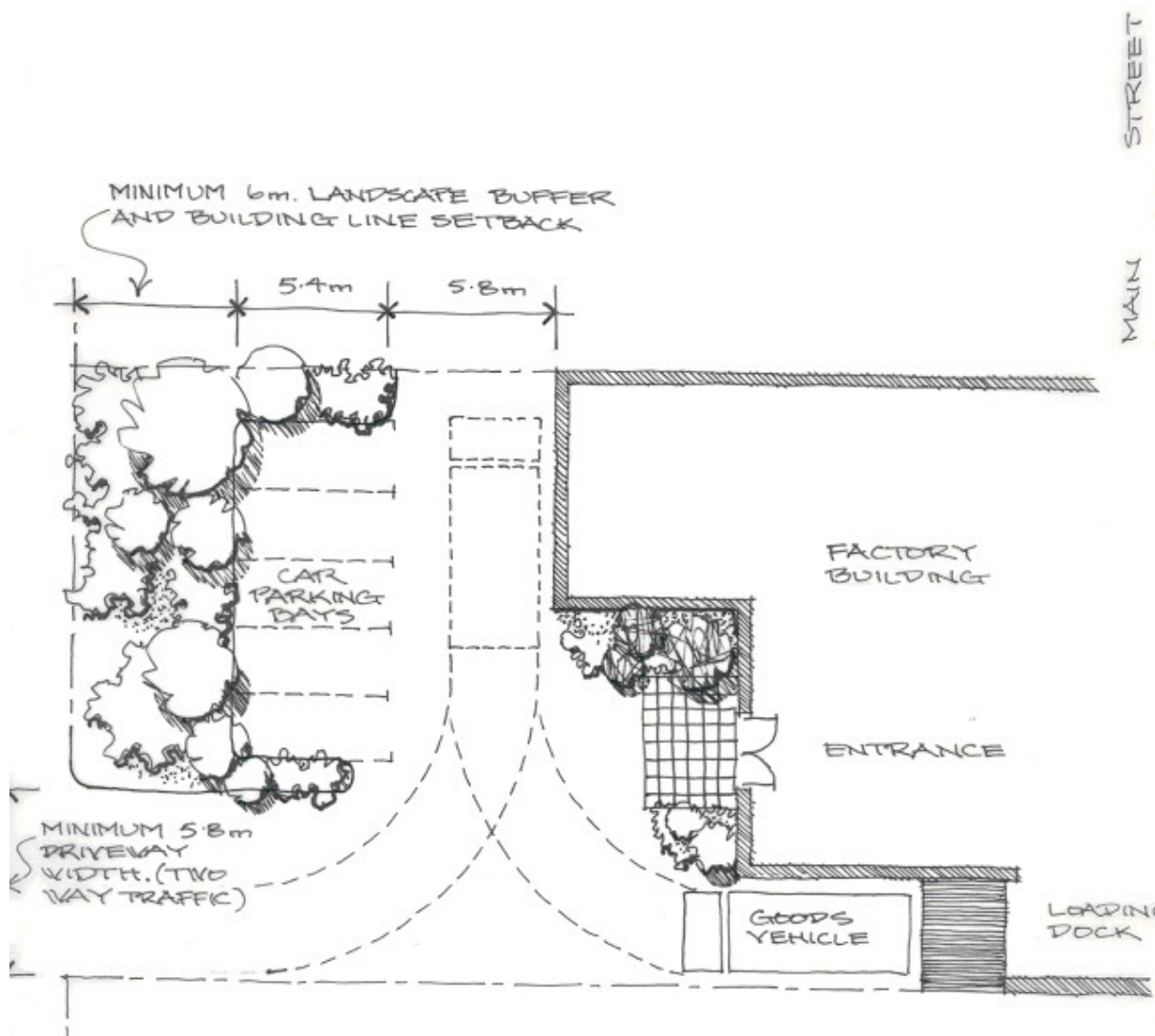
Internal roads and car parking areas shall be constructed of bitumen seal, or approved pervious pavements or similar material and are to be drained and marked to Council's satisfaction. Design details are to be submitted to Council for approval with the Development Application.

Heavy Vehicles Servicing Areas

Facilities should be designed in accordance with the requirement of AS 2890:2 – Parking Facilities Part 2 Off-street Commercial Vehicle Facilities and generally be a minimum width of 6.5 metres for two-way traffic and 3.5 metres for single lane.

Loading Docks

Loading docks or bays shall be provided as part of the development to ensure that no loading or unloading of vehicles occurs within Council's road reserve. The dimensions of a loading bay will depend on the nature of the development and the type of vehicles involved in the delivery/pick up operations but they shall comply with the requirement of AS 2890:2 Part 2 Off-street Commercial Vehicle Facilities and should be no less than 7m x 4m so as to permit access and accommodation of a small rigid truck.



Open Storage Areas

Open storage areas are to be identified on the site plan submitted with the Development Application and should be located behind the building line setback preferably behind any proposed or existing buildings. Open storage areas should be screened from view from the public roadway and adjoining properties, with the design of the screen to be approved by Council.

Landscaping

Landscaping to Council's requirements is to be established within the building line setback areas and within the car park areas. A landscape concept plan, prepared in accordance with Council's *Landscape Guidelines*, is required to be submitted with the Development Application for approval by Council. A detailed landscape plan must be submitted with the Construction Certificate and should indicate the names, location and mature heights of all tree and shrub species to be used.

together with the location of any mounded garden beds, grassed and paved areas. Landscaping should incorporate a mixture of trees, shrubs and ground covers, and garden beds should be mulched to reduce maintenance requirements. The use of mounded landscaped beds is encouraged to screen parking and service areas.



Large developments should make provision for an outdoor lunch area for staff in a suitably landscaped location.

External Appearance and Building Materials

Industrial buildings (including related developments outside of the industry or rural industry group terms) should be designed to be attractive as well as functional. Facades facing the street should be constructed in face brick or rendered and/or painted brick, concrete or masonry. Other materials such as pre-coloured metal sheeting will be considered where the use of these materials can be shown to be compatible with the architectural design of the building.

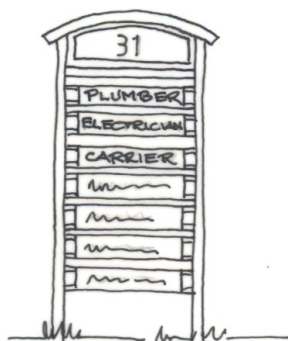
The use of ventilation and sun control devices such as roof ventilators, louvres, verandahs and awnings are encouraged to minimise energy requirements and improve the visual appearance of buildings.

Fencing

Security fencing will be permitted on the side and rear boundaries but should be located behind the designated landscape setback area along the street frontage. Ornamental fences may be erected within the designated landscape setback area as part of the landscape design.

Signage

Signage should be attractively designed in a style and colours which complement the amenity of the area. Where possible signs should be integrated into the overall design of the building. The number of signs for a single development should be restricted to those necessary to provide reasonable identification of the business or businesses located on that site. Where there is more than one business located on one site, Council encourages the use of a single integrated directory sign.



Standards for advertising signs are contained in Chapter 9 – Outdoor Advertising Structures. Typical signs which are permissible in the ~~IN1-General Industrial and IN2-Light~~E4 General Industrial zone include:

	Maximum Size
* Above Awning Sign	1.4m ²
* Business Signs	5m ²
* Illuminated Sign - indirectly lit - internally lit	3m ² 8m ²
* Neon	4m ²
* Pole or Pylon Sign	4m ²
* Sky, Roof or Fin Sign	8m ²
* Wall Sign	15m ²

Tradewaste (Effluent) Disposal

Tradewaste is any discharge to the sewer that is not from domestic premises. Any effluent that is to be discharged to the sewer from industrial premises (including related land uses outside of the industry or rural industry group terms) must meet specific requirements as set out in Council's Trade Waste Policy. The effluent may require pre-treatment in order to bring it to within acceptable standards.

A Tradewaste Application must be submitted prior to the release of the Construction Certificate. A Tradewaste Agreement between Council and the owners of the premises will be required before any effluent can be discharged to Council's sewer.

Stormwater Disposal

All stormwater from roofed, paved and landscaped areas shall be piped to the nearest Council approved stormwater inlet in accordance with Council's Stormwater Specification.

Stormwater from areas which may contain pollutants in the form of solid, liquid or gaseous matter which could alter the physical, chemical or biological condition of the water shall be directed to the sewer following pre-treatment to the satisfaction of Council.

Solid Waste Storage and Disposal

Suitable provision is to be made for the on-site storage and collection of all solid wastes. An area for the separate storage of bulk waste, organics and recycling containers is to be provided behind the building line setback where it can be readily accessed and serviced by a waste collection vehicle. Waste storage areas are to be screened from the public roadway and from adjoining properties.

Environmental Safeguards

The design is to be taken into account any noise, air, odour and water pollutants that may be emitted from the premises. Full details of any emissions are to be included in the Statement of Environmental Effects to be submitted with the Development Application.

Availability of Services

Town water and sewer are available to all industrial land in the City of Lismore. Where some deficiencies in the capacity of services exist these have been previously identified and will be progressively upgraded.

Where a development site is required ahead of the scheduled upgrading, the work will be timed to co-ordinate with the development so that the provision of adequate water and sewer services do not place a constraint on industrial development.

Water and Sewerage Headworks levies will be applicable based on the load the development places on the water and sewer system as measured in Equivalent Tenements (ET's), where the load exceeds 1 ET.

The availability of other services (eg telephone, electricity, gas) should be checked with the relevant authority.

Development on Flood Prone Land

All development on land that has been identified as being flood liable in the Lismore Floodplain Management Plan is to be in accordance with the requirements of Chapter 8 - Flood Prone Lands.

~~Section 94 Contributions~~

~~Section 94 Contributions for industrial development apply for the following categories:~~

~~Urban Arterial Roads ————— (per m² site area)~~

~~Street Trees ————— (per lot)~~

~~State Emergency Services ————— (per ET)~~

~~Section 94 Contribution rates are contained in Council's Section 94 Contributions Plan. Additional contributions may apply to some areas on a site specific basis.~~

Section 7.11 Contributions

Section 7.11 Contributions for industrial developments are set out in Lismore City Council's Infrastructure Contributions Plan (2024-2041)

Design Hints

A typical industrial development (including related development outside of the industry or rural industry group terms) incorporating those design features necessary to achieve the objectives of this DCP is illustrated in Attachment 1.

3.4 Other Provisions

~~Bulky Goods~~Specialised retail ~~Pp~~premises

Retailing of items from ~~bulky goods~~specialised retail premises in the ~~IN1 E4~~ General Industrial ~~or~~ ~~IN2 Light Industrial~~ zone is permissible where the retailing is consistent with the definition of ~~bulky goods~~specialised retail premises which requires that the goods or materials are of such a size, shape or weight as to require a large area for handling, storage or display and/or direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into their vehicles after purchase.

~~Bulky goods~~Specialised retail premises should have a minimum gross floor area of 1000m² unless it can be demonstrated to the satisfaction of Council that a lesser area is warranted because of the nature of bulky goods to be retailed. Retailing from ~~Industrial~~Employment zones should not be in direct competition with the nature of retail activity in the CBD.

Change of Use

Where development consent has been issued for the purposes of a light industry, a warehouse or distribution centre or certain retail premises, covered by the provisions of this chapter, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be applicable. Where the SEPP applies, a change of use may be undertaken either as Exempt or Complying Development.

Referral to Transport for NSW Roads & Maritime Services

State Environmental Planning Policy (Transport and Infrastructure) 2021 requires any development that triggers CI 2.119 'Development with frontage to a classified road' or CI 2.122 'Traffic-

~~generating development' to be referred to Transport for NSW. The following developments will be referred to the NSW RMS for comment as required by State Environmental Planning Policy (Infrastructure) 2007—Traffic Generating Developments.~~

1. Buildings to be used for the purposes of an industry where the gross floor area of the building is equal to or greater than 20,000m², or where an extension to an existing building to be used for the purposes of an industry has an area equal to or exceeding 20,000m².
2. Freight transport facilities, warehouse or distribution centres, depots used for shipping containers or liquid fuel depots (or the extension of any existing freight transport facilities, warehouse or distribution centres, depots used for shipping containers or liquid fuel depots which increases by more than 8,000m² the area of land or the gross floor area of buildings to be used for that purpose).
3. Waste or resource management facility.
4. Buildings to be used for the purposes of an industry where the gross floor area of that building is equal to or exceeds 5,000m² (or where an extension to an existing building to be used for the purposes of an industry is equal to or exceeds 5,000m²) and where the land on which the development is proposed has direct access to an arterial road or the access is within 90 metres of the alignment of an arterial road.

Other industrial and non-industrial land uses, permissible within industrial zones may also be classified as traffic generating development under the SEPP and require referral to [Transport for NSW Roads & Maritime Services](#).

Siting of Certain Industries

~~To ensure that various types of industry are compatible with surrounding land uses the following restrictions on the location of certain industrial development will apply.~~

Light Industries

~~Light industries, various retail premises and several non-industrial land uses considered to generate relatively minor environmental effects and may be located in IN1 General Industrial and IN2 Light Industry zones. Refer to LEP 2012 Land Use Table for detail.~~

General Industries

~~General industries and rural industries which may affect the amenity of a neighbourhood through the generation or emission of noise, vibration, smell, fumes, smoke, steam, soot, ash, dust, waste products etc should not be located adjacent to residential areas and are restricted to the IN1 General Industrial zone. Rural industries and several other land uses outside the industry and rural industry group terms are permissible in some of the rural zones. Refer to LEP 2012 Land Use Table for detail.~~

Heavy Industries and Heavy Industrial Storage Establishments

~~Heavy industries and heavy industrial storage establishments should be sited in locations where impacts on adjoining land uses can be minimised and which are isolated from residential areas. Developments in this category should generally be restricted to sites in the IN1 General Industrial zone in South Lismore west of Union Street and south of the Casino-Murwillumbah Railway, and in North Lismore in the Macaulay Street precinct, providing it can be demonstrated that sufficient separation from residential development can be satisfactorily achieved. Refer to LEP 2012 Land Use Table for detail.~~

Zoning Controls

~~The following industrial land uses and related land uses outside of the industry and rural industry group terms are permitted with development consent in the IN1, IN2, RU1 and RU2 zones:~~

Zone	Land Use
IN1 General Industrial Zone	Boat building and repair facilities, bulky goods premises, depots, freight transport facilities, hardware and building supplies, heavy industrial storage establishments, industrial training facilities, industries, landscaping material supplies, plant nurseries, rural industries, rural supplies, storage premises, timber yards, transport depots, truck depots, vehicle body repair workshops, vehicle repair stations, vehicle sales or hire premises, warehouse or distribution centres, wholesale supplies.
IN2 Light Industrial Zone	Boat building and repair facilities, bulky goods premises, depots, hardware and building supplies, industrial training facilities, landscaping material supplies, light industries, liquid fuel depots, plant nurseries, rural supplies, storage premises, timber yards, transport depots, truck depots, vehicle body repair workshops, vehicle repair stations, vehicle sales or hire premises, warehouse or distribution centres, wholesale supplies.
RU1 Primary Production Zone	Home industry, landscaping material supplies, plant nurseries, rural industries, rural supplies.
RU2 Rural Landscape Zone	Landscaping material supplies, light industries, plant nurseries, rural industries, vehicle repair stations.

Note: Refer to LEP 2012 Land Use Table for detail.

3.5 Information required to be lodged with Development Applications

Schedule 1 of the Environmental Planning and Assessment Regulation 2000 provides the information to be included in a development application. An overview follows (all documentation in triplicate):

1. A site plan indicating:
 - Location of buildings (proposed and existing)
 - Distance from boundaries
 - Location of any buildings on adjacent sites
 - Location of carparking areas, access ways, vehicular circulation areas and loading bays
 - North point.
2. All four elevations.
3. A floor plan of the building showing internal dimensions of each room and its intended use.
4. A cross-section through the building showing structure and levels of all floors.
5. A concept landscaping plan showing the location of the Council's sewer and indicating the overall landscaping strategy for the development.
6. A contour plan indicating contours at 1 metre intervals, finished floor levels of the proposed building, and any proposed cut and fill and retaining walls.
7. A certificate from a recognised practising Structural Engineer certifying that the design of the building has taken into account the soil and other geological foundation conditions relating to the site.
8. Details concerning surface and sub-surface drainage.

9. A Statement of Environmental Effects which includes the following information:
- (a) an overview of the processing operations including inputs and outputs;
 - (b) the proposed hours of operation;
 - (c) a list of all materials and chemical products that will be stored on site;
 - (d) whether the materials are to be stored in an enclosure (storage areas are to be indicated on the submitted plan);
 - (e) whether washdown activities are proposed, and if so, the location of washdown areas are to be indicated on the submitted plan;
 - (f) the type of waste materials to be generated on site;
 - (g) what materials will be recycled;
 - (h) where other waste materials are to be disposed of;
 - (i) what waste will be discharged to the sewer;
 - (j) details of any noise, odour or air pollutants that may be emitted from the premises;
 - (k) details of any pollution control devices to be installed (eg oil separators, bunded walling, emission control, noise attenuators);
 - (l) details of back flow prevention devices to be installed to prevent contamination of the reticulated water supply (in accordance with the National Plumbing and Drainage Code AS 3500 Part 1).

In addition to the above information Hazardous or offensive industries shall also include a Hazardous Analysis Report which identifies all hazards and risks associated with the operation or facility and the adequacy of proposed safeguards.

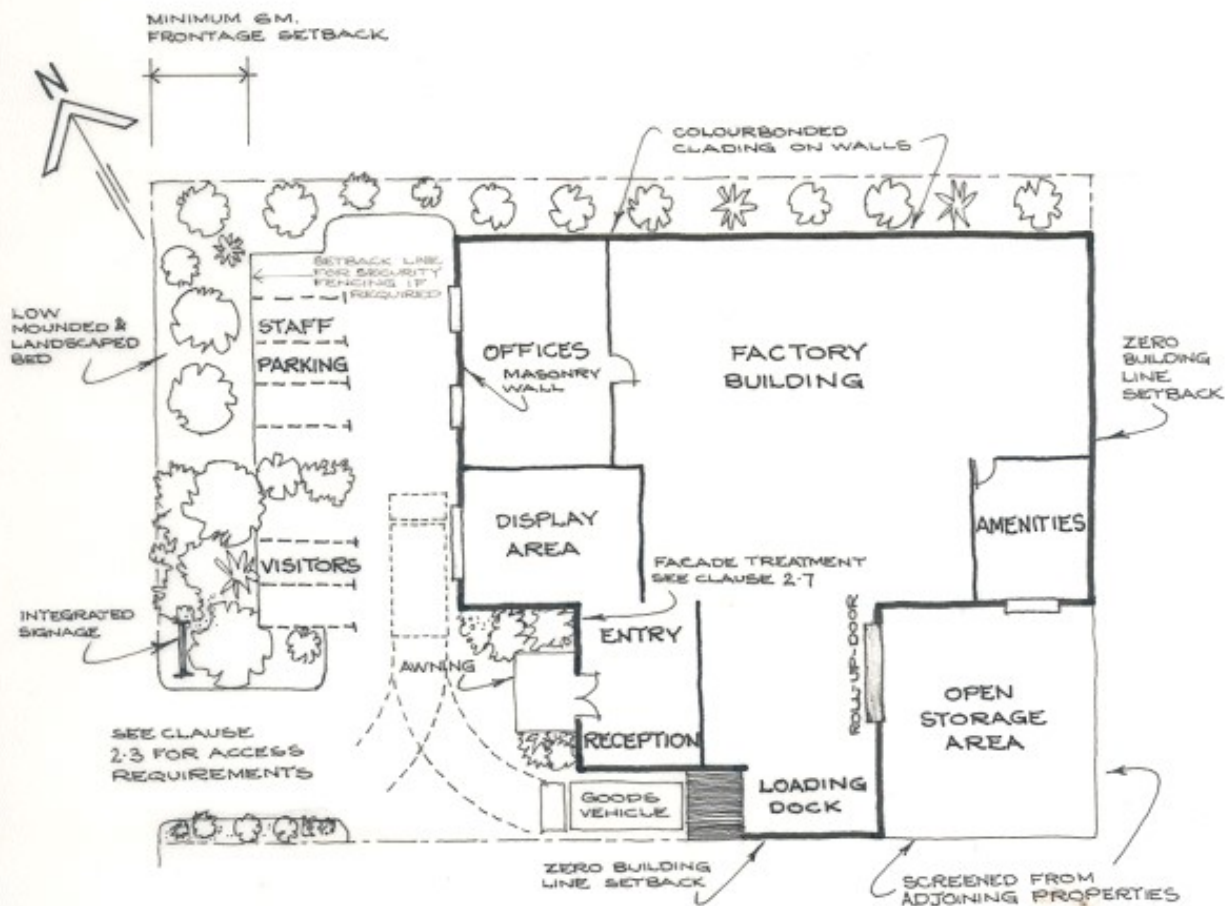
A Hazard Analysis Report shall include the following:

- 1. identification of all potential hazards associated with the development;
- 2. the estimated likelihood of hazardous incidents that have the potential to result in significant consequence;
- 3. recommendations for risk reduction using cost effective, technically feasible resources to limit the consequences and likelihood of Hazardous incidents.

Full details of the required content and format of Hazard Analysis Reports are contained in the Department of Planning and Infrastructure's "Hazardous Industry Planning Advisory Paper No. 6".

ATTACHMENT I.

DESIGN HINTS FOR A TYPICAL INDUSTRIAL DEVELOPMENT.



Chapter 4

RURAL AND NATURE-BASED TOURISM DEVELOPMENT



Chapter 4 – Rural and Nature-Based Tourism Development

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1 Introduction

Council is committed to a sustainable future for the Local Government Area that involves balancing the protection and enhancement of agriculture, Lismore's sensitive natural environment and improving social and economic outcomes for both residents and visitors.

Lismore Local Government Area (LGA), with its spectacular natural assets, cultural diversity, unique community lifestyles, desirable climate and proximity to the coast is an ideal destination for tourists and visitors. Short term visitor accommodation is also in demand in the Lismore LGA due to the abundance and diversity of professional services and high-quality sporting facilities. Lismore is a regional hub for health services and also has a large education and justice sector. The region is also host to numerous festivals, events and sporting competitions.

This chapter provides development guidelines and controls for a range of small-scale agritourism and rural tourist facilities in the LGA and it supplements the statutory provisions of Lismore LEP 2012.

1.1 Aims of this Chapter

The Aims of this Chapter are:

1. To provide development guidelines and controls for various forms of sustainable rural and nature-based tourism development.
2. To promote a high standard of environmentally sustainable and responsive design for rural tourist and nature-based tourism development that is sensitive to and enhances the natural and built environment, and is consistent with the character of the area.
3. To protect agricultural production and activities on the site and nearby land.
4. To promote energy efficiency and to ensure consideration of the ecological characteristics and sub-tropical climate in the design process.
5. To minimise land use conflict arising from rural and nature-based tourism development.

1.2 Application of this Chapter

This Chapter applies to various forms of rural tourist accommodation, camping grounds and caravan parks permitted with consent by LEP 2012 in zones RU1 Primary Production, RU2 Rural Landscape, C3 Environmental Management and RE1 Public Recreation. The chapter also provides controls for agritourism uses permitted with consent by LEP 2012 in the RU1 zone, including farm gate premises and farm experience premises. The chapter supplements the provisions of Lismore LEP 2012 and should be read in conjunction with other relevant DCP chapters, State Environmental Planning Policies and Council Policies.

1.3 How does this Chapter work?

Specific requirements for rural and nature-based tourism addressed by this chapter are divided into Elements. Elements comprise Objectives, Performance Criteria and Suggested Solutions. In some cases both Performance Criteria and Suggested Solutions are provided, but in other cases only Performance Criteria or Suggested Solutions are provided. Development proposals must be consistent with the specified Element Objective. This will usually be achieved by meeting the Suggested Solutions. Alternatively, Council may be prepared to approve development proposals that are demonstrated to meet both the Element Objectives and the Performance Criteria. This approach enables the development of innovative design that responds to the characteristics of an individual site.

1.4 Definitions

Terms not defined in the LEP 2012 Dictionary are defined in this section.

rural tourist accommodation means **bed and breakfast accommodation, farm stay accommodation, eco-tourist facilities** or **other tourist accommodation** enabled under Lismore LEP 2012.

other tourist accommodation means a form of **rural tourist accommodation** that does not meet the definition of bed and breakfast accommodation, farm stay accommodation or eco-tourist facilities.

Note. **Other tourist accommodation** is a form of **tourist and visitor accommodation** as defined in LEP 2012. **Other tourist accommodation** is permissible with development consent in Zone RU1 Primary Production only.

tourism development includes, but is not necessarily limited to, development for the purposes of rural tourist accommodation; camping grounds; caravan parks; artisan food and drink industry; cellar door premises; farm experience premises; farm gate premises; home industries that provide services, or the sale of goods, on site to visitors; information and education facilities; kiosks; or restaurants or cafes.

2 General Provisions

2.1 Element – Location and Siting

Objectives	
To ensure agricultural production and activities being carried out on the site or nearby land are protected from encroaching land uses.	
To ensure that the siting and design of rural tourist accommodation does not conflict with important ecological and conservation values of the location and surrounds.	
To minimise the potential for land use conflict.	
Performance Criteria	Acceptable Solutions

<p>Location P1.1 The development is located and operated so that it:</p> <ul style="list-style-type: none"> • does not adversely affect the conduct and productivity of agriculture on the site and adjoining properties; • maximises the use of existing infrastructure; • does not create potential for conflict with adjoining land uses; • does not disrupt environmental enhancement projects on the land; • does not negatively impact on the ecological or environmental values of the land; and • is clustered and in close proximity to the primary dwelling on the lot (where practical). <p>P1.2 <i>Eco-tourist facilities</i> are located in or adjacent to an area with special ecological, environmental or cultural values.</p>	<p>Location A1.1 Adequate separation distances are incorporated to minimise the potential for land use conflict between the proposed development and existing or potential conflicting land uses on adjacent land.</p> <p>(NOTE: The distances recommended in DCP Chapter 11 (Buffer Areas) for new residential development in rural areas and the DPI's Living and Working in Rural Areas will be used to guide buffers for rural tourism development.)</p> <p>Services and activities related to the development must not be provided to visitors within buffer areas.</p> <p>A1.2 The location of development should be a minimum distance of 50 metres from a property boundary or waterway.</p> <p>A1.3 Development adheres to separation requirements in the Local Government (General) Regulation 2021 Part 5 Standards for keeping birds or animals.</p> <p>A1.4 The development is located to benefit from existing road and physical infrastructure.</p>
Performance Criteria	Acceptable Solutions
<p>Scale P2.1 Development is to be small scale, low impact and designed and located to be compatible with the surrounding rural environment and of minimal environmental impact.</p>	<p>Scale A2.1 The applicant shall demonstrate compliance with the relevant performance criteria.</p>
<p>Orientation and views P3.1 The development is to be designed and structures sited to take advantage of rural vistas where possible. Visually prominent sites are not appropriate.</p>	<p>Orientation and views A3.1 Buildings and structures should not be placed on or near the ridgeline or peak of a hill or other visually prominent areas.</p>
<p>Protecting agricultural land P4.1 Where a proposal is located on land mapped as being State or regionally significant farmland, the applicant must demonstrate to Council's satisfaction how the proposed facility will not significantly impact upon the future use of the land and surrounding land for agriculture.</p>	<p>Protecting agricultural land A4.1 No acceptable solutions. The applicant shall demonstrate compliance with the relevant performance criteria.</p>

Biosecurity P5.1 The development is located and operated so that it does not significantly increase biosecurity risk on the site and/or adjoining properties.	Biosecurity A5.1 The planning and assessment of development proposals is to consider the NSW Department of Primary Industries' <i>Managing biosecurity risks in land use planning and development guide (2020)</i> to ensure biosecurity is appropriately addressed. A5.2 Where a rural tourism development poses a biosecurity risk to an existing agricultural activity, the applicant must prepare a biosecurity management plan. The plan should be prepared in accordance with the NSW DPI's requirements, including the <i>Farm Biosecurity Action Planner</i> .
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2.2 Element – Vegetation and landscaping

Objective
To avoid the clearing and removal of native flora and fauna, in particular threatened species and threatened ecological communities.
To ensure development complements, enhances and protects existing native vegetation, features and landscapes.
To minimise the impacts of a development on the environment, including existing vegetation, features, natural resources and biodiversity.
To ensure landscaping is visually complementary to the development.

Performance Criteria	Acceptable Solutions
Landscaping P6.1 Landscaping is to be provided to:	Landscaping A6.1 A landscape plan is to be submitted with the application in accordance with Council's
Performance Criteria	Acceptable Solutions
<ul style="list-style-type: none"> screen development and enhance the appearance of the site, including any car parking and vehicle circulation areas, from public roads and nearby dwellings; provide privacy between accommodation structures; assist in buffering the development from surrounding rural properties. 	Landscape Guidelines and that demonstrates compliance with the Performance Criterion.

<p>Ecological features and conservation values</p> <p>P7.1 The siting, design and operation of rural tourism development must not significantly impact biodiversity values of the site or surrounds.</p> <p>P7.2 Development must respect and contribute to the natural environmental systems and values of its location.</p>	<p>Ecological features and conservation values</p> <p>A7.1 The development shall demonstrate compliance with the requirements of the 'rural and high biodiversity value land' section of DCP Chapter 14 (Vegetation Protection).</p> <p>A7.2 Existing mature trees and vegetation are to be retained.</p> <p>A7.3 A <u>concept</u> vegetation management plan (VMP) to Council's satisfaction is required, demonstrating how the development will contribute to enhancing environmental conservation values of the site and locality. VMPs shall be prepared by a suitably qualified practitioner, and follow Council's Guidelines for the preparation of Vegetation Management Plans. VMPs must detail where native trees will be planted as environmental repair and enhancement for development. Equivalent ecological restoration may be provided where existing native vegetation occurs on site.</p> <p><u>Note: for small scale tourist developments, having minimal ecological impact it is acceptable for the concept VMP to simply illustrate the location and species of a proportionate number of plantings to achieve an enhancement of the environmental value of the site.</u></p> <p>A7.4 Development applications for proposals located in or near ecologically sensitive areas, areas of high conservation values and/or important natural features or sites, including waterways, must include an ecological assessment prepared by a suitably qualified practitioner to the satisfaction of Council.</p>
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2.3 Element – Sewage, water and waste

Objective	
To manage waste in an environmentally sensitive manner.	
To ensure management of effluent waste is not detrimental to the local environment and public health.	
To ensure adequate arrangements for water supply for visitors and guests.	
To preserve water supply from contaminants generated by visitors and guests.	
Performance Criteria	Acceptable Solutions

On-site sewage management P8.1 Appropriate arrangements are to be provided for the on-site management of sewage and wastewater.	On-site sewage management A8.1 On-site sewage management is to be designed in accordance with Council's On-Site Sewage and Wastewater Management Strategy.
Waste management P9.1 Waste is managed in an environmentally sensitive manner that is not detrimental to the local environment.	Waste management A9.1 A Site Waste Minimisation and Management Plan is submitted that complies with requirements of DCP Chapter 15 Waste Minimisation.
Water supply and management P10.1 Adequate arrangements for water supply are provided for visitors and guests.	Water supply and management A10.1 For sites not connected to mains water, a water supply and management plan is to demonstrate adequate potable water supply, both quality and quantity, is available for the proposed use. This water supply is to be in addition to water required for firefighting purposes. A10.2 Development is not to adversely impact existing water supplies for residential and primary production uses on the landholding.

2.4 Element – Traffic, Access and Parking

Objective
<p>To ensure that road access is designed to adequate standards to accommodate likely increases in traffic.</p> <p>To ensure the safety of vehicle movements associated with rural tourism development, including entry, egress and movement within a property.</p> <p>To minimise the impact of traffic on local roads associated with rural tourism development.</p> <p>To ensure adequate parking is available on the property for visitors and employees to farm gate premises, farm experience premises or farm stay accommodation and to deter overflow parking on local roads.</p> <p>To ensure suitable pedestrian and disabled access and movement.</p>

Performance Criteria	Acceptable Solutions
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<p>Primary Road Access P11.1 Appropriate and safe primary road access is provided to the development.</p>	<p>Primary Road Access A11.1 The minimum public road standard for primary access is a local road of 6m wide seal, and for the development to utilise an existing 'compliant' (ie compliant sight distances and roadside drainage) driveway. The width of the driveway access shall be a minimum of 5.5 m to allow vehicles to pass. Any access point to the property is to demonstrate compliance with the sight distance requirements of AS 2890.1 Off-street car parking. <u>If the primary access road does not meet this standard, then a Traffic Impact Assessment (TIA) prepared by a suitably qualified consultant shall be provided demonstrating that the existing characteristics of the road can safely accommodate the development. The TIA should address:</u> <ul style="list-style-type: none"> - <u>compliance with Austroads Guidelines;</u> - <u>Planning for Bushfire Protection 2019;</u> - <u>environmental/user road impacts (such as dust, passing opportunities); and</u> - <u>existing road constraints (i.e. narrow bridges and poor road alignment).</u> A11.2 <u>The development must utilise a 'compliant' vehicular access (i.e. compliant sight distances and roadside drainage), driveway whether this be existing or proposed. The width of the driveway vehicular access, from the existing road pavement to the front boundary, shall be a minimum of 5.5 m to allow vehicles to pass. Any access point to the property is to demonstrate compliance with the sight distance requirements of AS 2890.1 Offstreet car parking. Where Council considers that the proposed rural tourism development is of a scale whereby a</u></p>
<p>Performance Criteria</p>	<p>Acceptable Solutions</p>

	<p>6m sealed access road is not required, a Traffic Impact Statement (TIS) is to be submitted and will be assessed on its merit.</p> <p>The TIS should address compliance with Austroads Guidelines and the Rural Fire Service document <i>Planning for Bushfire Protection</i>. The TIS shall also address environmental/user road impacts (such as dust, passing opportunities, and existing road constraints ie. narrow bridges and poor road alignment).</p> <p>A11.3 Where <u>the Primary Road access to the development</u> is from a State Highway or <u>a classified Arterial Road</u> <u>then</u> a detailed Traffic Impact Assessment (TIA) as per the <u>Roads and Maritime Authority's Transport for NSW's Guide To Traffic Generating Developments (Latest Edition)</u> is to be undertaken. This will be required for either utilisation of an existing access or a proposed new access.</p> <p>A11.4 All vehicles (including trucks) should be able to enter and exit the property in a forward direction.</p> <p>A11.5 Only one driveway is permitted on a property unless the property has a frontage of greater 100m and can accommodate an additional access and egress that is demonstrated to improve:</p> <ol style="list-style-type: none"> separation between the farming operations and the rural tourism development, traffic management on the property or on and off the road, and resident, employee and visitor safety.
<p>Internal road access P12.1 Internal access roads are constructed to:</p> <ul style="list-style-type: none"> Minimise erosion and sedimentation; Provide safe access for emergency vehicles; Minimise negative environmental impacts 	<p>Internal road access A12.1 The minimum standard for internal access roads shall be 3m wide gravel pavement with a minimum gravel depth of 150mm on a 4m wide formation with passing bay opportunities at no greater than 200m.</p> <p>Where new or existing internal access is fronting a sealed road, such access connection shall be sealed from the boundary to the existing sealed road.</p> <p>A12.2 Internal roads are consistent with Rural Fire Service requirements, inclusive of minimum load rated (ie 15t), drainage structures and suitable passing bays.</p> <p>Access grades and Sealed Access A12.3 Unsealed road access grades are limited to 12%. Grades of up to a maximum of 25% may be considered if erosion of the road surface can be prevented (ie sealed / concrete tracks) and</p>

Performance Criteria	Acceptable Solutions
	stabilised table drains are provided. Refer to Lismore City Council <i>Vehicular Access Policy</i> .
Impact on local road network P13.1 The development is not to generate vehicle movements that are likely to have a significant detrimental impact on the road surface.	Impact on local road network A13.1 Where the development will generate an additional 30 or more vehicle movements per day on a regular basis, or facilitates events of greater than 100 vehicle movements, the landowners will be required to upgrade the public road in accordance with the appropriate Ausroads standard for the length of road to be upgraded. Alternatively, Council will encourage the use of buses to minimise vehicle noise and the impact on roads.
Parking P14.1 Adequate and appropriate parking is provided on-site.	Parking A14.1 Parking is to be provided in accordance with the requirements of DCP Chapter 7 (Off Street Carparking). For development types not addressed in Chapter 7, the minimum number of car parking spaces to be provided is: <ul style="list-style-type: none"> a. 1 space per 3 visitors for any farm gate premises, or farm experience premises activity <u>or artisan food and drink</u>, plus b. 1 per 2 employees A14.2 A parking and access plan may demonstrate alternative parking ratios to the above minimum numbers that includes safe separation between visitors and heavy vehicles and farming operations. A14.3 All parking and loading or unloading of vehicles must occur within the property boundary. A14.4 Car parking areas should not form a visually prominent element of the rural landscape or be highly visible from the road frontage and should be located behind the front building line. A14.5 Car parking areas should be finished in a surface that will allow for vehicle movements in all weather conditions.
Pedestrian access P15.1 Appropriate pedestrian access is to be provided.	Pedestrian access A15.1 Provide external pedestrian access between buildings and facilities associated with the development. The access must comprise connecting pathways or access balconies with an all-weather surface and must be integrated with the overall landscape plan for the development. Where feasible, access pathways between buildings and parking areas should be covered or shaded.
Access and mobility	Access and mobility

Performance Criteria	Acceptable Solutions
P16.1 The development is designed to cater for or is capable of catering for, people with disabilities.	A16.1 Development layout, access and structures address access and mobility in accordance with the Building Code of Australia and the relevant Australian Standards.

2.5 Element – Hazards

Objective
To ensure development does create a risk to life and/or property

Performance Criteria	Acceptable Solutions
<p>P17.1 Development is located to minimise exposure to natural and environmental hazards, including bushfire and flood.</p> <p>P17.2 Development that could be affected by natural and environmental hazards, including bush fire and flooding, is adequately protected.</p> <p>P17.3 The safety of visitors who could be adversely affected by natural and environmental hazards, including bush fire and flooding, is maximised.</p> <p>P17.4 Safe evacuation assembly points and egress pathways are provided</p> <p>P17.5 Site contamination is identified and appropriately and effectively remediated before the land is used.</p>	<p>A17.1 Development is not located in areas of high bushfire, flood or landslip hazard.</p> <p>A17.2 Development on bush fire prone land must provide:</p> <ol style="list-style-type: none"> a water tank dedicated for firefighting purposes with a minimum volume as required by <i>Planning for Bush Fire Protection</i>, published by the NSW Rural Fire Service, and a bush fire emergency evacuation plan which identifies when the premises will be on alert and will close, evacuation procedures and assembly points, proposed signage, measures to protect human life and property in the event of bush fire, any vegetation hazard clearing needed, contact details for emergency services and any bush fire maintenance measures required. <p>A17.3 For development within the flood planning area, development must comply with Council's Flood Prone Lands DCP. A flood evacuation plan is to identify when the facility will be on alert and will close, evacuation procedures and assembly points, proposed signage, measures to protect human life and property in the event of flooding, contact details for emergency services and any maintenance measures required.</p> <p>A17.4 Evacuation routes from the location of a development to a main road or alternate point of refuge are to avoid flood liable land and bush fire prone land where practicable.</p> <p>A17.5 Development complies with requirements in Lismore City Council's regional policy for the management of contaminated land.</p>

2.6 Element – Operations

Objective
To provide for the ongoing management of rural tourism development
To ensure development minimises the impacts on the natural environment and visitor safety

Performance Criteria	Acceptable Solutions
<p>Operations</p> <p>P18.1 Development applications must provide sufficient detail to Council on the expected scale and operations of rural tourism development.</p> <p>P18.2 Public swimming pools or spas as defined by the <i>Public Health Act 2010</i> must meet the requirements of the <i>Act</i> and <i>Regulations</i>.</p>	<p>Operations</p> <p>A18.1 A management plan is provided that details:</p> <ol style="list-style-type: none"> a description of the development to be carried out on the property a map of where the development will be on the property, relevant dimensions and key features on the land the proposed months, days and hours of operation the maximum number of guests at one time, and how this will be monitored how visitors and guests will be advised to: <ol style="list-style-type: none"> limit impacts to the operational farm, preserve and protect existing native flora, fauna and waterways, heritage items and Aboriginal heritage located on the property, minimise any biosecurity risk through dispersal of weeds, seeds, insects and contaminants, manage their waste, and be alerted as to risks that may be present on the property such as natural hazards or changing weather measures to mitigate adverse environmental and amenity impacts the way vehicles will access the landholdings and the premises, including consideration of wildlife strike any safety hazards on the property and how they will be managed to ensure the safety of visitors and guests.
<p>Lighting and noise</p> <p>P19.1 The development is designed and constructed to minimise noise, light (including noise and light from vehicles) and vibration impacts on occupants of adjoining or nearby dwellings or buildings, and nocturnal fauna.</p> <p>P19.2 All external lighting is limited to protect the dark night sky and the rural atmosphere of the locality (e.g. lighting located around pool areas).</p>	<p>Lighting and noise</p> <p>A19.1 No acceptable solution is prescribed. The applicant shall demonstrate compliance with relevant performance criteria.</p>

3 Additional Development Controls for Rural Tourist Accommodation

3.1 Element – Location and siting

Objective									
<p>To diversify the uses of agricultural land for rural tourist accommodation without adversely impacting the principal use of the land for primary production.</p> <p>To ensure rural tourist accommodation does not detract from existing environmental values, scenic landscape values, infrastructure and adjoining land uses.</p> <p>To protect the amenity and privacy of adjoining properties, including visual and acoustic privacy, from rural tourist accommodation.</p> <p>To provide accessible rural tourist accommodation suitable for people with disability or limited mobility.</p>									
Performance Criteria	Acceptable Solutions								
<p>Location</p> <p>P20.1 The development is located and operated so that it:</p> <ul style="list-style-type: none"> • does not adversely affect the conduct and productivity of agriculture on the site and adjoining properties; • maximises the use of existing infrastructure; • does not create conflict with adjoining land uses; • does not significantly increase biosecurity risk on the site and/or adjoining properties • does not disrupt environmental enhancement projects on the land; • does not negatively impact on the ecological or environmental values of the land; and • is clustered and in close proximity to the primary dwelling on the lot (where practical). <p>P20.2 <i>Eco-tourist facilities</i> are located in or adjacent to an area with special ecological, environmental or cultural values.</p>	<p>Location</p> <p>A20.1 Accommodation is to be arranged in a 'cluster' pattern and located on average no further than 40 metres apart with adequate vegetation/privacy screening.</p> <p>A20.2 Accommodation is not located within 6m of another building on the landholding.</p> <p>A20.3 <i>Eco-tourist facilities</i> are located no greater than 4km from ecological, environmental or cultural values of the site or area</p> <p>A20.4 Site restoration works should be incorporated into development for the purposes of <i>eco-tourist facilities</i> so as to enhance the site's special ecological or cultural features.</p>								
<p>Scale</p> <p>P21.1 Development is to be small scale, low impact and designed and located to be compatible with the surrounding rural environment and of minimal environmental impact.</p>	<p>Scale</p> <p>A21.1 The density of <i>eco-tourist facilities and other tourist accommodation</i> to be provided is as follows:</p> <table border="1"> <thead> <tr> <th>Land Size</th><th>Max number of bedrooms</th></tr> </thead> <tbody> <tr> <td>0 – 10ha</td><td>4</td></tr> <tr> <td>10-20ha</td><td>8</td></tr> <tr> <td>Over 20ha</td><td>12</td></tr> </tbody> </table> <p>A21.2 The density of <i>farm stay accommodation</i> is no more than 12 bedrooms in accordance with LEP 2012 Clause 5.4 (5),</p>	Land Size	Max number of bedrooms	0 – 10ha	4	10-20ha	8	Over 20ha	12
Land Size	Max number of bedrooms								
0 – 10ha	4								
10-20ha	8								
Over 20ha	12								

Performance Criteria	Acceptable Solutions
	<p>and no more than one structure per 5ha, up to a maximum of six structures.</p> <p>A21.3 Each <i>rural tourist accommodation</i> structure is to have a gross floor area of not more than 60m² comprising a maximum of two (2) bedrooms. Each structure can include a kitchenette and bathroom facilities.</p> <p>A21.4 The external floor area (i.e. a balcony and/or veranda) for each <i>rural tourist accommodation</i> structure is limited to a maximum of 15m².</p> <p>A21.5 Building height is to be no more than 4.5m.</p> <p>A21.6 <i>Bed and breakfast accommodation</i> must accommodate no more than 10 guests.</p> <p>A21.7 One toilet per 10 staying guests in rural tourist accommodation on the landholding is to be available in an accessible location. At least one toilet must be a unisex accessible toilet.</p>
<p>Orientation and views</p> <p>P22.1 The development is to be designed and structures sited to:</p> <ul style="list-style-type: none"> • maximise solar access and summer shade; • take advantage of rural vistas where possible. Visually prominent sites are not appropriate. 	<p>Orientation and views</p> <p>A22.1 The development is to open up onto outdoor recreation areas with access to winter sun and summer shade, and where possible orientated to take advantage of views of the surrounding hinterland, rural landscapes, or other natural features.</p> <p>A22.2 Buildings used as accommodation are to either have a north, northwest or northeast aspect to maximise solar access.</p>
<p>Ecological features and conservation values</p> <p>P23.1 Development must respect and contribute to the natural environmental systems and values of its location.</p>	<p>Ecological features and conservation values</p> <p>A23.1 Site restoration works are incorporated into the development for the purposes of eco-tourist facilities so as to enhance ecological or cultural features.</p>

3.2 Element – Limits on operation

Objective	
To ensure the amenity of surrounding properties is adequately protected.	
To minimise the potential for land use conflict.	
<p>Length of stay</p> <p>P24.1 Rural tourist accommodation is used for short term tourist accommodation purposes only and is not used for long-term residential purposes.</p>	<p>Length of stay</p> <p>A24.1 The maximum length of stay for any guest/guests is limited to no more than 90 days in total in any 12-month period.</p>

4 Additional Development Controls for Camping Grounds and Caravan Parks

4.1 Element – Location and siting

Objective	
<p>To ensure the amenity of surrounding properties is adequately protected.</p> <p>To ensure agricultural production and activities being carried out on the site or nearby land are protected from encroaching land uses.</p> <p>To minimise the potential for land use conflict.</p> <p>To ensure design and operation of caravan parks and camping grounds meet the needs of users.</p>	
Performance Criteria	Acceptable Solutions
<p>P25.1 Caravan parks and camping grounds must be designed to be compatible with the streetscape and character of the area in which they are located.</p> <p>P25.2 Sites must be suitable for the purpose of a caravan park or camping ground, in that:</p> <ul style="list-style-type: none"> a) steep slopes are to be avoided due to drainage, slip and bushfire risk b) existing vegetation and areas with ecological and conservation values must be protected c) sites are able to be integrated into the visual environment d) site layout and landscaping can break up or conceal repetitive visuals of caravans and moveable dwellings e) visually exposed sites on ridges are not permitted <p>P25.3 A minimum of 10% of the total area of the caravan park or camping ground must be developed for recreation and communal activities. The recreation and communal activities area must not include any caravan site, campsite, roadway or land designated for any other purpose, but may be grassed and landscaped with trees and/ or other plants. A maximum 10% of the recreation area may be used as the site of a building devoted to recreation or communal activities that are appropriate to the proposed mix of occupants and users of the caravan park. Any such building must be integrated with the landscape and aesthetic characteristics of the site and the recreation area.</p>	<p>The applicant shall demonstrate compliance with the relevant performance criteria.</p>

5 Additional Development Controls for other Tourism Development

5.1 Element – Location and siting

Objective	
<p>To allow for tourism and related commercial uses at a scale that does not adversely affect the principal use of land for primary production.</p> <p>To ensure farm gate premises and farm experience premises do not detract from existing environmental values, scenic values, infrastructure and adjoining land uses.</p> <p>To ensure the amenity of surrounding properties is adequately protected.</p> <p>To manage the number of visitors to a landholding to address cumulative effects of traffic on roads.</p>	
Performance Criteria	Acceptable Solutions
<p>Location</p> <p>P26.1 The development is located and operated so that it:</p> <ul style="list-style-type: none"> • does not adversely affect the conduct and productivity of agriculture on the site and adjoining properties; • maximises the use of existing infrastructure; • does not create conflict with adjoining land uses; • does not significantly increase biosecurity risk on the site and/or adjoining properties • does not disrupt environmental enhancement projects on the land; • does not negatively impact on the ecological or environmental values of the land; and • is clustered and in close proximity to the primary dwelling on the lot (where practical). 	<p>Location</p> <p>A26.1 Where a proposal includes a Farm Experience Premises with associated accommodation facilities, all buildings shall be wholly located within a circumference of 100m.</p>
<p>Scale</p> <p>P27.1 Development is to be small scale, low impact and designed and located to be compatible with the surrounding rural environment and of minimal environmental impact.</p>	<p>Scale</p> <p>A27.1 A <i>farm experience premises, farm gate premises or restaurant or café</i> is to have a maximum capacity of 100 patrons and will be limited to an internal floor area of not more than 300m².</p> <p>A27.4 Adequate toilet facilities are to be provided. At least one toilet must be a unisex accessible toilet.</p>

5.2 Element – Limits on operation

Objective	
To protect the amenity and privacy of adjoining properties, including visual and acoustic privacy, from farm gate premises and farm experience premises.	
Performance Criteria	Acceptable Solutions
<p>Operation</p> <p>P28.1 The scale of operations of a farm experience premises, farm gate premises, <u>artisan food and drink</u> or restaurant or café are not to unreasonably impact upon residents and other lawful land uses.</p> <p>P28.2 Development satisfies food safety and public health requirements.</p>	<p>Operation</p> <p>A28.1 The use of a facility as a farm experience premises for weddings and similar events that use amplified noise is to be limited to a maximum of 35 events per year.</p> <p>A28.2 The use of a facility as a restaurant or café must not be open to visitors outside the following hours—</p> <ul style="list-style-type: none"> (i) on Sundays and public holidays—8am to 8pm, (ii) on Mondays to Saturdays—7am to 10pm, <p>A28.3 The use of a facility as a farm gate premises must not be open to visitors outside the following hours—</p> <ul style="list-style-type: none"> (i) on Sundays and public holidays—8am to 6pm, (ii) on Mondays to Saturdays—7am to 6pm, <p>A28.4 The use of a facility as a farm experience premises <u>or artisan food and drink industry</u> must not be open to visitors outside the following hours—</p> <ul style="list-style-type: none"> (i) on Sundays, Mondays, Tuesdays, Wednesdays, Thursdays or public holidays—8am to 6pm, (ii) on Fridays or Saturdays—8am to 11pm <p>A28.5 Guests at a farm experience premises (other than those staying on-site) must be off-site by no later than 11pm.</p>
<p>Amplified music and other noise</p> <p>P29.1 Noise generated will not unreasonably impact upon neighbours' amenity.</p>	<p>Amplified music and other noise</p> <p>A29.1 Amplified music is to be limited to no later than 10pm for farm experience premises <u>and artisan food and drink industry</u>.</p> <p>A29.2 A site-specific noise management plan is to be prepared by an appropriately qualified person in accordance with the NSW EPA 'Noise Policy for Industry' and submitted with any development application. The plan must include an acoustic assessment that quantifies existing background noise levels and outlines all expected noise generating activities including traffic movements. The noise management plan should determine appropriate noise trigger levels and where an activity is predicted to</p>

	exceed that level, it should identify all feasible
Performance Criteria	Acceptable Solutions
	and reasonable mitigation measures. The intent is to ensure any noise generated must have minimal impact upon adjoining properties and will not result in the generation of 'offensive noise', as defined in the <i>Protection of the Environment Operations Act 1997</i> .
	A29.3 The use of fireworks, helicopters and/or other comparable activities known to cause disturbance to livestock and/or farming activities is not permitted.
Service access and parking P30.1 Appropriate vehicle access and parking areas are available for vehicles supplying catering, equipment hire, entertainment and other services.	Service access and parking A30.1 No acceptable solutions. The applicant shall demonstrate compliance with the relevant performance criteria.

Chapter 5A

URBAN RESIDENTIAL SUBDIVISION



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1 INTRODUCTION

1.1 Purpose of the Chapter

The purpose of this chapter is to identify Council's requirements for the subdivision of urban residential land.

1.2 Subdivision Development Principles

The following subdivision development principles are the intended overarching outcomes of the application of the controls of this DCP chapter. The relevant principles precede the controls for each Element in this chapter.

Principle 1 Sustainable

The subdivision design will support healthy lifestyles, protect the natural features of the area and minimise the use of natural resources.

Principle 2 Diverse

Residential development will include a diversity of lot sizes to cater for all sectors of the community. Higher density residential development will be encouraged in locations close to parks, local centres, public transport and community facilities.

Principle 3 Vibrant

The development will provide public open space and a street network that promotes vibrant living spaces that will be inviting to walk, play and cycle in safety.

Principle 4 Connected

The development will provide interconnected open spaces with appropriate and accessible park infrastructure to support a range of active and passive recreational pursuits suited to the needs of the community.

Principle 5 Deliverable

Infrastructure and essential services will be delivered in a timely manner to support the projected future population and meet community needs, with minimal impact on the environment.

Principle 6 Environmental Protection

The development will protect and enhance the natural and cultural values of the area. Significant native vegetation should be retained to conserve biodiversity, enhance visual amenity and assist with stormwater management.

Principle 7 Landscape

The development will conserve and protect landscape features that contribute towards desired local character and visual amenity such as significant views, existing trees and built or natural elements of cultural or visual significance.

Principle 8 Water Sensitive Design

The development will incorporate water sensitive urban design principles to protect the natural water cycle, support healthy ecosystems and maintain water quality.

Principle 9 Comfortable

Place making elements are incorporated in the design of public spaces that will contribute to a sense of local character and identity for the subdivision.

Principle 10 Safe

Development includes design measures for the protection of people, property and the environment.

1.3 Application of this Chapter

This chapter applies to the various forms of subdivision, including Torrens, Strata and Community Title located within urban residential zones. This chapter supplements the subdivision provisions of Lismore LEP 2012 and should be read in conjunction with other DCP chapters and State Environmental Planning Policies.

Further guidance for subdivision design is also provided in the NSW Rural Fire Service Planning for Bush Fire Protection; the Northern Rivers Development Design and Construction Manual; Lismore City Council Design and Construction Specification – Vehicular Access; and relevant Australian Standards.

1.4 How does this Chapter work?

Specific requirements for aspects of subdivision development addressed by this chapter are divided into the primary *Elements* of the particular type of development. *Elements* comprise specified *Subdivision Development Principles*, *Performance Criteria* and *Acceptable Solutions*. In some cases both *Performance Criteria* and *Acceptable Solutions* are specified, but in other cases only *Performance Criteria* are specified. The *Performance Criteria* and *Acceptable Solutions* are numbered consecutively for ease of reference.

Development proposals must be consistent with the specified *Subdivision Development Principles*. This will usually be achieved by meeting the *Acceptable Solutions*. Alternatively, Council may be prepared to approve development proposals that are demonstrated to meet both the specified *Subdivision Development Principles* and the *Performance Criteria*. This approach enables the development of innovative schemes that meet the particular characteristics of an individual site. Refer to Figure 1.

1.5 Site Specific Structure Plans

A structure plan provides a framework for the coordinated provision and arrangement of future subdivision and development in new urban areas (greenfield sites) and in existing developed/redevelopment areas (brownfield sites). The plan can assist in the coordination of the road and footpath/cycleway networks, public open space, revegetation areas, infrastructure and staging programs. The plan can be customised to accommodate site specific attributes.

A structure plan is a particularly useful land use planning tool for land held in fragmented or multiple ownership. A structure plan is not a plan of subdivision and does not include a preliminary lot layout.

1.5.1 Pineapple Road Precinct Structure Plan

The Pineapple Road Precinct Structure Plan is located at Appendix A. The plan is to be used to guide subdivision of the site and includes a cultural heritage monitoring area, revegetation areas, some indicative locations for infrastructure and public open space.

1.5.287 Pineapple Road Structure Plan

87 Pineapple Road (Lot 5 DP 253464) Structure Plan is located at Appendix C. The plan is used to guide subdivision and includes the location of Hairy Joint Grass habitat and associated controls; and indicative road access locations.

1.5.3 1A & 1B Northcott Drive Structure Plan

The 1A & 1B Northcott Drive Structure Plan is located at Appendix D. The plan is to be used to guide subdivision of the site and includes areas to be dedicated to asset protection from bushfire risk and revegetation areas to provide koala habitat and movement corridors.

2 DEFINITIONS

A word or expression used in this chapter has the same meaning as it has in LEP 2012. Other words or expressions not defined in the LEP Dictionary are included in this section.

access place means a two-way street with a lane and staggered parking on one side of the street while providing an adequate through vehicular passage way. Refer to Figure 98.

buffer means an area of prescribed width between adjoining land developments, that is created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain development is restricted.

collector street means a street linking neighbourhood destinations including shops, parks and community facilities. Refer to Figure 110.

distributor road means a road that connects traffic from the arterial network to the collector network. Refer to Figure 1210.

Note. An arterial road has not been included because it is a road of State significance that needs to meet State requirements.

habitat has the same meaning as in the *Threatened Species Conservation Act 1995*.

legible means a street layout that is readily interpreted by people and enables them to find their way with minimum levels of confusion.

lane means a two-way shared street. A lane provides rear or secondary access to residences that have an alternative street frontage but find the alternative access difficult. Lanes do not offer on-street parking. Refer to Figure 810.

local street means a two-way street providing residential access in a low density area with one parking lane which may alternate between either side of the street and a minimum of one traffic lane with passing opportunities. Refer to Figure 10.

medium density means *attached dwellings, multi dwelling housing, residential flat buildings and semi-detached dwellings*.

permeable means maximising connections within the road network providing logical routes to various destinations.

road means a public road or private road within the meaning of the *Roads Act 1993*, and includes a classified road.

small lot means an allotment of land which has an area of 400m² or less.

subdivision of land has the same meaning as in the *Environmental Planning and Assessment Act 1979*.

Figure 1: How does this chapter work?

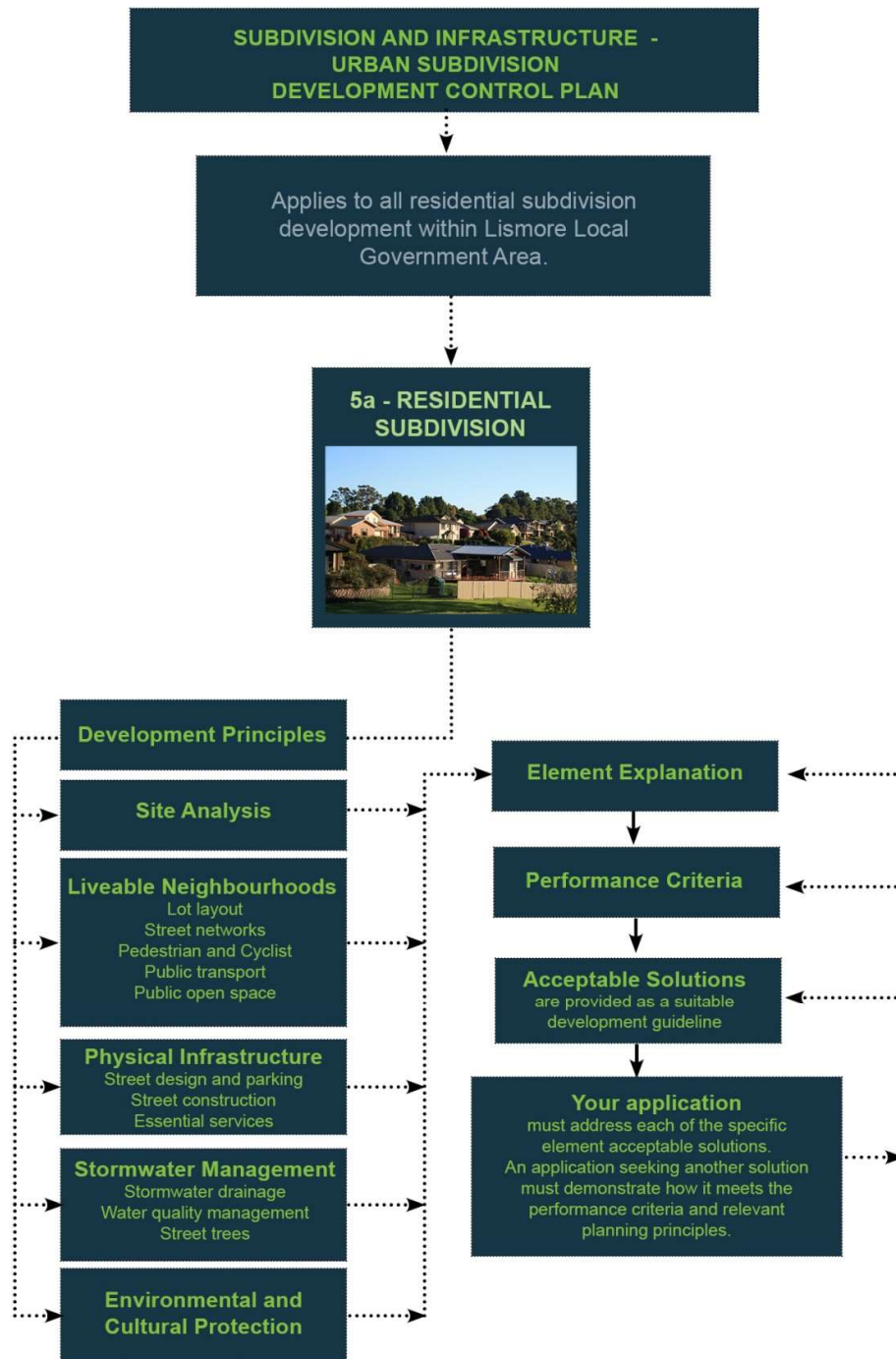
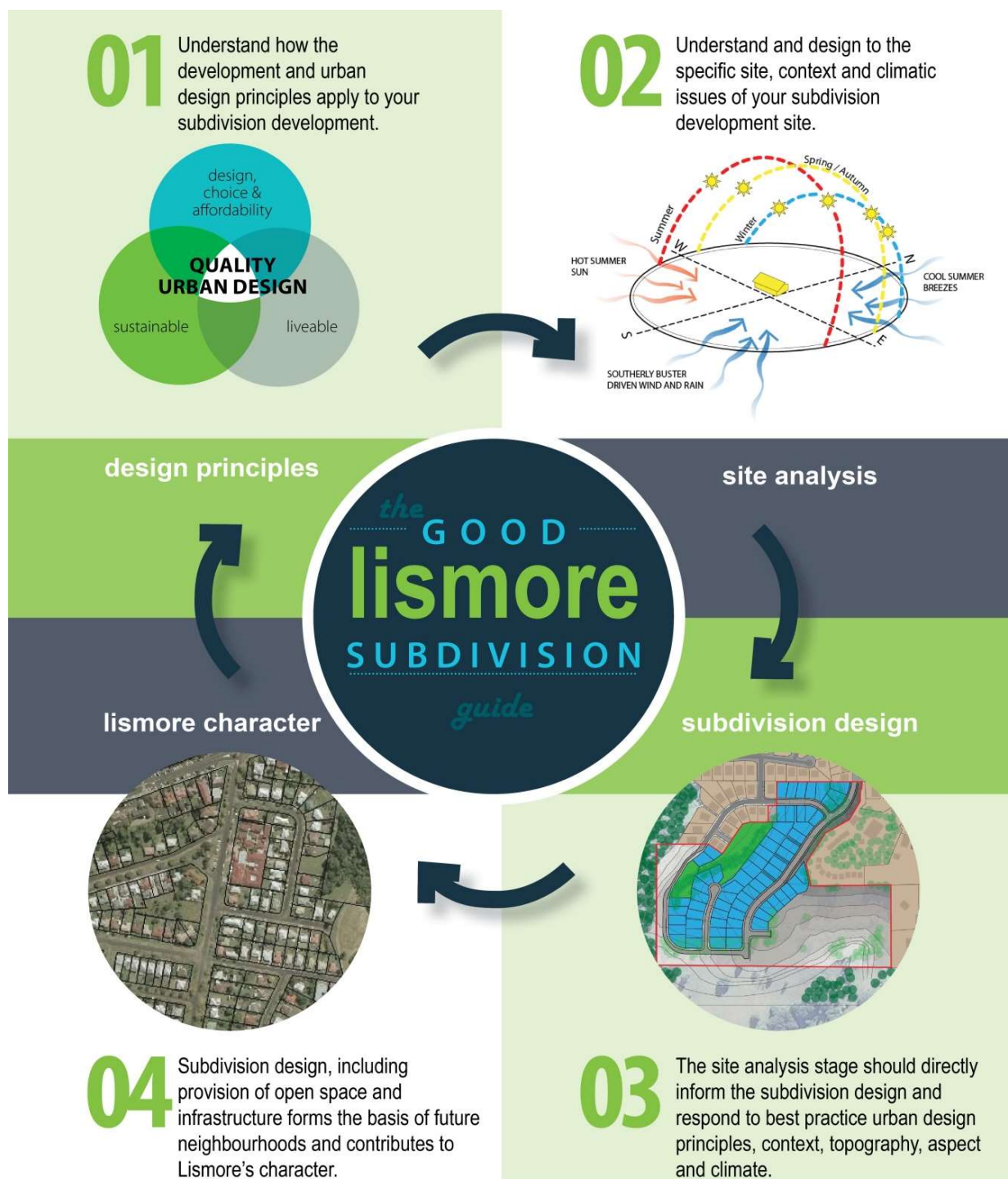


Figure 2: Subdivision guide



Integrated Design Approach - The Subdivision and Infrastructure - Urban subdivision Chapter of Council's Development Control Plan (DCP) encourages site responsive design where the resultant urban structure including road layout, lot size and configuration is based on a site analysis process to determine the layers of constraints and developable footprint. In the residential context it is also important that subdivision design promotes housing diversity and residential densities appropriate to the context, climate and character for the Lismore LGA. Good subdivision design results in the development of liveable neighbourhoods. Good design is linked to the site and locality, existing built form, climate and the community's aspirations and needs. In Lismore, subdivision development needs to take into account the sub-tropical climate, outdoor living, topography and relationship to adjoining properties.

3 SITE ANALYSIS

A detailed site analysis forms the basis for good design. It establishes the development in the context of the site, identifies and explains key influences on the design and how the proposed subdivision responds to the site conditions and relates to the surroundings.

The site analysis should identify opportunities and constraints affecting the proposed development and measures to address these issues in the final design. The site survey and analysis has many important uses, including clarifying what is realistically achievable, providing clear design guidelines, speeding up the entire development process, and also providing a negotiating tool that can reduce the possibility of conflict.

A site survey and analysis is carried out at the project feasibility stage, with the final subdivision design taking into consideration the survey and analysis.

The site analysis starts with consideration of the opportunities and constraints including:

- steep land, unstable land, previously filled areas and contaminated soil
- buildings (including any to be retained)
- surrounding land use
- views to and from the site
- existing and proposed roads and access points
- watercourses
- flood planning area
- existing on site or adjoining services
- provision of new services such as water, electricity, gas and telecommunications
- orientation, microclimate, prevailing wind direction and noise sources
- fences, boundaries and easements
- natural resources, including significant vegetation, habitat corridors and wetlands
- bush fire prone land
- archaeologically sensitive areas.

The site analysis also identifies how the site relates to its surrounds with the inclusion of the following information on any site analysis plan:

- adjacent buildings
- existing on site and surrounding land uses
- existing adjacent movement patterns of pedestrians, cyclists, public transport, emergency vehicles and motor vehicles
- existing infrastructure
- environmental and wildlife corridors
- adjacent open space
- significant vegetation adjoining the site
- direction and distances to services and infrastructure
- views
- regional context and growth.

A Site Analysis Plan needs to be prepared for the greenfield subdivisions.

The site analysis provides an overview of the opportunities and constraints (Figure 3). The Plan (Figure 4) shall be drawn to scale, depicting property details; site characteristics (landform & vegetation); existing improvements and how the site relates to surrounding land.

Figure 3: Site analysis – opportunities and constraints

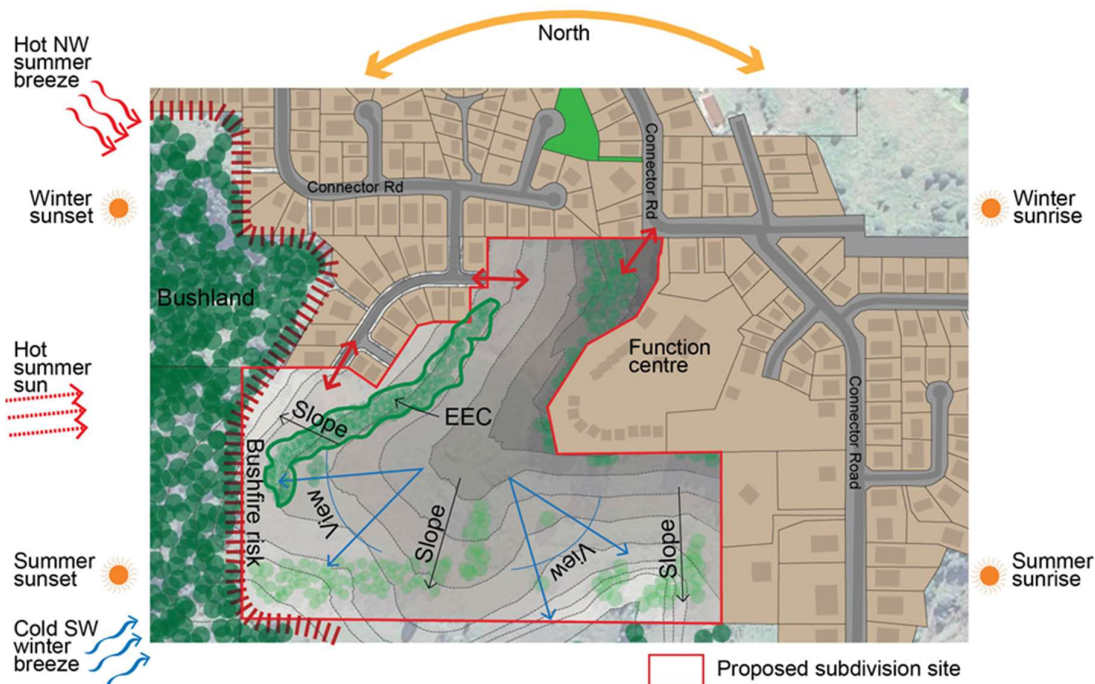
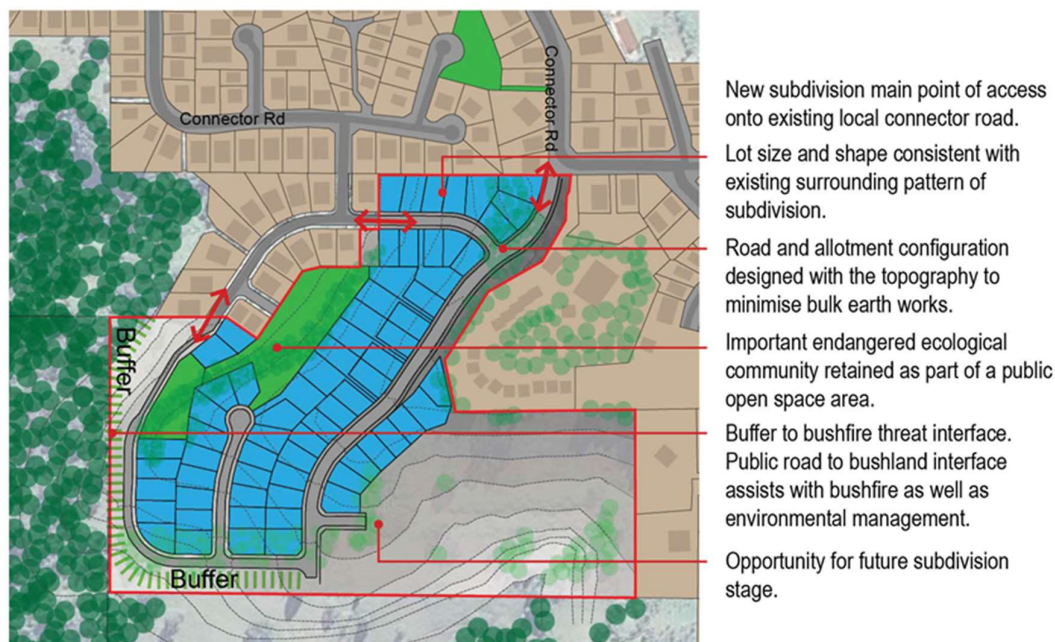


Figure 4: Site analysis structure plan



Site Analysis Structure Plan - should be directly informed from the site analysis opportunities and constraints overlays where a range of designed options can be tested against movement patterns, open space networks, density yields, lot configuration and solar orientation criteria. The preferred scheme should only then progress to a more formalised subdivision plan.

4 GENERAL PROVISIONS

4.1 Element - Lot Layout

The Lismore Housing Strategy 2012 identified the need for an increase in the diversity of housing types. This Element provides controls to guide the delivery of a range of lot sizes, in particular small lot development. A range of other lot layout controls are provided to assist with the provision of liveable neighbourhoods.

Relevant Subdivision Development Principles: 1, 2, 3, 4, 5, 10

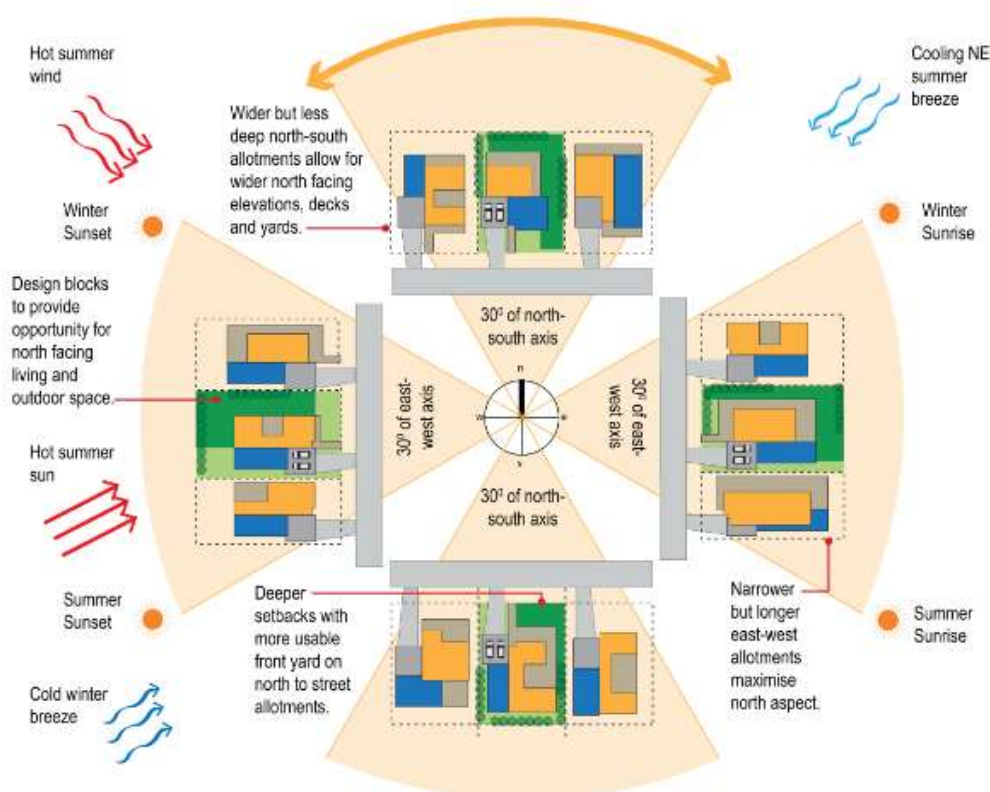
Performance Criteria	Acceptable Solutions
Lot size P1 Lot size, shape and dimensions: <ul style="list-style-type: none"> take into account the constraints of the site and existing surrounding development; are appropriate for the siting and construction of a dwelling and ancillary outbuildings, the provision of private outdoor space, convenient vehicle access and parking. 	Lot size A1.1 Minimum lot size is specified by Local Environment Plan 2012 lot size map. A1.2 Lots with an area of 400m ² and greater are capable of accommodating an unconstrained building envelope with minimum dimensions of 12m x 15m. A1.3 Lots should be at least 600m ² where slopes are over 20%. A1.4 Lots with an area between 300m ² and 400m ² are capable of accommodating an unconstrained building envelope with minimum dimensions of 10m x 15m.
Small lot development P2 Subdivisions for small lot housing and medium density developments are well designed and will result in attractive and functional living environments.	Small lot development A2.1 Small lots are: <ul style="list-style-type: none"> located to minimise the need for earthworks; square or rectangular in shape; limited to locations with a slope of less than 10%. A2.2 Small lots are provided with rear lanes for vehicular access, in order to avoid the primary street frontage being dominated by numerous garages and driveway crossovers. A2.3 Where subdivision of land will result in one or more small lots the concurrent submission of a Plan of Development is required. A Plan of Development shows indicative building envelopes, floor plans, length and height of built to boundary walls and identification of all shared walls. The plan must demonstrate how dwelling designs will: <ul style="list-style-type: none"> relate to dwellings on adjoining lots;

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> provide private outdoor living space and good solar access to the subject dwelling; avoid/mitigate overlooking and overshadowing of neighbouring dwellings and their private open space.
Diversity P3 Lot sizes meet the requirements of people with different housing needs, and provide for housing diversity and choice. Refer to Figure 5 for an example of how lot diversity can be achieved.	No acceptable solution.
Access P4 Lot access is safe for pedestrians, cyclists and vehicles using the access. P4.1 Battle-axe handles must cater for safe pedestrian and vehicular access, include satisfactory sight line distances and allow for vehicles to enter and exit in a forward direction.	Access A4.1 Lot design precludes the need to reverse onto a Distributor Road. A4.2 New lots shall front onto a designated public street. No new lots shall be created with sole access via Right of Carriageway. A4.3 Access handle width for battle-axe subdivisions is 4 metres Wider access handles should be considered where dual occupancies are proposed. A4.4 A maximum of two (2) adjacent battle-axe allotments are permissible.
Truncated corner lots P5 Corner lots are to be truncated in such a manner as to maintain the minimum verge widths with the kerb returns.	No acceptable solution.
Fencing P6 Highly visible fencing along main roads and public places must be uniform in terms of design, height, materials and colours so that it presents attractively and consistently in the streetscape. Preference is given to transparent fencing, particularly where there are significant views. Such fencing must be erected as part of the subdivision development of the land.	No acceptable solution.
Solar access P7 Lots are orientated to facilitate the siting of dwellings to take advantage of microclimatic benefits, and have dimensions to allow adequate on-site solar access, taking into account likely dwelling size and the relationship of each lot to the street.	Solar access A7 Lot design ensures that: <ul style="list-style-type: none"> each lot will not be overshadowed by neighbouring houses to the north; each lot can have a sufficiently long north dimension to receive winter sun; streets are aligned in a north south or east west direction where practicable (refer to Figure 6).

Figure 5: Mix of lot sizes

Mix of allotment sizes - Good neighbourhood design supports residential and streetscape diversity through a variety of block sizes, lot design and housing mix. A diversity of block types and housing typologies appeals to the broader demographic housing needs from standard suburban blocks and small lot allotments to large allotments facilitating the development of integrated and multi-unit housing. Include pedestrian connectivity (mid block) and link open space areas.

Figure 6: Lot orientation and solar access



4.2 Element - Street Networks

Each street type has a particular function, providing for specific levels of access for a range of transport modes including buses, motor vehicles, pedestrians and cyclists. The street network provides connectivity, linear pathways for essential services and an extension of public open space.

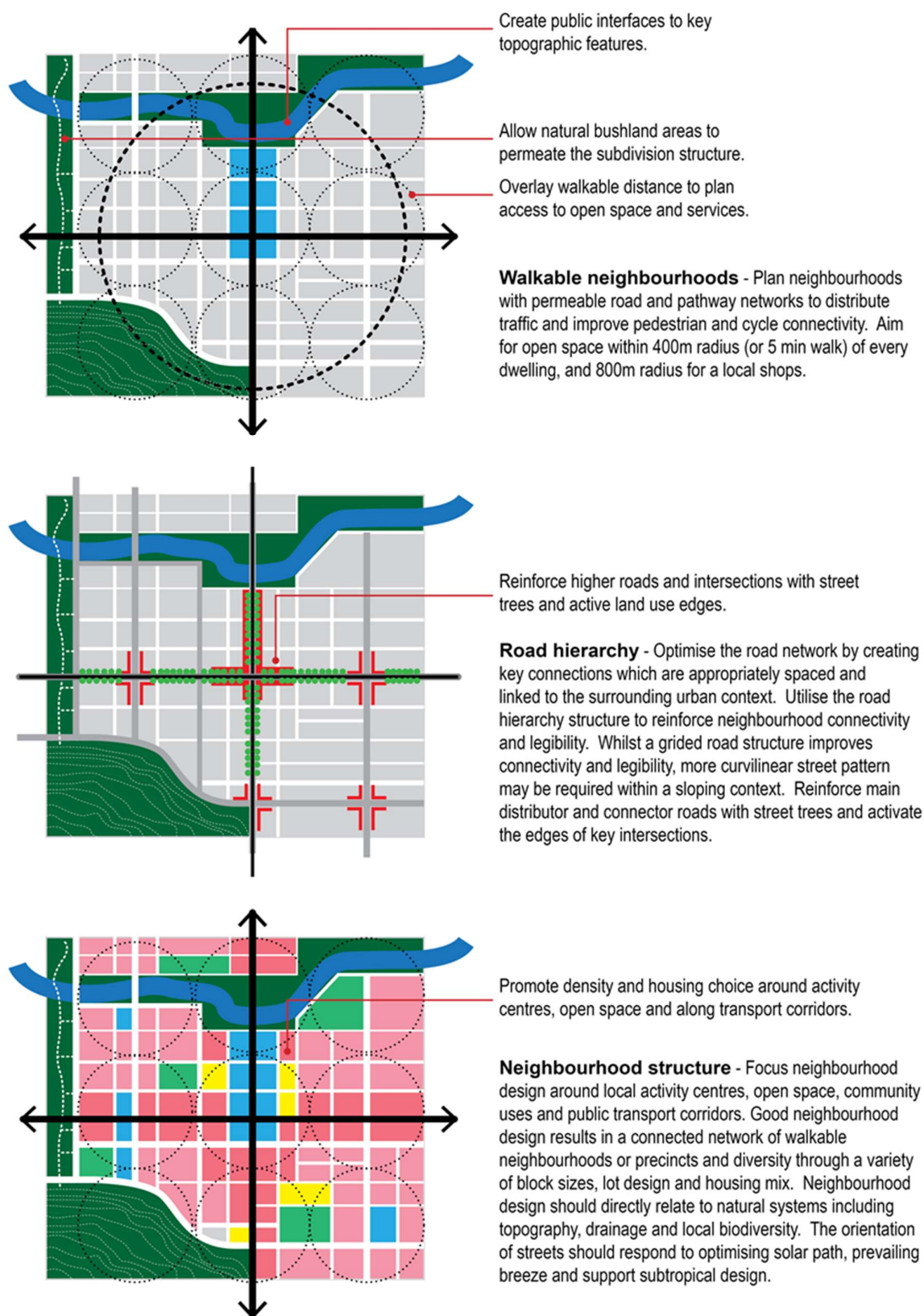
Each street type needs to be designed to safely accommodate a range of traffic volumes at an appropriate speed while incorporating measures to accommodate site constraints and attributes.

Relevant Subdivision Development Principles: 1, 2, 3, 4, 6, 7, 8, 10

Performance Criteria	Acceptable Solutions
Function P8 The street network: <ul style="list-style-type: none"> provides a clear structure and component streets conform to their function in the network (refer to Figure 7); has sufficient capacity to provide safe vehicular access for each lot; shows clear physical distinctions between each type of street based on function, legibility, convenience, traffic volumes, vehicle speeds, safety and amenity; incorporates space for the provision of public utility services; facilitates walking and cycling within the neighbourhood and to local activity centres. 	Function A8.1 Streets link to other streets that are no more than two levels higher or lower in the hierarchy. A8.2 Levels of connectivity for each street type is consistent with the requirements of Table 1. A8.3 The street network caters for the provision of public utility services including water, sewerage, electricity and telecommunications. A8.4 Footpaths and cycleways are provided in accordance with the requirements of Table 1.

Performance Criteria	Acceptable Solutions
Design P9 The street network responds to: <ul style="list-style-type: none"> existing and future streetscapes; topography; significant vegetation; natural drainage; site attributes; solar access. <p>Refer to Figure 7 for an example.</p>	No acceptable solutions.
Safety and access P10 Intersections along residential streets are spaced to create safe and convenient movements for motorists, cyclists and pedestrians.	Safety and access A10 Intersections are spaced in accordance with the requirements of Table 1.
Mode choice P11 Bus routes are: <ul style="list-style-type: none"> provided that are direct and safely accessible by foot from all dwellings and activity centres; aligned for ease of movement between developments and activity centres without complicated turning manoeuvres. 	Mode choice A11 Public transport routes and stops are to be provided as set out in <i>Element – Public Transport</i> .
Environmental protection P12.1 Traffic generated by a development is within the acceptable capacity of the roads. P12.2 The street network is designed to reduce traffic speeds and volumes to acceptable levels, with most dwellings fronting streets with low volumes. P12.3 Streets and lots are located so that dwellings are not subject to unacceptable levels of traffic noise.	Environmental protection A12.1 Traffic speeds and volumes are in accordance with Table 1. The following measures assist with the reduction of speed and volume: <ul style="list-style-type: none"> designing curvilinear streets; limiting street lengths; varying street widths; installing median islands; constructing mid-block pedestrian crossings. A12.2 The street network is designed so that future residential development is capable of compliance with the Department of Planning and Environment's <i>Development Near Rail Corridors and Busy Roads – Interim Guideline, 2008</i> .

Figure: 7 Street network and neighbourhood design



4.3 Element – Steet Design, Construction and On-Street Parking

Street design depends on street function, traffic volume, desired traffic speed, on-street parking and street alignment.

Relevant Subdivision Development Principles: 1, 3, 4, 8, 9, 10

Performance Criteria	Acceptable Solutions
Function and width P13 The width of the street reserve is sufficient to cater for all street functions, including: <ul style="list-style-type: none"> • safe and efficient movement of all users; • vehicle parking; • landscaping; • public utilities; • future carriage way widening; • retaining walls; • cycle paths or overland drainage flow paths. 	Function and width A13 The following street components are to be consistent with the requirements of Table 1: <ul style="list-style-type: none"> • street reserve widths; • carriageway widths; • verge widths; • parking within street reserve; • kerb type; • pedestrian and cyclist facilities; • number of desired lots the road is to service.
Designing for safety P14 The street design: <ul style="list-style-type: none"> • provides for safe pedestrian use for people of all ages and levels of mobility; • includes speed reduction techniques to achieve desire speeds; • achieves safe sight distances based on vehicle speed, exits from property access points, pedestrian and cyclist crossings and at junctions and intersections. 	Designing for safety A14.1 Traffic speeds and projected traffic volumes are in accordance with the requirements of Table 1. A14.2 Street lengths and intersection spacing are in accordance with the requirements of Table 1. Figure 14-9 provides examples of speed reduction design features.
Driveway access P15.1 Carriageway and verge width allows unobstructed access to individual lots, even when a car is parked on the opposite side of the street. P15.2 Street and lot design ensures safe vehicle access to all lots (refer to Figure 15-10 for examples).	Driveway access A15 Driveways are provided in accordance with the requirements of the Northern Rivers Design and Construction Manual.

Performance Criteria	Acceptable Solutions
Geometric design P16.1 Bus routes have a carriageway width that: <ul style="list-style-type: none"> allows for the movement of buses unimpeded by parked cars; safely accommodates cyclists; avoids cars overtaking parked buses. P16.2 The alignment and geometry of streets that form the bus route is designed to allow for the efficient and unimpeded movement of buses. P16.3 The horizontal and vertical alignments satisfy safety criteria and reflect physical land characteristics and major drainage functions. P16.4 Geometric design for intersections, roundabouts and slow points is consistent with the vehicle speed intended for each street. P16.5 Kerb radii at intersections and junctions are kept to a minimum. P16.6 Street and parking design enables adequate servicing of waste collection vehicles for all lots.	Geometric design A16.1 Bus routes have carriageway widths, gradients, stopping sight distances and parking requirements in accordance with the Northern Rivers Design and Construction Manual. A16.2 The following street design features are to be in accordance with the requirements of the Northern Rivers Design and Construction Manual: <ul style="list-style-type: none"> horizontal and vertical alignments; intersections, roundabouts and slow points; kerb radii; turning path radii.
Street construction P17.1 The pavement edging and landscaping supports the function and amenity of the street. P17.2 The pavement edge: <ul style="list-style-type: none"> controls vehicle movements by delineating the carriageway for all users; assists in controlling stormwater runoff; at pedestrian crossings is constructed to cater for mobility assistance devices and visually impaired pedestrians. P17.3 Street pavement surfaces: <ul style="list-style-type: none"> have durability suited for travelling and parked vehicles; ensure the safe passage of vehicles, pedestrians and cyclists; cater for the discharge of rainfall and the preservation of all-weather access; allow for reasonable travel comfort. Refer to Figure 46-11 for examples of pavement treatment.	Street construction A17.1 Pavement edges at pedestrian crossings are constructed to accommodate mobility assistance devices and visually impaired pedestrians in accordance with the Northern Rivers Design and Construction Manual. A17.2 Street pavement surfaces are constructed in accordance with the Northern Rivers Design and Construction Manual.

Performance Criteria	Acceptable Solutions
On-street parking P18 Overflow on-street car parking is designed to consider: <ul style="list-style-type: none"> the anticipated residential density; availability of public transport; likely future on-site parking provisions; locations of non-residential uses; safety for all users including pedestrians, cyclists and vehicles; efficiency, access and manoeuvrability; compatibility with the street function; cost effectiveness; streetscape and residential amenity. 	On-street parking A18.1 On street parking is provided in accordance with Table 1. A18.2 One (1) overflow on-street parking space is provided per lot or where this is not possible, provide cluster parking up to 60 metres away from the lots being serviced. A18.3 Verge parking in lieu of on-street parking is provided where the road reserve has been widened. A18.4 On verge parking bays are located within 20 metres of each lot (refer to Figure 438). A18.5 The design and layout of on street car parking is in accordance with the Northern Rivers Design and Construction Manual.

Table 1 – Street network characteristics

Street Type	Local Access	Local Collector	Primary Collector	Arterial
Northern Rivers Local Government (NRLG) Equivalent	Local Street Access Street	Local Street	Local Collector Collector Street	Collector Distributor Road
Function	Provide direct residential property access	Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity	Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity	Connects neighbourhoods and key activities. Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity
Lots Served	<30	<300	<450	<450
Notional Traffic Volume¹	<200 vpd	<2,000 vpd	<3,000 vpd	>3,000 vpd
Reserve Width²	14m	15-17m	19m +	21m +
Verge Width (Minimum)	4m	4m	4m or 5m (when a 2.5m pathway is required)	4m or 5m (when a 2.5m pathway is required)
Carriageway Width²	6m	7-9m	11m	13m

Street Type	Local Access	Local Collector	Primary Collector	Arterial
Longitudinal Grade ³	16%	16%	16%	12%
One-Way Cross Fall	Optional	No	No	No
Concrete Pathway Width/ Number Street Sides ⁴	1.5m/ One Side	2.0m/ One Side	2.5m/ One Side	2.5m/ One sides
Street Trees	Yes	Yes	Yes	Yes
Bus Route	No	Yes	Yes	Yes
Kerb Type	Mountable with Upright optional	Mountable with Upright optional	Mountable with Upright optional	Upright

Note.

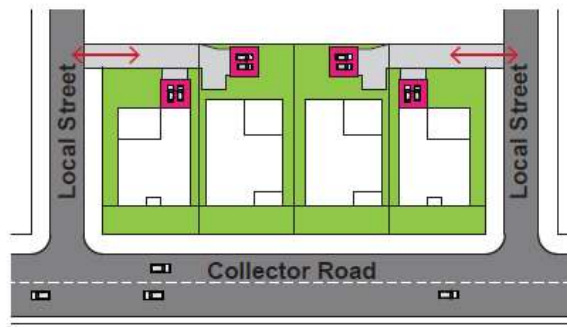
1. Notional 6.5 vehicle trips per day are generated per standard residential lot.
2. All works to be designed and constructed in accordance with the Northern Rivers Development and Design Manual and Construction Manual.
3. Refer to Austroads Guide to Road Design Part 3 "Geometric Design" for steep grade criteria.
4. No need for a footpath for less than 50 lots.

Figure 8: Verge and on-street parking

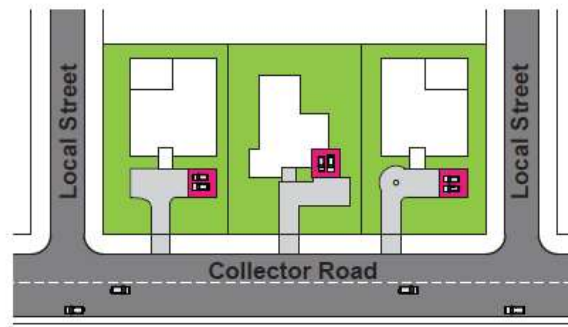
Figure 9: Measures to slow vehicle speed



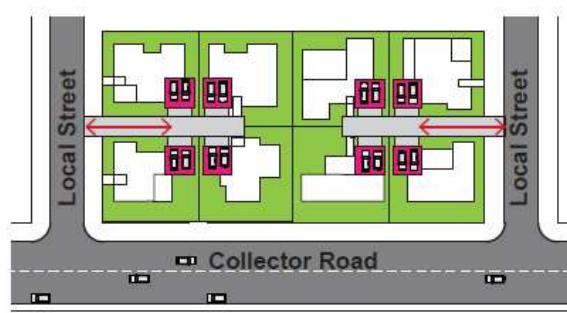
Figure 10: Options to control access to collector streets



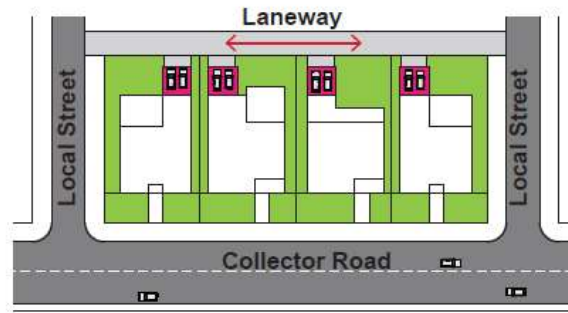
Local Street Access - Vehicular access from lower traffic movement access street with pedestrian and front building street address to major street.



Wider allotments - Wider lots allow for large driveways so vehicles can enter and exit forwards.



Shared Access - Common driveways servicing multiple allotments reduce the number of entry points and allow vehicles to enter and exit forwards.



Rear Lane - Adding a rear lane provides vehicle (including service vehicles and garbage trucks) access for houses fronting a major street.

Figure 11: Pavement treatment



Change in surface material - A change in pavement surface material can distinguish different street functions. In this example above, a change in surface material demarcates an important intersection within a local centre which is generally more pedestrian orientated with lower traffic speeds. Materials should be chosen for robustness and longevity as well as achieving attractive urban design outcomes.



Pavement Threshold - Whilst not a formal pedestrian crossing, the change in surface material from bitumen to an interlocking concrete block more clearly demarcates and alerts the driver to the presence of pedestrian activity.



Pedestrian refuge - A pedestrian refuge provides a safe area in the middle of the road enabling the pedestrian to wait before finishing crossing a road. Pedestrian refuges are typically used when there is a wide road reserve or along a busy road.



Public domain areas - Smaller break out spaces are an important feature within a streetscape and should be demarcated with a higher level of pavement surface finish, landscaping and street furniture.



Universal design and accessibility - Demarcate thresholds, crossings and intersections with tactile indicators.

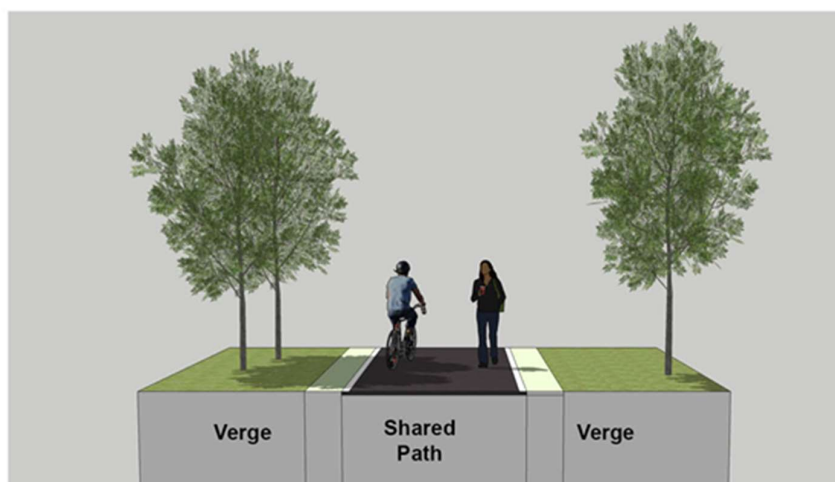
4.4 Element - Pedestrian and Cyclist Facilities

Within any community there is a need for an accessible, equitable, safe and efficient transport system. Walking and cycling provides an alternate method of transport, and an effective means for exercise and recreation.

Relevant Subdivision Development Principles: 1, 3, 4, 7, 8, 9, 10

Performance Criteria	Acceptable Solutions
Planning and design P19.1 A network of footpaths and cycle routes is provided that: <ul style="list-style-type: none"> • connects to adjoining streets, open spaces and activity centres; • encourages walking and cycling; • caters for all users; • provides opportunities to link open space networks and community facilities, transport, local activity centres and schools; • takes account of the topography. P19.2 The design of the pedestrian and cycleway: <ul style="list-style-type: none"> • provides for casual surveillance and is illuminated; • includes appropriate landscaping; • is of appropriate dimensions; • preserves trees and other significant features; • provides safe street crossings, with adequate sight distances, pavement markings, warning signs and safety rails; • is stable and easy to maintain. 	Planning and design A19 The pathway network is consistent with the requirements of: <ul style="list-style-type: none"> • <i>Austroads 'Guide to Road Design Part 6A - Pedestrian and Cyclist Paths'</i> standards; • the Lismore Sport and Recreation Plan 2011-2021 <u>Walking, Cycling and Micromobility Strategy 2024-2034</u>; • <u>Transport for NSW Cycleway Design Toolbox: Designing for cycling and Micromobility</u>; • <i>the Northern Rivers Local Government Development Design and Construction Manual</i>.
Location P20 Footpaths and cycleways are located in street reservations where: <ul style="list-style-type: none"> • vehicle speeds and volumes are low; • the use of street pavements by cyclists does not affect the safety of pedestrians; • pedestrians and cyclists are protected from parked vehicles and vehicles moving along the street and on driveways. 	Location A20 Footpaths and cycleways are located in accordance with Table 1 and Figures 17-12 and 18 <u>13</u> .

Figure 12: Protection for cyclists and pedestrians



Shared path

Figure 13: Designing for cyclists



Separate Bicycle lane
with painted safety strip

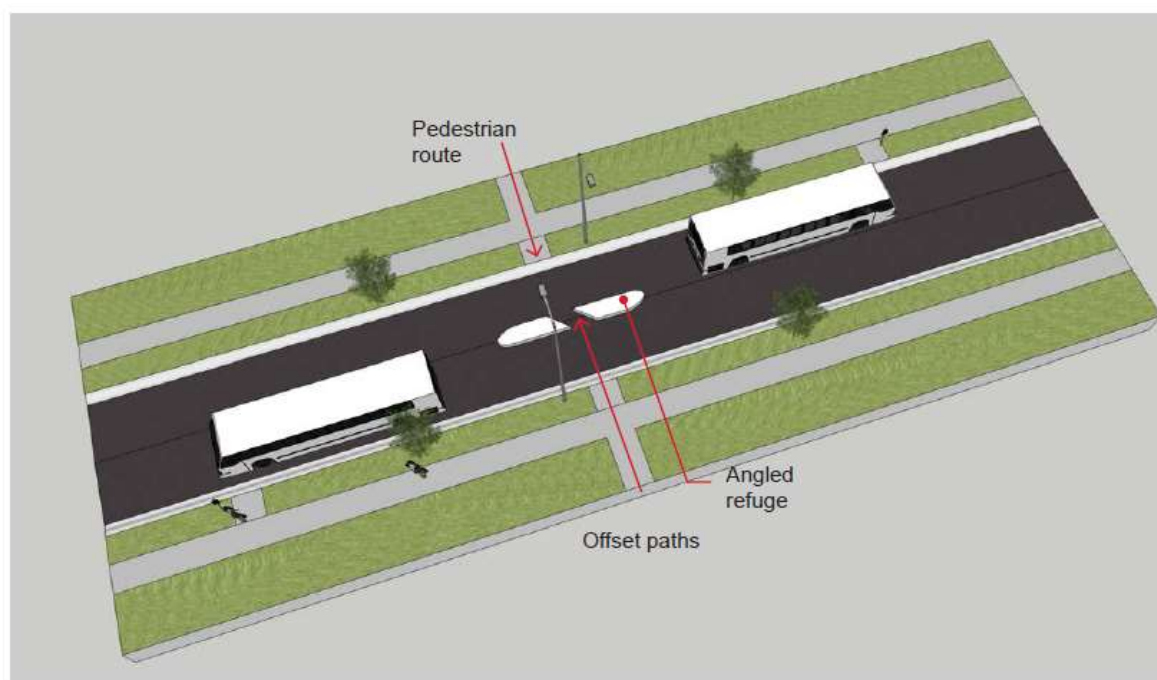
4.5 Element - Public Transport

Public transport within the Lismore Local Government Area and the wider Northern Rivers District is limited to buses. There is a need for accessible, equitable and safe bus networks providing a service between residential developments and activity centres such as schools, commercial premises, recreation facilities and the like.

Relevant Subdivision Development Principles: 1, 2, 3, 4, 10

Performance Criteria	Acceptable Solutions
Planning P21 Residential densities are provided that support walking to public transport stops and at levels that support the economic operation of the bus service.	Planning A21 At least 85% of lots are within a safe five minute walking time from an existing or proposed bus route.
Route location and design P22 Convenient connections are provided to adjoining areas and other public transport routes, for ease of movement of buses between developments and to link activity centres within and external to the development.	Route location and design A22 Bus routes are designed in accordance with Austroads Standards.
Bus stop location and design P23 Bus stops are designed and located to: <ul style="list-style-type: none"> • provide for pedestrian safety, security, comfort and convenience; • allow vehicles to safely overtake a stationary bus; • provide shelter, seats, adequate lighting and timetable information; • be overlooked from nearby buildings; • minimise adverse impact on the amenity of nearby dwellings. 	Bus stop location and design A23.1 Bus stops are located 400 metres apart where the route serves residential development. A23.2 Traffic control measures for buses are in accordance with Figure 4914, which illustrates where to locate bus stops to safely allow vehicles to overtake stationary buses, and to allow for safe pedestrian movements. A23.3 Bus shelters are designed in accordance with the relevant Australian Standards.

Figure 14: Traffic control for buses



4.6 Element - Public Open Space

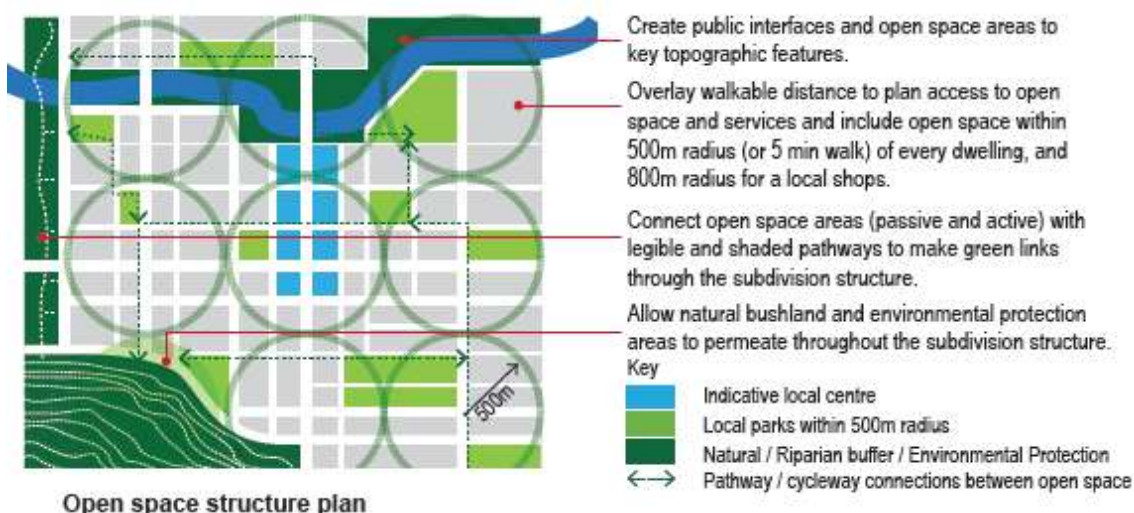
Public open space provides opportunities for active and passive recreation and can contribute to the healthy lifestyles of residents. Public open space can also serve to protect natural and cultural features, improve amenity and provide a location for public utilities.

Relevant Subdivision Development Principles: 1, 2, 3, 4, 6, 7, 8, 9, 10

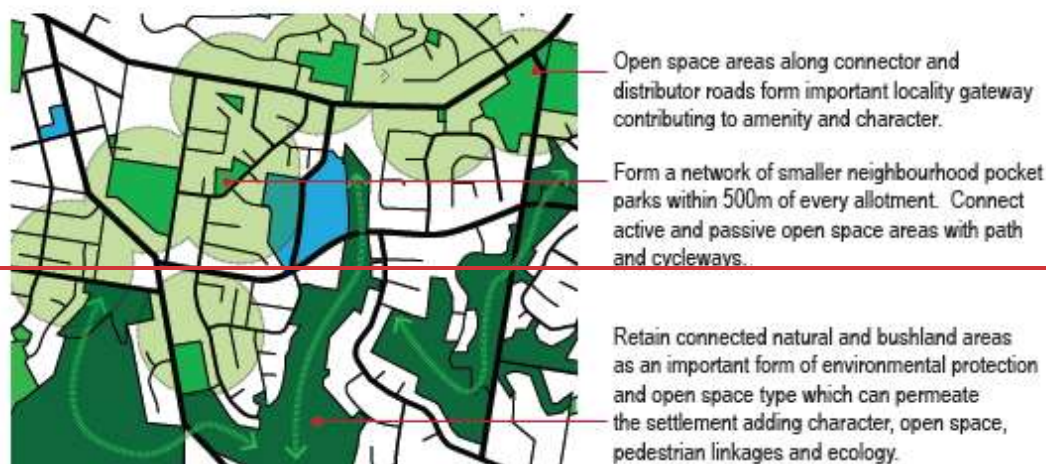
Performance Criteria	Acceptable Solutions
<p>Local parks<u>Public open space</u> - location and site description</p> <p>P24 Local parks are located to:</p> <ul style="list-style-type: none"> • create a focal point for adjoining residents; • be accessible to users; • provide opportunities to incorporate existing natural and cultural features; • be free from constraints; • provide an appropriate area for the intended use; • provide high levels of visibility for crime prevention with adequate road frontage. 	<p>Local parks<u>Public open space</u> - location and site description</p> <p>A24.1 <u>Public open space(s) shall be provided in accordance with any approved structure plan or masterplan for the site.</u></p> <p>A24.2 <u>Where there is no approved structure plan or masterplan for the site, then public open space shall be provided in accordance with the desired standards of service for a Social and Family Recreation (SFR) space set out in the adopted Lismore Open Space Strategy.</u></p> <p>A24.3 <u>For small subdivisions (<20 lots) that do not propose a new public open space allotment, embellishment of a nearby public open space and / or a shared path connecting the subdivision to a nearby area of public open space is to be provided.</u></p> <p>Local parks are provided in accordance with the following criteria as listed in Appendix 2 of the Lismore Sport and Recreation Plan 2011 – 2021:</p> <p>minimum area of 0.3 hectare;</p> <p>located so that households are within a 500 metre access radius;</p> <p>have a street frontage of at least 50%;</p> <p>have a usable area of 0.25 hectare;</p> <p>have a maximum slope of 1:20 for the main area;</p> <p>the main use area is free of regular flooding (i.e. above 1 in 10 year ARI) with at least 10% of total area above 1 in 50 year ARI;</p> <p>have safe walking access and pathway links with good visibility from surrounding residences.</p> <p><u>Refer to Figure 20.</u></p>

Performance Criteria	Acceptable Solutions
<p>Local parkPublic open space embellishments</p> <p>P25 Public open space:</p> <ul style="list-style-type: none">• provides a range of accessible active and passive recreational facilities that meet the needs of all users;• provides attractive corridors for community paths and attractive urban environment settings;• incorporates existing trees, rocks, streams and other sites of natural or cultural value, and link to habitats and wildlife corridors;• provides linkages to a legible open space network;• provides high levels of amenity for adjoining residents;• contains appropriate fencing and landscaping.	<p>Local parkPublic open space embellishments</p> <p>A25 <u>Public open space areas, whether new or an upgrade, should be embellished in accordance with elements as set out in the Play Hierarchy on P9-10 and the desired standards of service for a Social and Family Recreation (SFR) classification on P18 in the adopted Lismore Open Space Strategy.</u></p> <p>Park embellishments in accordance with the requirements of Appendix 2 of the Lismore Sport and Recreation Plan 2011–2021.</p>
<p>Purpose of public open space</p> <p>P26 The intended use of the public open space is clearly indicated.</p>	<p>Purpose of public open space</p> <p>A26 Subdivision plans are to clearly indicate the intent of the space e.g. urban bushland, stormwater management, infrastructure or local park.</p>

~~Figure 15: Designing for open space~~



Open space structure plan



Open space neighbourhood plan



Neighbourhood Park

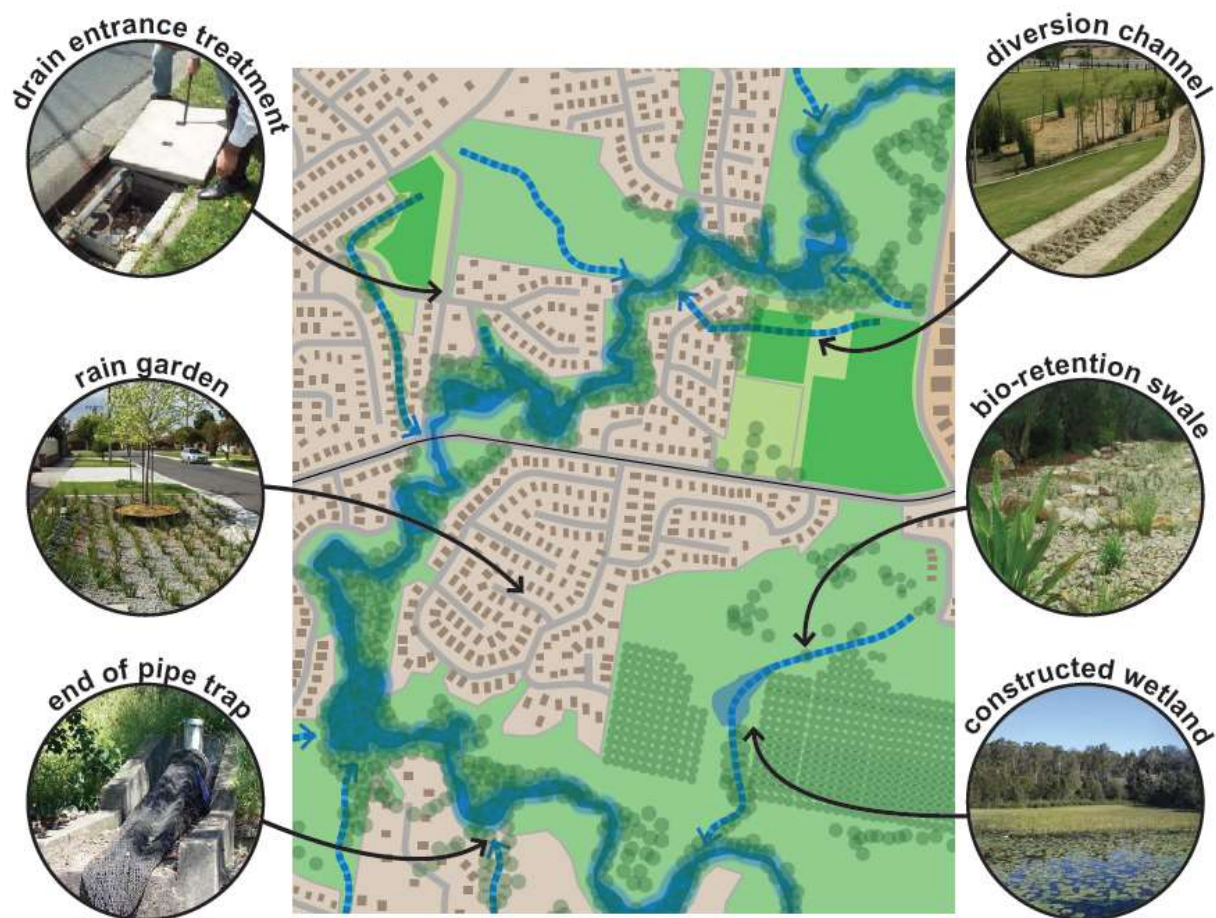
4.7 Element - Essential Services

Residential subdivisions require, among other things, the provision of essential services in accordance with LEP 2012 clause 6.9 *Essential Services*. Each residential lot needs to have adequate arrangements for services, including sewerage, supply of water, stormwater management, electricity and telecommunications.

Relevant Subdivision Development Principles: 1, 3, 5, 6, 7, 8

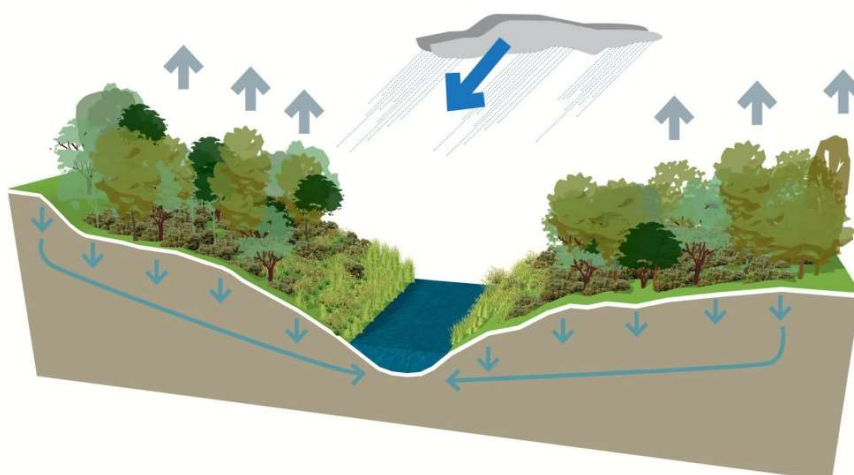
Performance Criteria	Acceptable Solutions
Water and sewerage P27.1 Adequate arrangements are to be made for the supply of water and the disposal and management of sewage. P27.2 The provision of water supply and sewerage is to: <ul style="list-style-type: none"> • be cost effective; • minimise the land required; • minimise environmental impacts; • be accessible and easy to maintain. P27.3 There is adequate water supply for fire fighting purposes.	Water and sewerage A27.1 The provision of water and sewerage are in accordance with the requirements of the Northern Rivers Development and Design Manual, Construction Manual and relevant Council policy documents. A27.2 Locate compatible services in common underground trenching. A27.3 The installation of water supply for fire fighting is in accordance with the relevant Australian Standards and the requirements of the Rural Fire Service <i>Planning for Bush Fire Protection 2006</i> .
Stormwater management P28 Provision of stormwater management measures will: <ul style="list-style-type: none"> • slow water flows; • provide for on-site treatment; • deliver high standards of water quality to receiving waters; • integrate into the subdivision design; • protect natural watercourses; • enhance public amenity; • retain riparian vegetation. 	Stormwater management A28 Subdivision design and construction complies with DCP Chapter 22 <i>Water Sensitive Design</i> . Figures 2415 and 2216 provide examples of Water Sensitive Urban Design.
Electricity and telecommunications P29 Adequate arrangements are made for the provision of electricity and telecommunications.	Electricity and telecommunications A29 Electricity and telecommunications are to be located underground in accordance with the relevant Council policies.
Public lighting P30 Adequate arrangements are made for the provision of public lighting.	Public lighting A30.1 The design of public lighting is in accordance with: <ul style="list-style-type: none"> • relevant Australian Standards; • NSW Public Lighting Code. A30.2 New street lighting must incorporate energy efficient technology to reduce power consumption and carbon footprint.

Figure 4615: Stormwater drainage

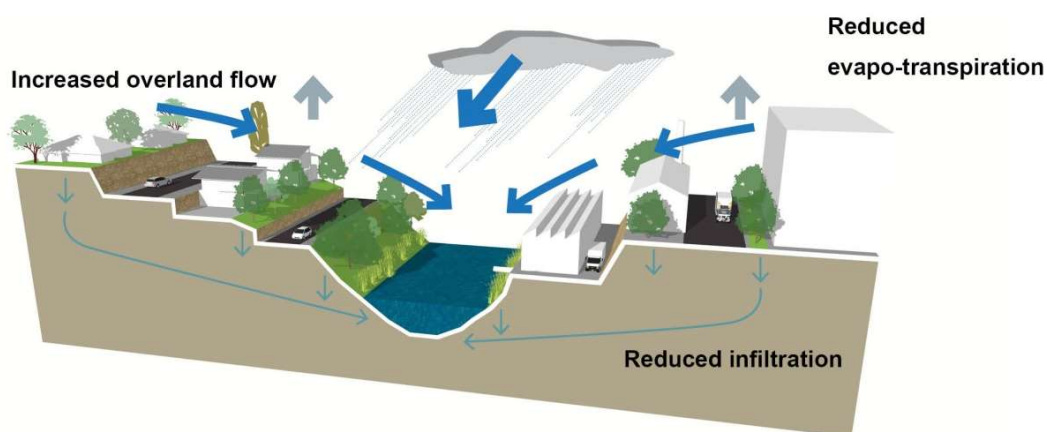


Integrated Stormwater System - An integrated stormwater system must have the capacity to safely convey major storm event flows as well as providing opportunity for adequate infiltration and stormwater treatment outside of major storm events. Design of stormwater systems should achieve community benefit through the retention of natural streams and vegetation where ever practical and safe. Incorporate sports grounds and less sensitive landuses into the drainage corridor and place detention basins and gross pollutant traps where necessary to control stormwater water quality.

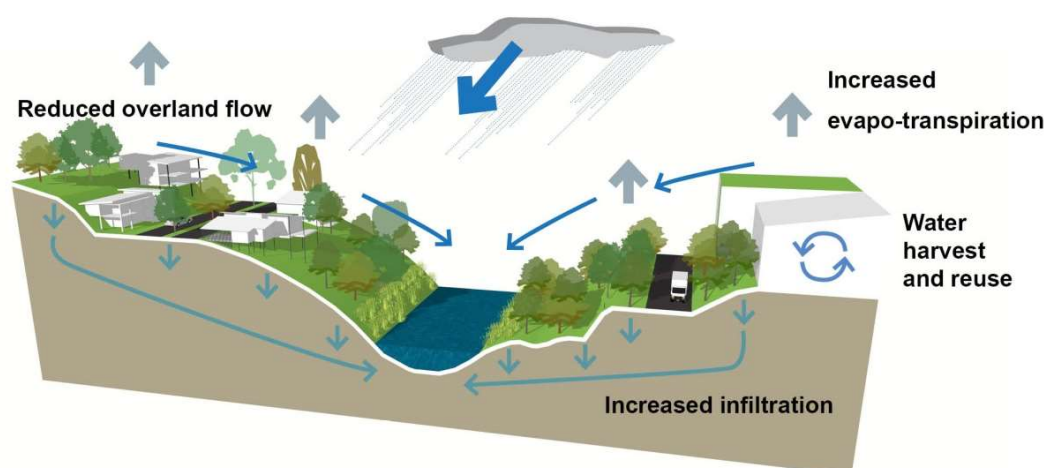
Figure 4716: Stormwater run-off



Natural System: The water cycle interacts with plant and soil systems that captures, infiltrates and transpires rainwater and stormwater runoff.



Developed catchment: A developed catchment with increased overland flow and reticulation flows directed rapidly to receiving environment and bypassing natural systems and processes.



Water Sensitive Urban Design: A WSUD approach protects natural systems and directs stormwater runoff to landscape areas that have been enhanced for natural processes.

4.8 Element - Water Quality Management

The Lismore LEP 2012 Drinking Water Catchment Map delineates the areas within various drinking water catchments in the Lismore Local Government Area. Much of the Lismore urban area and adjacent northern and western rural land is located in the Wilsons River Drinking Water Catchment. Water is pumped from the 'Wilsons River Source' approximately 300m downstream of the confluence of Lagoon Creek and the Wilsons River. Water from the river at this point is pumped via a 20km long rising main to the Nightcap water treatment plant.

Prior to determining a development application for subdivision located within the Drinking Water Catchment Map, Council is required to consider compliance with LEP clause 6.4 Drinking Water Catchments. The objective of the clause is to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages. The following provisions compliment the requirements of LEP clause 6.4.

Relevant Subdivision Development Principles: 1, 5, 6, 7, 8

Performance Criteria	Acceptable Solutions
P31 The management of water quality incorporates measures to: <ul style="list-style-type: none"> • reduce water borne pollutants; • reduce urban runoff; • identify and treat point sources of pollutants in the development area so as to enhance water quality; • deliver appropriate water quality standards for urban runoff to receiving waters within Drinking Water Catchment areas; • protect watercourses and riparian areas. 	A31 Stormwater quality solutions are consistent with DCP Chapter 22 <i>Water Sensitive Design</i> and LEP clause 6.4 Refer to Figure 2216 .

4.9 Element - Street Trees

Street trees contribute to the identity of the locality through the provision of pleasant streetscapes and enhancement of residential amenity. The selection of street trees in residential areas can reinforce the functions of the street and provide a theme for the area. Street trees also play a role in enhancement of biological diversity.

Relevant Subdivision Development Principles: 1, 3, 4, 6, 7, 8, 9, 10

Performance Criteria	Acceptable Solutions
P32 Street tree selection should: <ul style="list-style-type: none"> • enhance the streetscape and residential amenity; • not affect the safety of pedestrians, cyclists and motorists; • provide shade in the summer months; • minimise detrimental potential impacts on public and private infrastructure; • be native species, preferably locally indigenous; • maximise stormwater infiltration; • be at an appropriate scale relative to the width of the street and existing or future development; • incorporates existing vegetation where possible. 	A32.1 Street tree selection is consistent with the Lismore City Council Landscape Guidelines and the Northern Rivers Local Government Development Design and Construction Manual. A32.2 Advanced trees in a 45 litre pot shall be used. A32.3 Street trees are: <ul style="list-style-type: none"> • to be planted at a density of 1 tree per 18 metres of street frontage; • not planted over services or under overhead power lines. A32.4 Street trees should be chosen for their: <ul style="list-style-type: none"> • non-invasive root system;

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> • good canopy spread and shade provision; • mature height under 8 metres; • colour and appeal; • low maintenance requirements.

4.10 Element - Biodiversity Conservation

Biodiversity, or biological diversity, is a term used to describe the variety of all life forms including plants, animals, fungi, their genetic composition and the ecosystems in which they live. All species depend on other species for survival, so the conservation of endemic biodiversity provides many tangible benefits for various life forms including humans.

The Northern Rivers region, including the Lismore Local Government Area, is recognised as an extremely biologically diverse part of Australia due to a combination of climatic and geographic conditions. The region supports a disproportionately large percentage of threatened species and ecological communities.

It is important to conserve biological diversity, and to incorporate measures that protect threatened species, populations and ecological communities. Subdivisions must take into account endemic vegetation, and where appropriate include environmental buffers to minimise potential conflicts with new housing.

The following provisions apply to urban greenfield subdivisions that are on or adjacent to sites that support or contain remnant native vegetation¹ (including scattered remnant trees); threatened native flora and/or fauna species, endangered ecological communities or their habitats²; or watercourses³.

¹ As defined in the *Native Vegetation Act 2003*

² As listed in the schedules of the *Threatened Species Conservation Act 1995* and/or the *Environmental Protection and Biodiversity Conservation Act 1999*

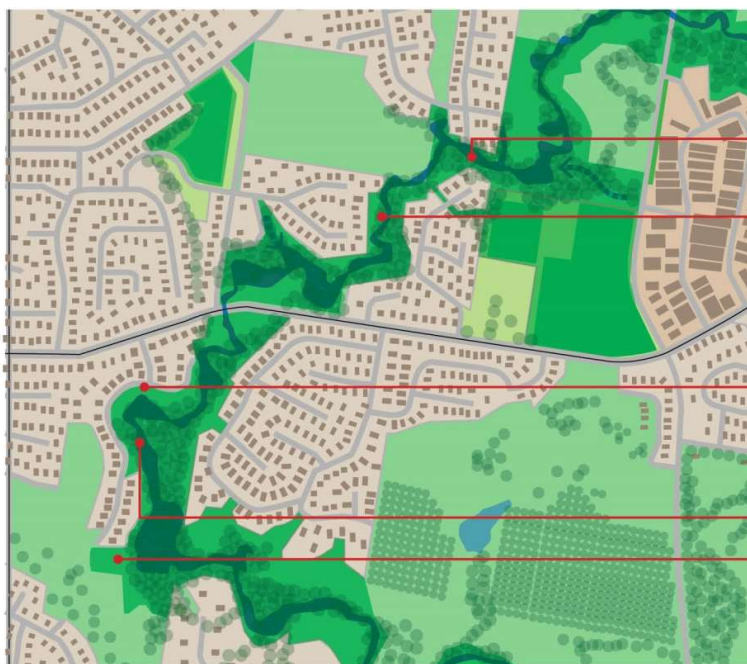
³ As defined in the *Water Management Act 2000*

Relevant Subdivision Development Principles: 3, 6, 7 & 8

Performance Criteria	Acceptable Solutions
P33 The subdivision design: <ul style="list-style-type: none"> • retains and enhances areas of significant ecological value; • provides for rehabilitation areas to offset vegetation removal; • provides appropriately sized riparian vegetation zones if the land contains watercourses; • includes revegetation buffer areas around ecologically sensitive vegetation; • accommodates corridor connectivity for areas of ecologically significant vegetation. 	A33.1 A Vegetation Management Plan (VMP) is to accompany the development application and is prepared in accordance with the requirements of Lismore City Council's Guidelines for the Preparation of Vegetation Management Plans 2010 and DCP Chapter 14 (Vegetation Protection). A33.2 Management zones nominated in the VMP for revegetation or retention of existing native vegetation are to be located outside of the following areas: <ul style="list-style-type: none"> • asset protection zones as required by NSW Rural Fire Service's Planning for Bush Fire Protection 2006 or standards applicable at the date of lodgement of the DA; • areas that can be cleared under the NSW Rural Fire Service's 10/50 Vegetation Clearing Code of Practice.

Performance Criteria	Acceptable Solutions
	<p>Note: Figure 2317 illustrates how subdivision design can incorporate measures to protect and enhance significant ecological values.</p> <p>Pineapple Road Precinct A33.3 In addition to A33.1 and A33.2, revegetation of the site is to be in accordance with the Pineapple Road Precinct Structure Plan (Appendix A of this DCP Chapter). Consistency with matters raised in A33.2 of this Element will need to be addressed.</p> <p>A33.4 The VMP submitted with the development application for subdivision is to be consistent with the preliminary concept details contained in the VMP submitted as part of the rezoning planning proposal, prepared by Blackwood Ecological Services, dated August 2014.</p> <p>Note. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p> <p>1A & 1B Northcott Drive Structure Plan A33.5 In addition to A33.1 and A33.2, revegetation of the site is to be in accordance with the 1A & 1B Northcott Drive Structure Plan at Appendix D of this DCP Chapter.</p> <p>A33.6 The VMP submitted with the development application for subdivision should address the management and enhancement of vegetation on the site, in particular:</p> <ul style="list-style-type: none"> • regeneration of land retained in Zone RU1 to provide koala habitat and movement corridors to koala habitat located on adjoining land • restoration of native vegetation near the riparian area at the eastern boundary. <p>Note. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p>

Figure 4817: Environmental protection



Identify all flora, fauna, hydrological, landscape and cultural characteristics and corridors through a site analysis.

Retained and enhanced significant parcels of high quality bushland natural drainage and watercourses.

Incorporate best practice water sensitive urban design principles by designing Bio-retention swales and ponds, gross pollutant traps and detention basins to improve water quality flow into receiving catchments.

Preference for streets and public areas rather than back fences to interface with natural areas for improved management, access and surveillance.

Retain and protect all koala habitat.

Maintain and where possible enhance buffer zones to improve wildlife corridors and fauna crossings through development areas.

Environmental protection and subdivision design -The early site analysis stages of subdivision design must identify areas and items of environmental and cultural significance and then design to protect, manage and enhance these areas. Significant environmental areas include but are not limited to rare and endangered ecological flora and fauna communities, natural landscape features such as ridge lines, valleys, water courses, stands of trees as well as aboriginal and cultural heritage.

4.11 Element – Aboriginal Cultural Heritage

The *National Parks and Wildlife Act 1974* is the primary legislation that provides protection for Aboriginal places and objects. The Act is administered by the Office of Environment and Heritage (OEH). The OEH has published various guidelines to assist with the conservation of Aboriginal cultural heritage.

The Lismore LEP Heritage Map and the associated clause 5.10 and Schedule 5 aim to conserve Aboriginal and European cultural heritage. These DCP provisions are to be read in conjunction with LEP clause 5.10.

Relevant Subdivision Development Principles: 6, 7, 10

Performance Criteria	Acceptable Solutions
P34 Aboriginal objects and places are protected and the impact of the proposed subdivision on Aboriginal heritage determined in accordance with NSW Office of Environment and Heritage (OEH) guidelines and requirements.	<p>A34.1 Protection of Aboriginal objects and places is consistent with the OEH guideline '<i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW in 2010</i>'.</p> <p>A34.2 Where the due diligence process identifies that Aboriginal objects or places are present or may be present or there is uncertainty about whether or not the proposed activity has potential to harm Aboriginal objects and / or places, then:</p> <p>(a) consultation with relevant Aboriginal parties must be undertaken in accordance with OEH</p>

Performance Criteria	Acceptable Solutions
	<p>guideline 'Aboriginal Cultural Heritage Consultation requirements for proponents (April 2010)' and</p> <p>(b) a 'Cultural Heritage Assessment Report' in accordance with OEH guideline 'Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW' is submitted for approval by Council and OEH.</p> <p>A34.3 If harm to Aboriginal objects and places is anticipated, application for an Aboriginal Heritage Impact Permit (AHIP) is made to OEH. An AHIP application is 'Integrated Development' pursuant to s91 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>A34.4 Aboriginal objects and places are protected by following the procedure for inadvertent discoveries of items of potential cultural heritage value as listed in Appendix B.</p>

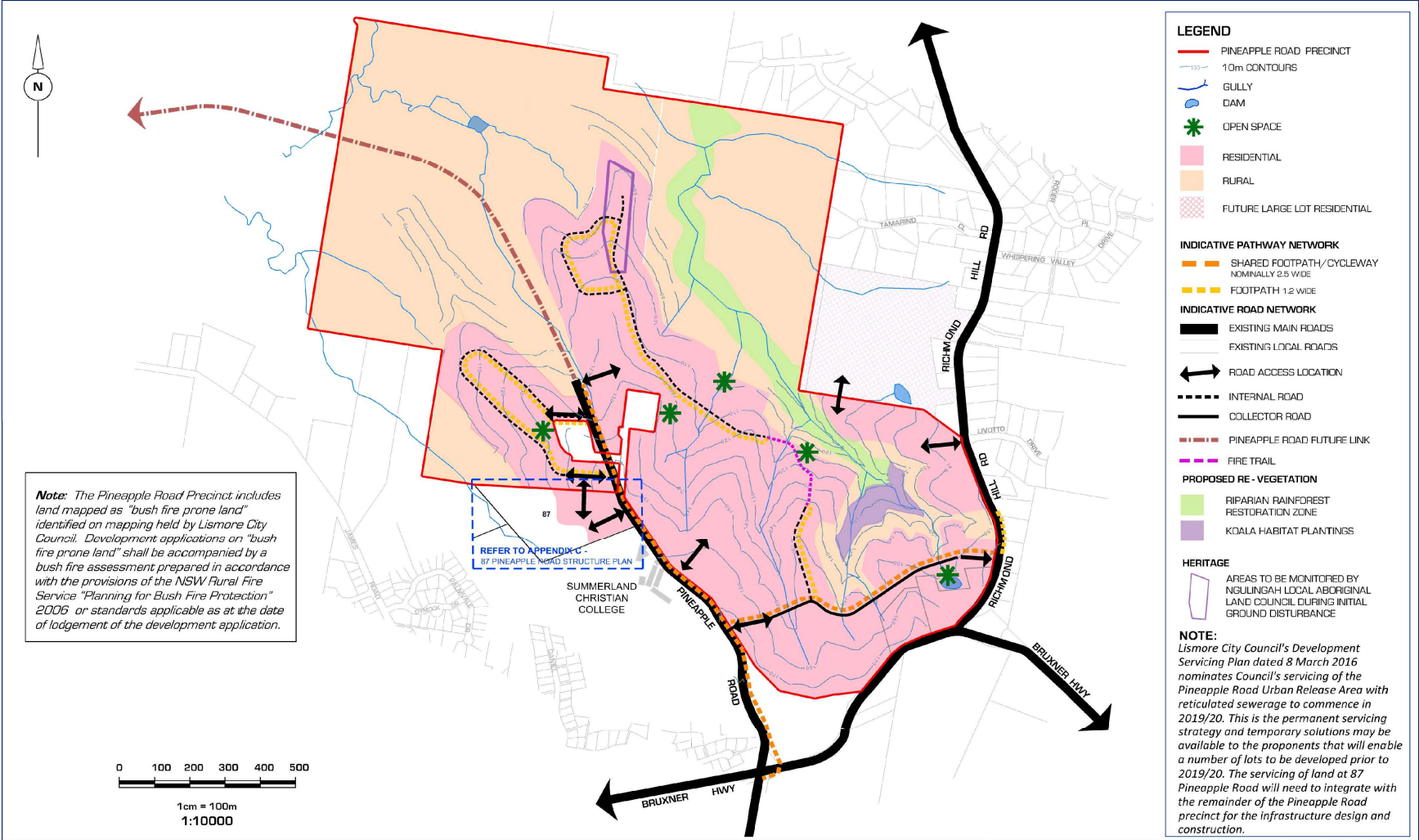
5 REFERENCES

1. *The Australian Model Code for Residential Development (AMCORD, Commonwealth Department of Housing & Regional Development)*, 1997.
2. *Creating Places for People, An Urban Design Protocol for Australian Cities*.
3. *A Guide to the Use of Kerbside Bike Lanes*, Alta Planning & Design, September 2010.
4. *The New Queensland Street, Complete Streets, Guidelines for Urban Street Design*, Institute of Public Works Engineering Australia Queensland Division Inc, August 2010.
5. *Street and Movement Network*, Urban Land Development Authority, Guidelines Number 06, April 2012.
6. *Northern Rivers Local Government Development Design and Construction Manual*.

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APPENDICES

APPENDIX A – Pineapple Road Precinct Structure Plan



REV	DATE	AMENDMENT
B	26/05/15	APP & TARIFF APPROVED
C	01/06/15	AS PER G.Y. LSC EMAIL DATED 28/05/15
D	03/06/15	AS PER G.Y. LSC EMAIL DATED 02/06/15
E	05/04/16	AS PER G.Y. LSC EMAIL DATED 31/03/16
F	06/04/16	ADD NOTE

SOURCE PLAN: n/a
k:\jobs\2004\04652 - pineapple rd\planning\planning plans\plans\2014 - pineapple road\autocad files\2004652 - reve structure plan.dwg - structure plan

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASINO 100 Barker St. Casino 2470 PH: 6682 5000
ABN: 86 220 045 489

**PINEAPPLE ROAD PRECINCT
STRUCTURE PLAN**
CLIENT: D KERLE, RICHMOND HILL HOLDINGS PTY LTD &
UNITING CARE AGEING
LOCATION: LOT 2 DP1064627 LOT8 DP253464
LOT 101 DP594434 LOT 12 DP810542
PINEAPPLE ROAD GOONELABAH NSW
DATE: 12/05/16 REF: 04/552
SCALE 1: 10,000 @ A3 DRAWN: SK

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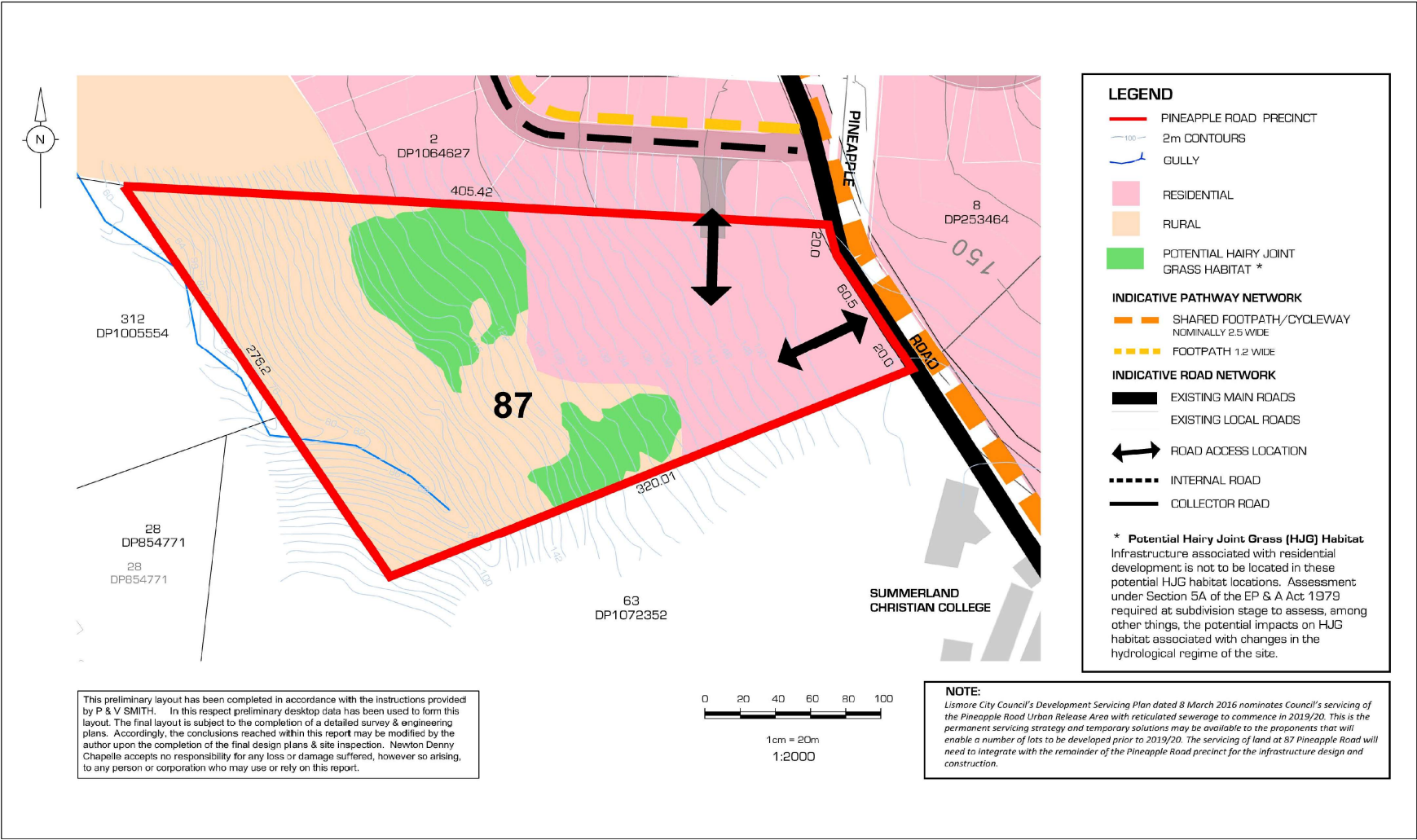
APPENDIX B – Process for inadvertent discoveries of items of potential cultural heritage value applicable to all development applications for subdivision of land.

1. If it is suspected that Aboriginal material has been uncovered as a result of development activities within the project area:
 - a. Work within the project area is to stop immediately;
 - b. A temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site;
 - c. An appropriately qualified archaeological consultant is to be engaged to identify the material; and
 - d. If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: *Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010)*.
2. In the event that human remains are located at any stage during earthworks within the site, all works must halt in the immediate area to prevent any further impact on the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest police station (Lismore), the Ngulingah Local Aboriginal Land Council and the OEH regional office (Coffs Harbour) are all to be notified as soon as possible. If the remains are found to be of Aboriginal origin and the police do not wish to investigate the site for criminal activities, the Aboriginal community and the OEH should be consulted as to how the remains should be dealt with. Work may only resume after agreement is reached between all notified parties, provided that it is in accordance with all parties' statutory obligations. In all dealings with Aboriginal human remains, the proponent should use respectful language, bearing in mind that they are the remains of Aboriginal people rather than scientific specimens.
3. If Aboriginal cultural materials are uncovered as a result of development activities within the project area, they are to be registered as sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.
4. All effort must be taken to avoid any impacts on Aboriginal cultural heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the proponent, OEH and the Aboriginal community.

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APPENDIX C – 87 Pineapple Road Structure Plan

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REV	DATE	AMENDMENT
A	12.04.18	
B	12.05.18	ADD NOTE LCC
C		
D		
E		

SOURCE PLAN: N/A
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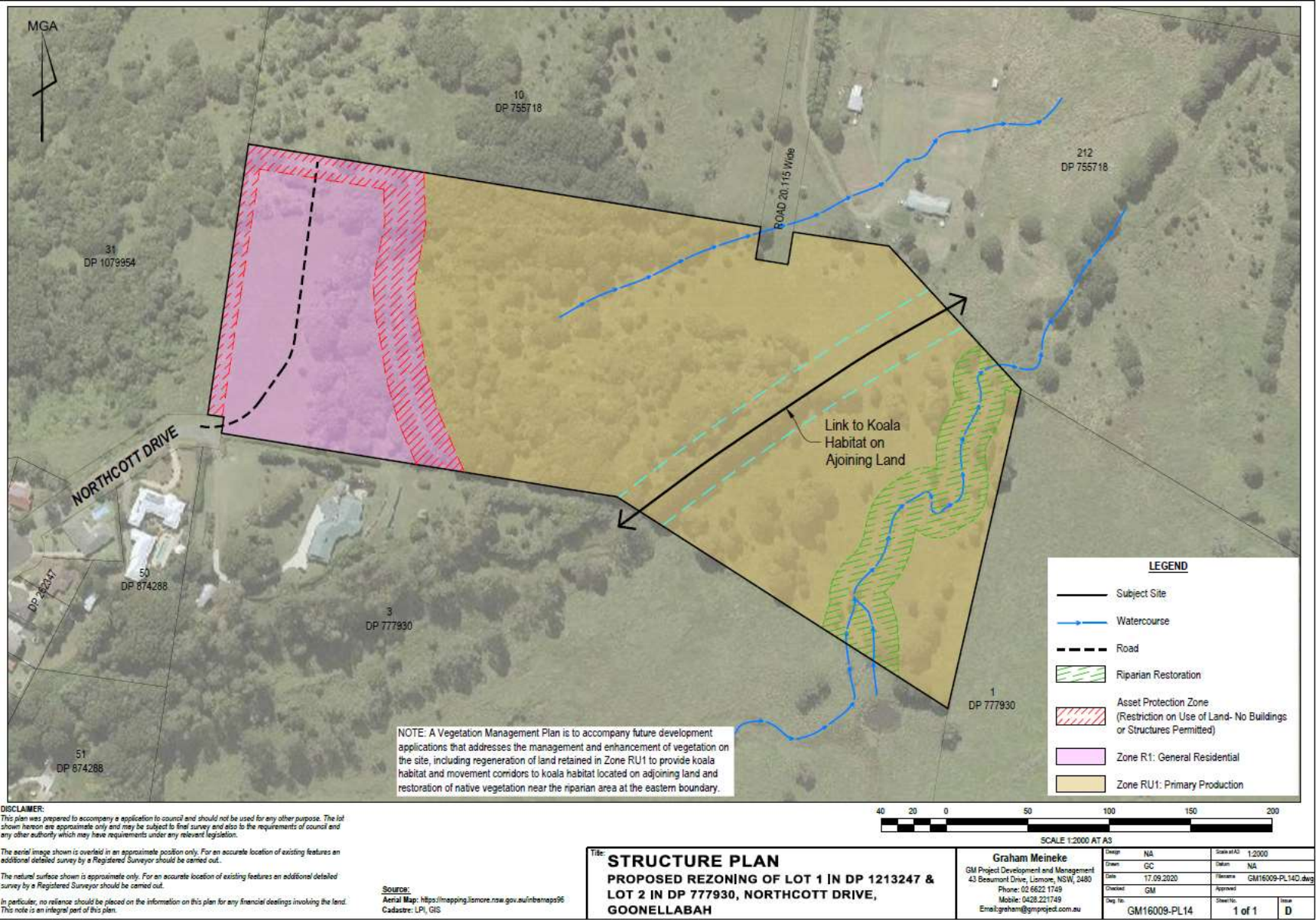
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87 PINEAPPLE ROAD STRUCTURE PLAN	
CLIENT:	P & V SMITH
LOCATION:	LOTS DP253464 87 PINEAPPLE ROAD GOONELLABAH NSW
DATE:	12.05.18
SCALE:	1 : 2000 @ A3
REF:	14/545
DRAWN:	rk
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APPENDIX D – 1A & 1B Northcott Drive Structure Plan



Chapter 6

Village, Large Lot Residential and Rural Subdivision

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1 INTRODUCTION

1.1 Purpose of the Chapter

The purpose of this chapter is to identify Council's requirements for the subdivision of village, large lot residential and rural land.

1.2 Subdivision Development Principles

The following subdivision development principles are the intended overarching outcomes of the planning controls outlined in this Chapter. The relevant principles precede the planning controls for each Element in this Chapter.

Principle 1 Sustainable

The design of a subdivision will support healthy lifestyles, protect the natural features of the area and minimise the use of natural resources while considering whole of life cost.

Principle 2 Diverse

Village and large lot development will include a diversity of lot sizes to cater for different housing needs.

Principle 3 Vibrant

Development will provide public open space and a street network that promotes vibrant living spaces that will be inviting to walk, play and cycle in safety.

Principle 4 Connected

Development will provide interconnected open spaces with appropriate and accessible infrastructure to support a range of active and passive recreational pursuits suited to the needs of the community.

Principle 5 Deliverable

Infrastructure and essential services will be delivered in a timely manner to support the projected future population and meet community needs, with minimal impact on the environment.

Principle 6 Environmental Protection

Development will protect and enhance the natural and cultural values of the area. Significant native vegetation should be retained to conserve biodiversity, enhance visual amenity and assist with stormwater management.

Principle 7 Landscape

Development will conserve and protect landscape features that contribute towards desired local character and visual amenity such as significant views, existing trees and built or natural elements of cultural or visual significance.

Principle 8 Water Sensitive Design

Development will incorporate water sensitive urban design principles to protect the natural water cycle, support healthy ecosystems and maintain water quality.

Principle 9 Place making

Place making elements are incorporated in the design of public spaces that will contribute to a sense of local character and identity for the subdivision.

Principle 10 Safety

Development includes design measures for the protection of people, property and the environment.

Principle 11 Agricultural and Rural Land Uses

Configuration of rural subdivisions and the size and shape of the lots facilitates the use and management of land for productive agricultural and related purposes.

1.3 Application of the Chapter

This chapter applies to various forms of subdivision including Torrens, Strata and Community Title in the Village, Large Lot Residential and Rural (Primary Production and Rural Landscape) zones of the Lismore Local Environmental Plan 2012 (LEP). This chapter should be read in conjunction with related DCP chapters and State Environmental Planning Policies.

1.4 How does this Chapter work?

Specific requirements for aspects of Village, Large Lot Residential and Rural subdivision development are divided into primary *Elements*. Each *Element* includes the relevant *Subdivision Development Principles*, *Performance Criteria* and *Acceptable Solutions*. In some cases both *Performance Criteria* and *Acceptable Solutions* are specified; however, in other cases only *Performance Criteria* are specified.

Development proposals must be consistent with the specified *Subdivision Development Principles*. This will usually be achieved by meeting the *Acceptable Solutions*. Alternatively Council may be prepared to approve development proposals that can meet the relevant *Subdivision Development Principles* and the *Performance Criteria*. This approach enables the development of innovative schemes or plans that meet the particular characteristics of a site.

1.5 Site Specific Structure Plans

A Structure Plan provides a broad framework for the coordinated provision and arrangement of future subdivision and development in new village and large lot residential areas (greenfield sites) and in existing developed/redevelopment areas (brownfield sites). These plans assist in the coordination of the road and footpath/cycleway networks with planning for public open space, retention of significant native vegetation, revegetation areas and infrastructure and staging programs. Structure plans are customised to accommodate site specific attributes.

A Structure Plan is a valuable land use planning tool for land held in fragmented or multiple ownership because it outlines common and mutual future land use objectives and aspirations. A Structure Plan is not a plan of subdivision and does not include a preliminary lot layout.

This section of the DCP may be amended from time to time to accommodate new village or large lot residential areas or redevelopment sites.

1.5.1 Bexhill Village Structure Plan

The Bexhill Village Structure Plan applies to land on the eastern side of the Village. This land contains a number of sensitive / significant natural environment attributes / characteristics, including ephemeral wetlands, endangered species and ecological communities and steep and unstable land. The land is not serviced by reticulated water or sewer.

The Structure Plan is located at Appendix C and shall be used to guide subdivision of the land. Reflecting the characteristics and constraints of the land, it includes revegetation and rehabilitation areas, buffers to significant watercourses and indicative locations for road and cycleway / footpath links.

Section 4.9 provides specific requirements for buffers to significant watercourses and section 4.14 provides specific requirements for biodiversity conservation on this land.

1.5.2 379A & 407 Richmond Hill Road Structure Plan

The Richmond Hill Structure Plan applies to land at 379A & 407 Richmond Hill Road, Richmond Hill. The Structure Plan at Appendix D shows an indicative location for a local road connection to existing road infrastructure on land to the south (Valley View Estate) and aims to ensure future development of the land addresses key environmental constraints including endangered species and ecological communities.

1.5.3 528 Caniaba Road Structure Plan

The Caniaba Road Structure Plan applies to land at 528 Caniaba Road, Caniaba. The Structure Plan at Appendix E shows an indicative location of a footpath / cycleway along Fredericks Road linking the new development to Caniaba Road and aims to ensure future development of the land addresses the rehabilitation of Primary Koala Habitat and endangered ecological communities, and the enhancement of koala movement pathways.

2 DEFINITIONS

access place means a two-way street with on verge parking while providing an adequate through vehicular passage way. Refer to Figure 5.

buffer means an area of prescribed width between adjoining development and land uses that are created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain types of development is restricted.

habitat means an area or areas occupied, or periodically occupied by a species, population or ecological community and includes any biotic or abiotic component.

local street means a two-way street providing residential access in a low density area with on verge parking. Refer to Figure 6.

permeable means maximising connections with surrounding streets and roads and activities and making their role clear to potential users.

road means a public or private road within the meaning of the *Roads Act 1993* and includes a classified road.

subdivision of land has the same meaning as the in the *Environmental Planning and Assessment Act 1979*.

village collector road means a high capacity road that facilitates more than 2,500 vehicle movements per day travelling at generally 40 kilometres per hour, connecting local access streets to distributor roads. Refer to Figure 7.

3 SITE ANALYSIS

The section on Site Analysis in Chapter 5A - Urban Residential Subdivision of the DCP applies to this Chapter, specifically the explanation of opportunities and constraints.

Figure 1 – Village Subdivision Design and Figure 2 – Large Lot Residential Subdivision Design illustrate examples of subdivision design, including site analysis, applicable to the village and large lot residential development settings. These principles should also be applied to rural subdivisions including community title subdivisions of rural landsharing communities pursuant to Clause 6.8A of the LEP.

Figure 1 – Village Subdivision Design

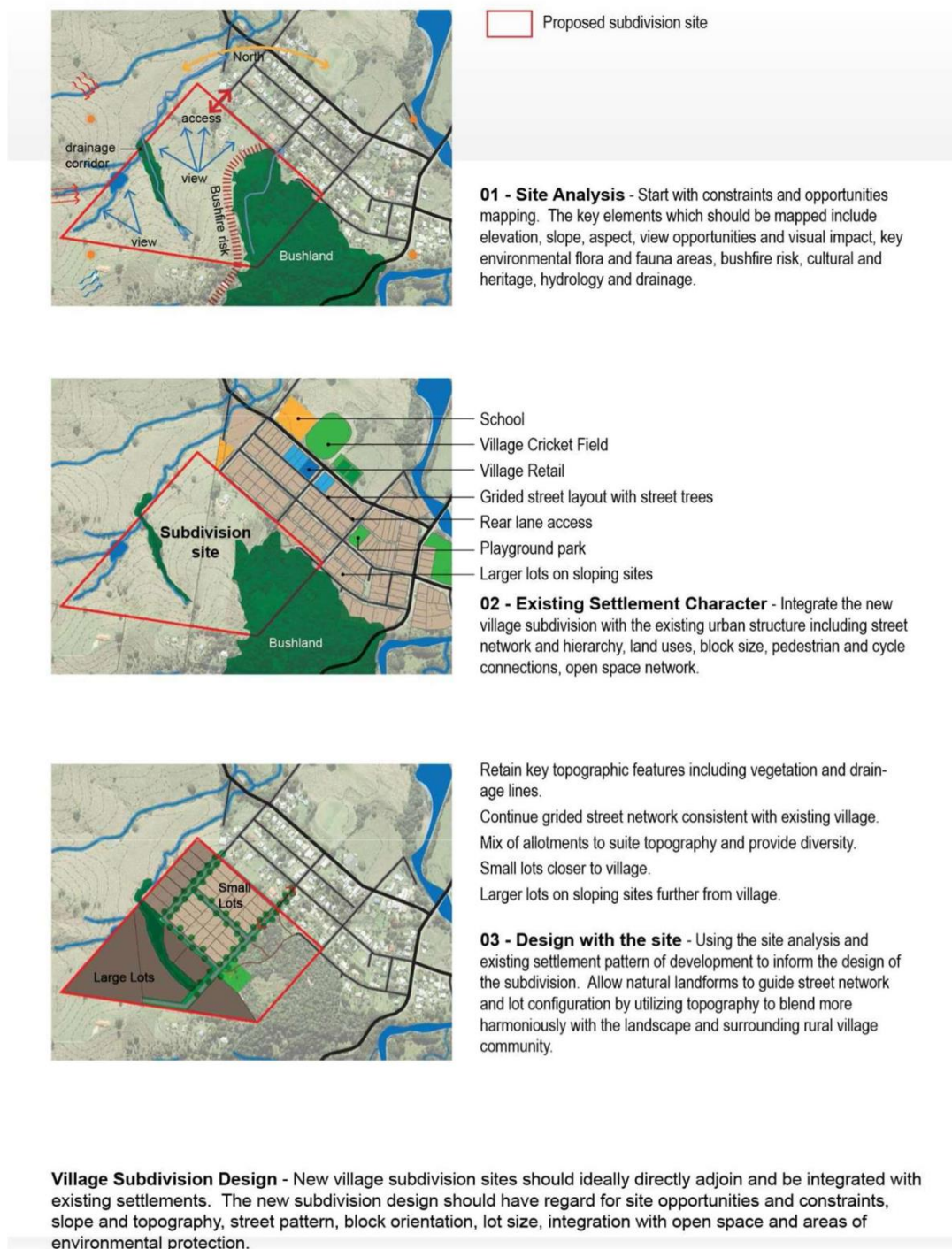
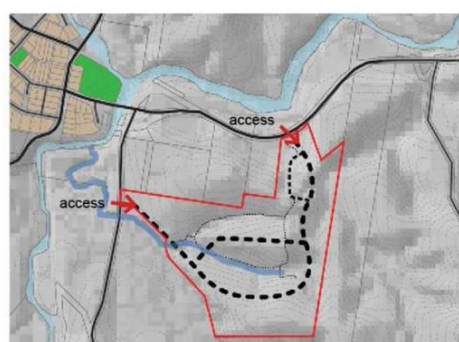


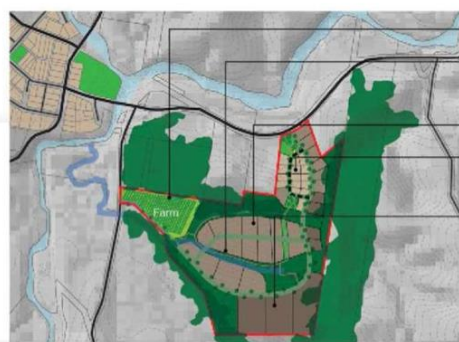
Figure 2 – Large Lot Residential Subdivision Design



01 - Site Context and Analysis - Before designing large lot subdivisions map site opportunities and constraints including elevation, slope, aspect, prime agricultural land, key environmental flora and fauna areas, cultural and heritage, views, bushfire risk, hydrology and drainage.



02 - Road, walking and cycle layout - Preference is to provide a dual access point to allow through traffic options for school buses and service vehicles as well as providing alternate point of exit to escape bushfire or flood. Road layout should not only provide efficient access to allotments, but also to be harmonious with the topography to avoid excessive bulk earth works. In addition to road layouts, large lot subdivision should include opportunity for a walking and cycling network connecting subdivision areas with open space and road network.



03 - Lot configuration - Use the site analysis to inform the design of the subdivision. Design a mix of allotment sizes to suit topography and context. Ensure that each lot is appropriately dimensioned to enable good house solar orientation.

Large Lot Subdivision Design - should be ideally located on the fringe of existing settlements to access services thereby reinforcing the economic, social and community viability of rural settlements. Subdivision design should be directly informed from an understand of the existing physical nature of the site including slope and topography, aspect, agricultural areas, natural features, hydrology and integration with landscape, views and areas of environmental protection.

4.1 Element – Lot Layout - Village and Large Lot Residential

Zone RU5 Village and Zone R5 Large Residential Lots provide for additional housing choice and diversity in the Lismore Local Government Area. Lots are generally larger than in Zones R1 General Residential, R2 Low Density Residential and R3 Medium Density Residential, enabling a semi-rural lifestyle without the responsibility of larger rural holdings.

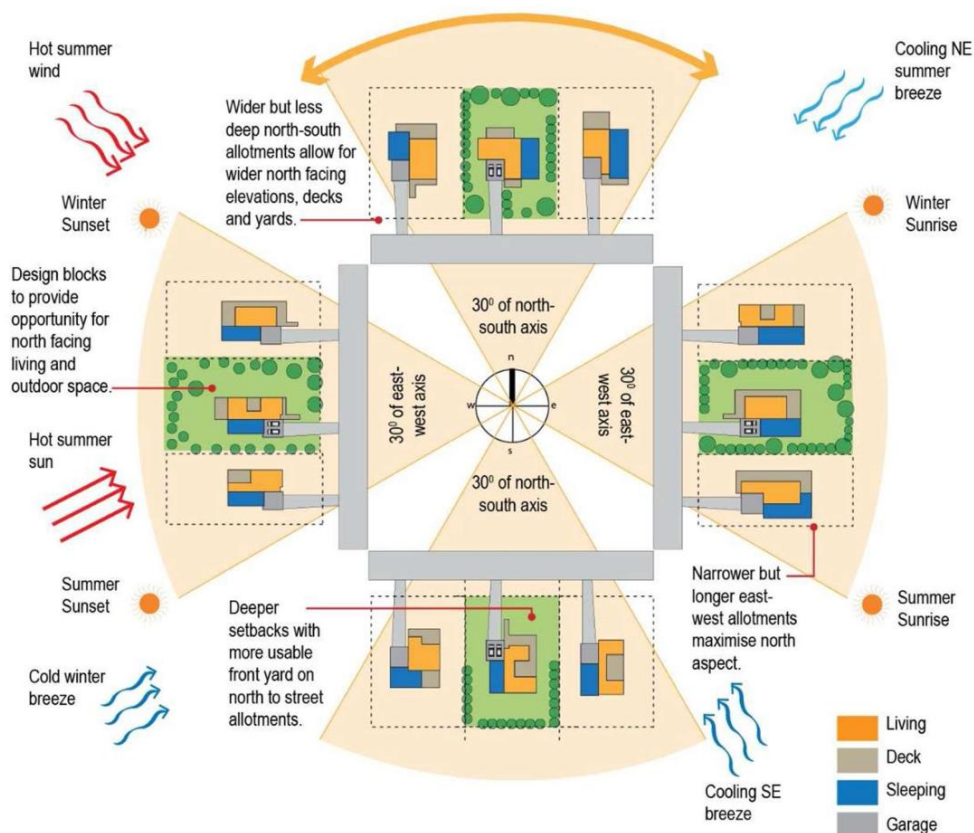
Subdivision Development Principles: 1, 2, 3, 4, 5

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>Lot Size</p> <p>P1.1 Lots have an appropriate area and dimensions for the siting and construction of a dwelling, ancillary outbuildings and services, the provision of private outdoor space, vehicle access and parking.</p> <p>P1.2 Lot size and dimensions take into account the slope of the land and minimise earthworks, retaining walls etc. associated with dwelling construction.</p>	<p>Lot Size</p> <p>A1.1 Lot sizes are in accordance with LEP 2012.</p> <p>A1.2 Lots are capable of containing a building envelope of:</p> <ul style="list-style-type: none"> • Zone RU5 Village - 18m x 10m or 15m x 12m; • Zone R5 Large Lot Residential – 32m x 16m or 25m x 20m with a minimum area of 500m². The building envelope is not to be located on ridgelines, steep slopes, or poorly drained land. <p>A1.3 All lots should have an area capable of accommodating a building envelope on slopes less than 20%.</p>

<p>Vehicle Access</p> <p>P2.1 New lots are to provide safe, convenient access without compromising the ability of the lot to accommodate a dwelling, ancillary structures and associated services. Access handles must be wide enough to cater for the placement of garbage and recycling bins adjacent to the access handle carriageway.</p> <p>P2.2 Future road connection options to adjoining land from the new road network should be considered.</p>	<p>Vehicle Access</p> <p>A2.1 New lots shall have frontage to a designated public road. No new lots shall be created with sole access via a right of carriageway.</p> <p>A2.2 Road frontage of up to 20m width at the common boundary to adjoining land should be identified with an access stub.</p> <p>A2.3 A maximum of two (2) battle-axe allotments are permitted behind an allotment which has direct frontage to a public road. Council will not consider any subdivision proposal involving a series of battle-axe lots, one behind each other. Access handles for a battle-axe allotment must:</p> <ul style="list-style-type: none"> • Provide direct access to a dedicated public road; • Cater for safe vehicular and pedestrian access to each of the lots and ensure the satisfactory sight line distances are available between the lots and the public road; • Be wide enough to cater for the placement if garbage and recycling bins adjacent to the access handle carriageway; • Be designed so that a vehicle can enter and exit the site in a forward direction. This may require a building envelope to be nominated at the subdivision stage to demonstrate this provision; and • Provide for a minimum width of four (4) metres with a minimum carriageway width of three (3) metres and have a maximum length of 50 metres. <p>Allotments with an access handle may need to be larger than the minimum lot size to ensure that they accommodate: the required building envelope; an appropriate on-site effluent disposal system (if required); and appropriate stormwater management measures (if required).</p>
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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Truncated corner lots P3 Corner lots are to be truncated in such a manner as to maintain the minimum verge width with the kerb returns.	Truncated corner lots A3 Curved boundaries provided on corner lots in lieu of straight splays/chords.
Fencing P4 Highly visible fencing along main roads and public places must be uniform in terms of design, height, materials and colours so that it presents attractively and consistently in the streetscape. Preference is given to transparent fencing, particularly where there are significant views. Such fencing must be erected as part of the subdivision development of the land.	No acceptable solution.
Solar Access P5 Lot design ensures that each lot: <ul style="list-style-type: none"> • is configured to facilitate a longer north facing house elevation to maximise winter solar access and summer shade; • minimises overshadowing from adjoining existing and/or future dwellings. 	Solar Access A5 Lot layout is designed in accordance with Figure 3 – Lot Orientation and Solar Access.
Buffers to avoid land use conflict P6 Buffers are included in subdivision design to minimise conflict between residential uses and potentially incompatible agricultural, industrial, extractive and/or infrastructure uses.	Buffers to avoid land use conflict A6 Buffer areas are provided in accordance with Chapter 11 of the DCP – Buffer Areas

Figure 3 – Lot Orientation and Solar Access



Lot Orientation and Design - Maximise solar access for lots by configuring streets and allotments along a north-south and east-west configuration which will maximise design flexibility for dwellings on individual allotments. North-south lots which are proportionally wider allow for a longer house elevation to gain a better northern aspect. Similarly deeper East-West allotments facilitate a longer north facing house elevation.

4.2 Element - Lot Layout – Rural Subdivision

The Lismore LEP 2012, Part 4 – Principal Development Standards provide for rural subdivision, including boundary adjustments. This section of the DCP provides additional controls to supplement the LEP. This Element applies to land within Zone RU1 Primary Production and RU2 Rural Landscape.

Subdivision Development Principles: 1, 5, 6, 7, 11

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>Lot size</p> <p>P7.1 Lots have an appropriate area and dimensions for the siting and construction of a dwelling and ancillary farm and other buildings.</p> <p>P7.2 Lot size and dimensions take into account overall farm design and viability by considering:</p> <ul style="list-style-type: none"> the potential impact of fragmentation of rural land on agricultural productivity; the slope of the land; natural boundaries; existing fencing and paddock structure. <p>P7.3 Lot size and dimensions enable the siting of dwellings to:</p> <ul style="list-style-type: none"> protect natural and cultural features; acknowledge site constraints; retain special features such as native vegetation and views. 	<p>Lot size</p> <p>A7.1 The minimum lot size is in accordance with LEP 2012, Part 4 – Principle development standards or Clause 6.8A.</p> <p>A7.2 The shape of lots should be regular. Long narrow lots are to be avoided to ensure that separation distances and buffers can be met.</p>
<p>Vehicle Access</p> <p>P8.1 New lots are to provide a safe, convenient access without compromising the ability of the lot to accommodate rural land uses.</p>	<p>Vehicle Access</p> <p>A8.1 New lots shall have frontage to a designated public road. No new lots shall be created with sole access via a right of carriageway.</p> <p>A8.2 Access handle width for battle axe subdivisions is to be 10m.</p>
<p>Buffers to avoid land use conflict</p> <p>P9 Buffers are included in subdivision design to minimise conflict between incompatible land uses.</p>	<p>Buffers to avoid land use conflict</p> <p>A9 Buffer areas are provided in accordance with Chapter 11 of the DCP – Buffer Areas</p>

4.3 Element – Rural Community Title Subdivision

This Element applies to the subdivision of existing approved rural landsharing communities (multiple occupancies) to community title under the *Community Land Development Act 1989* in accordance with Lismore LEP 2012 Clause 6.8A. Additional development controls for new rural landsharing community development are contained in Chapter 16 of the Lismore DCP.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P10 Lot size, layout and dimensions enable the siting of dwellings, other structures and infrastructure (such as internal roads) to occur in a way that:</p> <ul style="list-style-type: none"> protects and enhances the environmental attributes of the land; is unlikely to cause land use conflicts with agricultural or other rural uses on adjoining land; does not create demand for the unreasonable or uneconomic provision of services; protects natural and cultural features; recognises site constraints; and retains special features, for example, views and areas of significant ecological value. 	<p>A10.1 The maximum number of lots resulting from the conversion of existing approved multiple occupancies to rural community title subdivision shall not exceed the number of approved house sites, excluding the neighbourhood lot/common land, identified in the multiple occupancy consent in relation to the land.</p> <p>A10.2 The following information will be required to demonstrate that conversion of the approved multiple occupancy to rural community title subdivision satisfies P10, unless these matters have already been addressed to Council's satisfaction in the approved multiple occupancy:</p> <ul style="list-style-type: none"> a water management plan; an onsite sewage management plan in accordance with Council's <i>On-site Sewage and Wastewater Management Strategy 2013</i>; a waste management plan; a vegetation management plan and planting requirements; a bushfire management plan; a draft neighborhood management statement consistent with the <i>Community Land Development Act 1989</i> including but not limited to: <ul style="list-style-type: none"> provision for bushfire management; prohibition of domestic cats and dogs or provisions for their management; provision for environmental repair and enhancement; provision for waste management; provision for water management; provision for on-site sewage management; provision for safe vehicular access and driveways in accordance with the Northern Rivers Development and Design Manual. <p>Note: Works completed as part of the previously approved rural landsharing community consent or any other development application will not be required to be replicated if the objectives of these works have been achieved. Details of these works will be required to be submitted with the application for community title subdivision.</p>

4.4 Element - Street Networks

Each street has a particular function providing for specific levels of access for a range of transport modes including buses, motor vehicles, pedestrians and cyclists. The street network provides connectivity, linear pathways for essential services and an extension of public open space.

Subdivision Development Principles: 1, 3, 4, 6, 7, 8, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION
Function and structure P11 The street network has a clear function, is convenient, safe and provides for traffic volumes, vehicle speeds and good amenity.	Function and structure A11 The street network is in accordance with Table 1 in Appendix A.
Safety, access and convenience P12 Street networks are designed to: <ul style="list-style-type: none"> encourage people to use streets for gathering, playing and community events maximise visibility, give pedestrians priority give equal access to all users facilitate walking and cycling cater for the potential volume of traffic generated ensure safety for all road users. Refer to Figure 4. 	Safety, access and convenience A12 Intersections along residential streets are spaced to create safe and convenient vehicle movements in accordance with Table 1 in Appendix A.
Design and character P13 The street network takes account of the topography and vegetation, respects any existing or potential site benefits, and takes advantage of opportunities for views and breezes.	Design and character A13 There are no acceptable solutions.
Solar access P14 The street network is oriented to promote efficient solar access for dwellings	Solar access A14 Local street networks are designed in accordance with Figure 6.
Noise P15 Streets and lots are located so that dwellings are not subject to unacceptable levels of traffic noise.	Noise A15 Traffic noise in village and large lot residential streets meets the EPA NSW Road Noise Policy.

Figure 4 – Speed Control - Perredenya Estate, Caniaba



4.5 Element: - Street Design, Construction and On Street Parking

Street design depends on street function, traffic volume, desired traffic speed, on-street parking and street alignment.

Subdivision Design Principles: 1, 3, 4, 8, 9, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Function and width P16 The width of the street reserve caters for all street functions, including: <ul style="list-style-type: none"> • safe and efficient movement of all users; • provision for parked vehicles; • provision of landscaping; • location, construction and maintenance of public utilities. • future carriage way widening • cycle paths or overland drainage flow paths. 	Function and width A16 Street function and width is in accordance with Table 1 in Appendix A.
Designing for safety P17 The street design: <ul style="list-style-type: none"> • facilitates safe use by pedestrians, cyclists and vehicles • includes speed reduction techniques to achieve desired speeds (refer to Figure 9 – Traffic Management) • provides safe sight distances based on vehicle travel speeds, exits at property access points, pedestrian and cyclist crossings and at intersections • provides street lighting to ensure public safety and convenience. 	Designing for safety P17 Traffic speeds and volumes are in accordance with Table 1 in Appendix A.
Driveway Access P18.1 Carriageway and verge width allow for unobstructed access to individual lots. P18.2 Driveway egress movements do not create a safety hazard.	Driveway Access A18.1 Carriageway and verge widths are in accordance with Table 1 in Appendix A. A18.2 Driveways are in accordance with the Northern Rivers Local Government Design and Construction Manual and the Australian Standard 28090.1
Street Construction P19.1 Street pavement edges support the function and amenity of the street. P19.2 The footpath edge: <ul style="list-style-type: none"> • controls vehicle movements by delineating the carriageway for all users; • assists in controlling stormwater runoff; • provides for people with disabilities, by allowing safe passage of wheelchairs • and other mobility aids. 	Street Construction A19.1 Street pavement edges are in accordance with Table 1 in Appendix A and the Northern Rivers Local Government Design and Construction Manual

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
On Street Car Parking P20 On street car parking: <ul style="list-style-type: none"> conveniently and safely serves users, including pedestrians, cyclists and vehicles; enables efficient use of car spaces and access ways including safe maneuverability between the street and lots; fits in with any adopted street network and hierarchy objectives, achieves relevant streetscape objectives 	On Street Car Parking A20 On street car parking is in accordance with Table 1 in Appendix A

Figure 5 – Village Access Place



Figure 6 – Village Local Street



Figure 7 – Village Collector Road

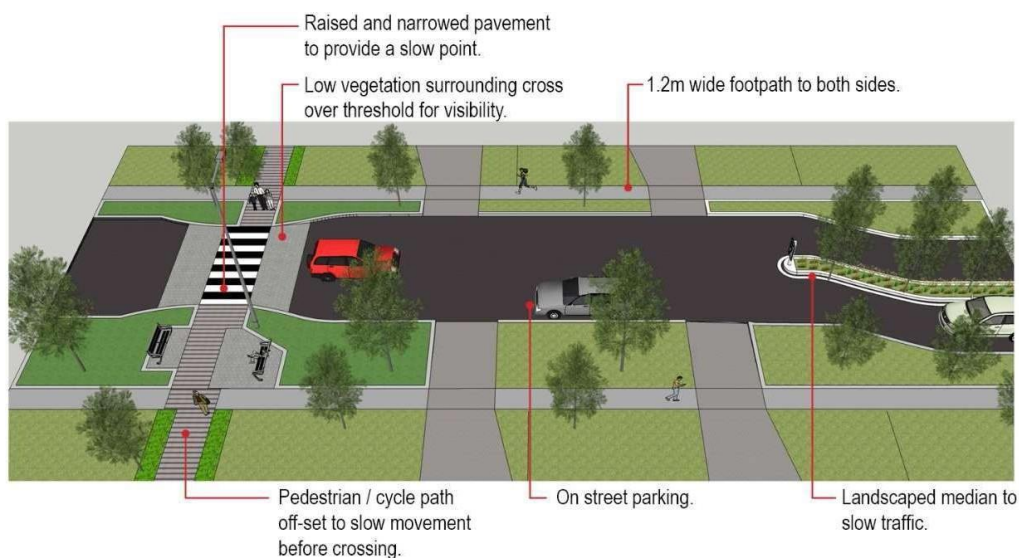


Village Collector Road

Figure 8 – Village Distributor Road



Figure 9 - Traffic management



4.6 Element: - Pedestrian and Cyclist Facilities

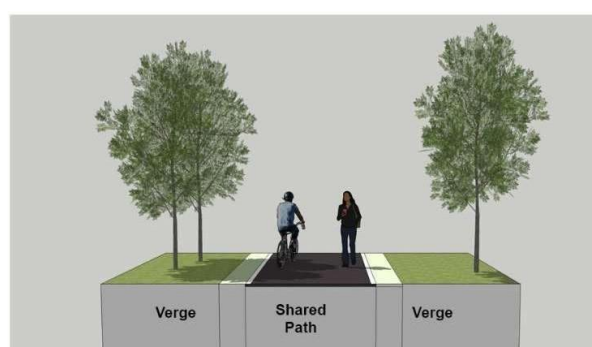
Council is strongly committed to creating communities that encourage people to choose walking and cycling as a mode of transport and/or recreation to foster more sustainable, healthier and safer communities.

These controls apply to Zone RU5 Village and to Zone R5 Large Lot Residential.

Subdivision Development Principles: 1, 3, 4, 7, 8, 9, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P21 Pedestrian and cyclist facilities are connected to adjoining streets, open spaces and activity centres to:</p> <ul style="list-style-type: none"> encourage walking and cycling; provide for likely users (e.g. school children, parents with prams, people with disabilities); provide opportunities to link open space networks and community facilities, including public transport, local activity centres and schools; take into account topography; provide for safety safe street crossings are provided for all street users. 	<p>A21 Pedestrian and cyclist facilities are in accordance with <i>Austroads 'Guide to Road Design Part 6A - Pedestrian and Cyclist Paths'</i> standards, the Northern Rivers Local Government Development Design and Construction Manual, and Table 1 Appendix A.</p> <p>These controls apply where a new subdivision creates 20 lots or more and is contiguous with land in Zone RU5 Village and/or land in Zone R5 Large Lot Residential.</p> <p>Refer to Figures 6 - 8 and 10.</p>

Figure 10 - Shared Pedestrian & Cycle Paths



Shared path

4.7 Element: - Public Transport

Public transport servicing villages located in the Lismore Local Government Area and the wider Northern Rivers District is limited to buses with taxis servicing some areas. There is a need for accessible, equitable and safe bus networks providing services between the villages and large lot residential developments and activity centres that contain schools, commercial premises, and sport and recreation facilities.

Subdivision Development Principles: 1, 2, 3, 4, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>Planning</p> <p>P22 Bus routes or potential bus routes are accessible to the allotments within the subdivision.</p>	<p>Planning</p> <p>A22 The majority of lots are located within a 5 minute walking distance from an existing or potential bus route.</p>
<p>Route location and design</p> <p>P23 Bus routes connect adjoining areas for the convenience of bus services</p>	<p>Route location and design</p> <p>A23 No acceptable solution</p>

Bus routes P24 The alignment and geometry of the bus route allows for the efficient, circular and unimpeded movement of buses	Bus routes A24 Bus routes are in accordance with Table 1 and the Northern Rivers Local Government Design and Construction Manual
Bus stop location and design P25 Bus stops: <ul style="list-style-type: none"> • provide for pedestrian safety, security, comfort and convenience • allow vehicles to safely overtake a stationary bus, • provide shelter, seating, adequate lighting and timetable information 	Bus stop location and design A25 Bus stops are in accordance with Table 1 and the Northern Rivers Local Government Design and Construction Manual

4.8 Element: - Public Open Space

Public open space provides opportunities for active and passive recreation and social activities and can contribute to the healthy lifestyles of residents. It also serves to protect natural and cultural features, improve amenity and provide a location for public utilities.

These provisions apply to Zone RU5 Village and Zone R5 Large Lot Residential.

Subdivision Development Principles: 1, 2, 3, 4, 6, 7, 8, 9, 10

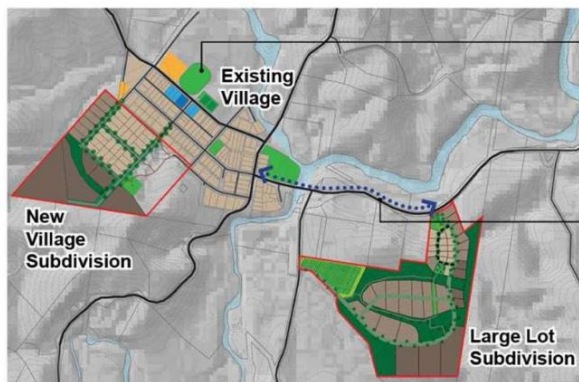
Note: The intended use of any public open space must be clearly indicated on subdivision plans e.g. village bushland, stormwater management, infrastructure or local park.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
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<p>P26 Public open space Local parks —location</p> <p>Local parks are located to:</p> <ul style="list-style-type: none"> • create a focal point for adjoining residents; • be accessible to users; • provide opportunities to incorporate existing natural and cultural features; • be free from constraints; • provide an appropriate area for the intended use; • provide high levels of visibility for crime prevention with adequate road frontage. 	<p>A26 Public open space Local parks —location</p> <p><u>A26.1 Public open space(s) shall be provided in accordance with any approved structure plan or masterplan for the site.</u></p> <p><u>A26.2 Where there is no approved structure plan or masterplan for the site, then public open space shall be provided in accordance with the Standards of Service for a Social and Family Recreation (SFR) space set out in the adopted Lismore Open Space Strategy.</u></p> <p><u>The open space must include elements as set out in the Play Hierarchy and the desired Standards of Service for a Social and Family Recreation (SFR) classification in the adopted Lismore Open Space Strategy, to the satisfaction of Lismore City Council (see Appendix F for the Play Hierarchy).</u></p> <p><u>A26.3 Where the provision of a new open space is not suitable, embellishment of an existing public open space and / or a shared path connecting residents to a nearby public open space is to be provided (Appendix F).</u></p> <p><u>Local parks are provided in accordance with the following criteria as listed in Appendix 2 of the Lismore Sport and Recreation Plan 2011—2021:</u></p> <ul style="list-style-type: none"> • <u>minimum area of 0.3 hectare;</u> • <u>located so that households are within a 500-metre access radius;</u> • <u>have a street frontage of at least 50%;</u> • <u>have a usable area of 0.25 hectare;</u> • <u>have a maximum slope of 1:20 for the main area;</u> • <u>the main use area is free of regular flooding (ie. above 1 in 10-year ARI) with at least 10% of total area above 1 in 50-year ARI;</u> • <u>have safe walking access and pathway links with good visibility from surround residences.</u> <p>Refer to Figure 11</p>
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<p>P27 Local park embellishments</p> <p>Public open space:</p> <ul style="list-style-type: none">• provides a range of accessible active and passive recreational facilities that meet the needs of all anticipated users;• provides attractive corridors for community paths and attractive urban environment settings;• incorporates existing trees, rocks, streams and other sites of natural or cultural value and links to habitats and wildlife corridors;• provides linkages to a legible open space network;• provides high levels of amenity for adjoining residents;• contains appropriate fencing and landscaping.	<p>A27 Local park embellishments</p> <p>Park embellishments are provided in accordance with the requirements of Appendix 2 of the <i>Lismore Sport and Recreation Plan 2011–2021</i>.</p>
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Figure 11 - Public Open Space



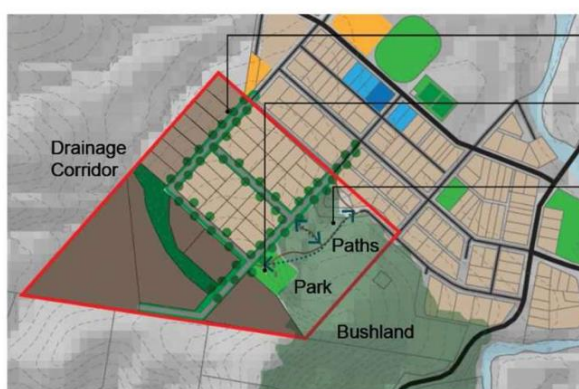
Overall Settlement Open Space Network

Rather than duplicate existing large active open space areas within new subdivision areas, create new open space opportunities which will contribute to the diversity of settlements overall open space network.

Village parks should be located 1-2km from all village lots.

Despite being outside of a walkable catchment, the new large lot subdivision area has the opportunity to create a new walking / cycle path along the connector road linking to the existing village.

Integrate areas of environmental protection, drainage corridors and open space networks.



Village Subdivision Open Space Network

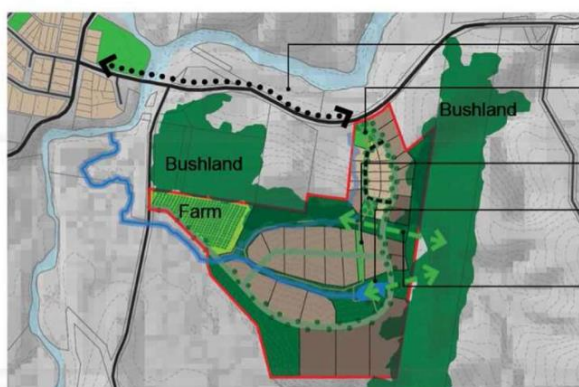
Extend grided street layout into new subdivision area to create clear connections and pathways to existing village open space areas.

A new park with the new subdivision provides passive open space and new elevated public view opportunity back over the village.

New pathways connect the new subdivision area with the existing village area.

Street trees reinforce the landscape character and creates a canopy top wildlife corridor throughout the settlement.

Work with the existing settlement pattern (existing village) to create a connected network of open space areas and pathways.



Large Lot Subdivision Open Space Network

New pathway along connector road links new large lot subdivision with existing village.

A new park fronts the connector road providing a passive recreation area as well as landscaped subdivision entrance.

Create a series of walking and cycle trails.

Utilise existing natural and landscape elements such as dams, drainage corridors within open space areas.

Retain and strengthen wildlife corridors.

Retain and enhance natural and landscape elements such as dams, drainage corridors and native vegetation which reinforces the rural character. Design a network of walking and cycle trails linking natural and open space areas with allotments.

Open Space Design - Public open space should be multi-functional, of a good quality, appropriately sized and embellished, well located and accessible. Within new subdivisions which directly adjoining existing settlements, make connections with the existing open space through pathways thereby contributing to the overall network.

4.9 Element: - Water and Sewer

Reticulated sewerage is limited to three areas in Zone RU5 Village (Caniaba, Nimbin and North Woodburn) and Zone RU2 Rural Landscape. Land within other Villages, Zones R5 Large Lot Residential and RU1 Primary Production is not connected to reticulated sewerage and the provision of on-site wastewater systems is required.

Reticulated potable water is connected to the majority of land within Zones RU5 Village, R5 Large Lot Residential and RU2 Rural Landscape. Other areas within these zones and Zone RU1 Primary Production rely on rainwater collection or water supplied by Rous Water.

Subdivision Development Principles: 1, 5, 6, 8

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P29.1 Sewer (non-reticulated areas) A land use capability assessment is provided that demonstrates consistency with the performance standards listed in clause 44 of the <i>Local Government (General) Regulation 2005</i>.</p> <p>P29.2 Sewer (reticulated areas) Adequate arrangements are to be made for the disposal and management of sewage.</p> <p>P29.3 The provision of reticulated sewerage is to:</p> <ul style="list-style-type: none"> • Be cost effective; • Minimise the land required; • Minimise environmental impacts; and • Be accessible and easy to maintain. 	<p>A29.1 Sewer (non-reticulated areas) A land use capability assessment for on-site wastewater disposal is in accordance with Council's On-Site Sewage and Wastewater Management Strategy 2013.</p> <p>A29.2 Bexhill Village On-site Wastewater In addition to A29.1 the land application of wastewaters is not permitted within the 100 metre buffer area to a perennial waterway identified on the Bexhill Village Structure Plan at Appendix C of this DCP Chapter.</p> <p>A29.3 Sewer (reticulated areas) The provision of sewerage is in accordance with the requirements of the Northern Rivers Local Government Development Design and Construction Manual.</p>
<p>P30.1 Water (reticulated areas) Adequate arrangements are to be made for the supply of water.</p> <p>P30.2 The provision of water supply is to:</p> <ul style="list-style-type: none"> • Be cost effective; • Minimise the land required; • Minimise environmental impacts; and • Be accessible and easy to maintain. 	<p>A30.1 Water (reticulated areas) The provision of water is in accordance with the requirements of the Northern Rivers Development Design and Construction Manual.</p>

4.10 Element: - Stormwater Management

Drainage systems protect people and the natural and built environments and contribute positively to enhancing the natural environment within the catchment.

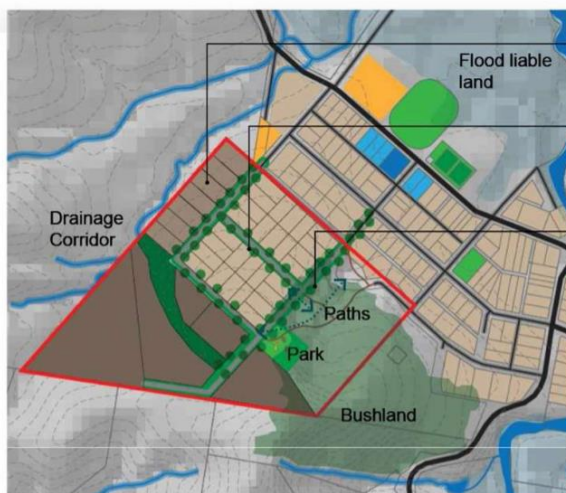
Subdivision Development Principles: 1, 5, 6, 7, 8

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P31 Water Sensitive Urban Design principles are incorporated in the design of open space, lot layout and roads	A31 Open space, lot layout and roads are in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan.
P32 Stormwater management measures: <ul style="list-style-type: none"> • increase infiltration • slow water flows • provide on-site treatment • deliver high standards of water quality to receiving waters • integrate into the subdivision design • protect natural watercourses • enhance public amenity • retain riparian vegetation • allow for the safe passage of vehicles • are accessible and easily maintained. 	A32 Stormwater management measures are in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan.
P33 Stormwater systems will discharge water volume, velocity and quality to an acceptable legal point of discharge.	A33 No acceptable solution.
P34 Inter-allotment drainage will cater for runoff from all existing or future impervious areas.	A34 Inter-allotment drainage is in accordance with the Northern Rivers Local Government Design and Development Manual.

Figure 12 – Swale Drain Example: Perredeny Estate, Caniaba



Figure 13 - Stormwater Management



Village Subdivision Stormwater Management

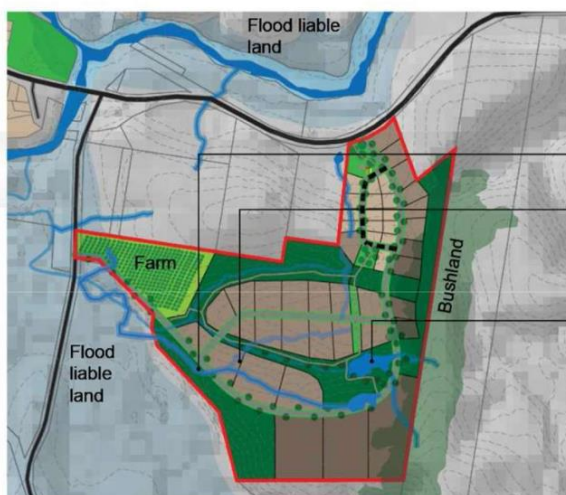
Extend grided street layout into new subdivision area with allotments clear of water courses and areas subject to inundation.

Design streets with wider grassed verges to enable greater stormwater infiltration. Green street edges also reinforce the streetscape and landscape character of many of Lismore's villages.

Integrate overland stormwater management system with open space network.

Where appropriate integrate stormwater management systems including water gardens, diversion channels, bio-retention swales and constructed wetlands.

Extending the grided urban structure of the existing village allows the new subdivision area to be more easily integrated with the existing stormwater management system.



Large Lot Subdivision Stormwater Management

Large lot subdivision designed to the topography enables integration of a surface overland drainage system rather than reliance on large detention pits and subsurface stormwater drainage infrastructure.

Site drainage into receiving water course may require additional stormwater treatment.

Existing drainage corridors retained. Opportunity to enhance these corridors as bio-retention swales capable of slowing runoff velocity and treating water quality.

Existing dams may be used to store and slow stormwater runoff. These dams would require ongoing maintenance to clear excessive silt.

Within new large lot subdivision areas there is opportunity to retain existing drainage channels, water courses and dams as part of the overall site stormwater management system. Design appropriately sized effluent disposal systems clear of water courses to avoid septic run-off.

Stormwater Management - Stormwater management systems should be designed to not only protect people and the built environment from risk, but should also integrate with the existing natural systems and topography and seek to enhance the overall environmental and water quality of the catchment.

4.11 Element - Water Quality Management

The Lismore LEP 2012 Drinking Water Catchment Map delineates the areas within various water catchments in the Lismore Local Government Area.

Prior to determining a development application for subdivision located within the Drinking Water Catchment Map, compliance with LEP clause 6.4 Drinking Water Catchments must be demonstrated. The following provisions compliment the requirements of this clause.

Subdivision Development Principles: 1, 5, 6, 7, 8

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P35 Water quality management: <ul style="list-style-type: none"> reduces water borne pollutants; maintains sustainable stormwater runoff identifies and treats point sources of pollutants in the development area delivers appropriate water quality standards for runoff to receiving waters within Drinking Water Catchment areas protects watercourses and riparian areas 	A35.1 Water Quality Management Water quality management is in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan. A35.2 Bexhill Village Stormwater Quality On land shown on the Bexhill Structure Plan in Appendix C, the storm water treatment train is designed to recognise the development's location in a small sub-catchment discharging to the Wilsons River approximately 5km directly upstream of Rous County Council's water supply offtake point at Howards Grass. One of the key sources of catchment risk for the Wilsons River source relates to urban storm water impacts.

4.12 Element – Street Trees

Street trees contribute to the identity of the locality through the provision of pleasant streetscapes and enhancement of residential amenity. The selection of street trees can reinforce the functions of the street, provide a theme for the area and enhance biological diversity. These provisions apply to Zone RU5 Village and Zone R5 Large Lot Residential.

Subdivision Development Principles: 1, 3, 4, 6, 7, 8, 9, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P36.1 Street tree selection should: <ul style="list-style-type: none"> enhance the streetscape and residential amenity; not affect the safety of pedestrians, cyclists and motorists; provide shade in summer months; minimise detrimental potential impacts on public and private infrastructure; be native species, preferably locally indigenous; maximise stormwater infiltration be at an appropriate scale relative to the width of the street and existing or future development; incorporate existing vegetation where possible. 	A36.1 Street tree selection is consistent with Lismore City Council Landscape Guidelines and the Northern Rivers Local Government Development Design and Construction Manual. A36.2 Advanced trees in a 45 litre pot shall be used. A36.3 Street trees are: <ul style="list-style-type: none"> to be planted at a density of 1 tree per 30m of residential lot street frontage not planted over services or under overhead power lines. A36.4 Street trees should be chosen for: <ul style="list-style-type: none"> non-invasive root system; good canopy spread and shade provision; mature height under 8 metres; colour and appeal; low maintenance requirements.

4.13 Element - Aboriginal Cultural Heritage

The *National Parks and Wildlife Act 1974* is the primary legislation that provides protection for Aboriginal places and objects. The Act is administered by the Office of Environment and Heritage (OEH).

The Lismore LEP Heritage Map and the associated clause 5.10 and Schedule 5 aim to conserve Aboriginal and European cultural heritage. These DCP provisions should be read in conjunction with LEP clause 5.10.

Subdivision Development Principles: 1, 6, 7, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Aboriginal Heritage P37.1 Aboriginal objects and declared Aboriginal places are protected in accordance with NSW Office of Environment and Heritage (OEH) guidelines and requirements	Aboriginal Heritage A37.1 Aboriginal objects and places are protected in accordance with the OEH guideline ' <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW in 2010</i> '. A37.2 Where the due diligence process identifies that Aboriginal objects or places are present or may be present or if the proposed activity may harm Aboriginal objects and/or places then: <ul style="list-style-type: none"> (a) consultation with relevant Aboriginal parties must be undertaken in accordance with OEH guideline '<i>Aboriginal Cultural Heritage Consultation requirements for proponents (April 2010)</i>' and (b) a '<i>Cultural Heritage Assessment Report</i>' in accordance with OEH guideline '<i>Guide to investigation, assessing and reporting on Aboriginal cultural heritage in NSW</i>' is submitted for approval by Council and OEH. A37.3 If harm to Aboriginal objects and places is anticipated, application for an Aboriginal Heritage Impact Permit (AHIP) is to be made to OEH. An AHIP application is ' <i>Integrated Development</i> ' under s91 of the <i>Environmental Planning and Assessment Act 1979</i> . A37.4 Protect Aboriginal objects and places by following the procedure for inadvertent discoveries of items of potential cultural heritage value as listed in Appendix 2.

4.14 Element - Biodiversity Conservation

The Northern Rivers region, including the Lismore LGA, is recognised as an extremely biologically diverse part of Australia due to a combination of climatic and geographic conditions. The region supports a disproportionately large percentage of threatened species and ecological communities.

It is important to conserve biological diversity, and to incorporate measures that protect threatened species, populations and ecological communities. Subdivisions must take into account endemic vegetation, and where appropriate include environmental buffers to minimise potential conflicts with new housing.

The following provisions apply to village and large lot residential subdivisions that are on or adjacent to sites that support or contain remnant native vegetation (including scattered remnant trees); threatened native flora and/or fauna species, endangered ecological communities or their habitats; or watercourses.

Subdivision Development Principles: 1, 3, 6, 7, 8

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P38.1 The subdivision design:</p> <ul style="list-style-type: none"> retains and enhances areas of significant ecological value; provides for rehabilitation areas to offset vegetation removal; provides appropriately sized riparian vegetation zones if the land contains watercourses; includes revegetation buffer areas around ecologically sensitive vegetation; accommodates corridor connectivity for areas of ecologically significant vegetation. 	<p>A38.1 A Vegetation Management Plan (VMP) and, where necessary, a Threatened Species Management Plan is to demonstrate how areas of significant ecological value are to be retained. The VMP will be prepared in accordance with the requirements of Council's Guidelines for the Preparation of Vegetation Management Plans 2010 and DCP Chapter 14 (Vegetation Protection).</p> <p>A38.2 Management zones nominated in the VMP and any Threatened Species Management Plan for revegetation or retention of existing native vegetation are located outside:</p> <ul style="list-style-type: none"> asset protection zones as required by NSW Rural Fire Service's Planning for Bush Fire Protection 2006 or standards applicable at the date of lodgement of the development application; areas that can be cleared under the NSW Rural Fire Service's 10/50 Vegetation Clearing Code of Practice.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>Bexhill Village</p> <p>A38.3 In addition to A38.1 and A38.2, revegetation of the site is to be in accordance with the Bexhill Village Structure Plan at Appendix C of this DCP Chapter. Consistency with matters included in A38.2 will have to be demonstrated.</p> <p>A38.4 The VMP submitted with the development application for subdivision of land in the area shown on Appendix C is to be consistent with the preliminary concept details contained in the Bexhill VMP Final V3 submitted as part of the rezoning planning proposal, prepared by David Fell Environmental Pty Ltd, dated 20 October 2017 subject to the following revisions:</p> <ul style="list-style-type: none"> • The works and establishment period is to be minimum five (5) years; and • Provision of details of an additional area of lowland rainforest plantings that would be undertaken in the small part of Zone 5 in the south-east corner of the site. This is for the purpose of adequately buffering the threatened species occurring in and around the more intact rainforest in this corner of the site/ in the adjacent area just off-site. <p>Note. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p> <p>A38.5 The Threatened Species Management Plan (TSMP) submitted with the development application for subdivision of land in the area shown on Appendix C is to be consistent with the preliminary concept details contained in the Bexhill TSMP for Hairy Joint Grass (<i>Arthroxon ispidis</i>) Final V3 submitted as part of the rezoning planning proposal, prepared by David Fell Environmental Pty Ltd, dated February 2018 subject to the following revisions:</p> <ul style="list-style-type: none"> • Stipulation that there is no brushcutting of HJG habitat between March and June to allow for seed ripening and germination; • Include mapping of the area of occurrence of HJG within each management zone in the monitoring with bi-annual mapping to be undertaken. This will form the basis of a separate performance criterion.

	<p><u>379A & 407 Richmond Hill Road Structure Plan</u></p> <p>A38.6 In addition to A38.1 and A38.2, revegetation of the site is to be in accordance with the 379A & 407 Richmond Hill Structure Plan at Appendix D of this DCP Chapter. Consistency with matters included in A38.2 will have to be demonstrated.</p> <p>A38.7 The VMP submitted with the development application for subdivision should address the management of potential future impacts on areas of Lowland Rainforest Endangered Ecological Communities (EEC) and core areas of Hairy Joint Grass (HJG) habitat located in drainage lines. In particular:</p> <ul style="list-style-type: none">• areas of HJG are not suitable for future dwelling locations and wastewater management systems• any future restoration of native communities on the site should consider embellishment of the future riparian corridor to be established to west of the subject site as part of the Pineapple Road Urban Release Area. <p>Note. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p> <p><u>528 Caniaba Road Structure Plan</u></p> <p>A38.8 In addition to A38.1 and A38.2, revegetation of the site is to be in accordance with the 528 Caniaba Road Structure Plan at Appendix E of this DCP Chapter. Consistency with matters included in A38.2 will have to be demonstrated.</p> <p>A38.9 The VMP submitted with the development application for subdivision should include measures that address:</p> <ul style="list-style-type: none">• the rehabilitation of Primary Koala Habitat and enhancement of existing Koala movement pathways and• the restoration of endangered ecological communities (Dry Rainforest). <p>Note. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p>
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4.15 Element: Electricity, telecommunications and public lighting

The following provisions apply to subdivision in Zone RU5 Village and Zone R5 Large Lot Residential.

Subdivision Development Principle: 5

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Electricity and telecommunications P39 Adequate arrangements are to be made for the provision of electricity and telecommunications.	Electricity and telecommunications A39 Electricity and telecommunications are to be located underground in accordance with relevant Council policies.
Public lighting P40 Adequate arrangements are to be made for the provision of public lighting to increase safety for pedestrian and vehicular travel. For land in Zone R5 Large Lot Residential, street light installations are required at intersections, cul-de-sacs and any points of vehicular / pedestrian conflict to ensure a high level of road safety.	Public lighting A40 The design of public lighting is in accordance with: <ul style="list-style-type: none"> • The relevant Australian Standards; • NSW Public Lighting Code.
P41 Public lighting will prevent, limit and reduce artificial light pollution to minimise nuisance to neighbouring premises and disturbance to nocturnal wildlife.	A41 Installation of public lighting will comply with the principles of AS4282: <i>Control of the Obtrusive Effects of Outdoor Lighting</i> . A42 Public lighting will be designed and selected to eliminate light spill in the night sky and avoid over-lighting through measures such as bulb shielding, projecting light downwards, directing lights away from reflective surfaces and using energy efficient bulbs and warm white colours.

REFERENCES

1. The Australian Model Code for Residential Development (AMCORD, Commonwealth Department of Housing & Regional Development), 1997
2. A Guide to the Use of Kerbside Bike Lanes, Alta Planning & Design, September 2010
3. The New Queensland Street, Complete Streets, Guidelines for Urban Street Design, Institute of Public Works Engineering Australia Queensland Division Inc, August 2010
4. Northern Rivers Local Government Development Design and Construction Manual
5. Lismore Sport and Recreation Plan 2011- 2021
6. Lismore City Council Landscape Guidelines
7. NSW Rural Fire Service 'Planning for Bushfire Protection'

Appendix A – Table 1 – Village, Large Lot Residential and Rural Street Characteristics

Street Type	Local Access	Local Collector	Primary Collector	Arterial
(Northern Rivers Local Government) NRLG Equivalent	Access Street	Local Street	Collector Street	Distributor Road
Function	Provide direct residential property access.	Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity	Provides direct residential property access. Provides pedestrian, cyclist and vehicle connectivity	Connects traffic from the arterial network to the collector network
Lots Serviced				
Village	30	<300	<450	>450
Large Lot Residential and Rural	<10	<100	<150	>150
Traffic Volume ¹				
Village	<200 vpd	<2,000 vpd	<3,000 vpd	>3,000 vpd
Large Lot Residential and Rural	<100vpd	<750 vpd	<1,000 vpd	>1,000 vpd
Verge Width ² (Minimum)	4m	4m	4m or 5m (when a 2.5m pathway is required)	4m or 5m (when a 2.5m pathway is required)
Carriageway Width (Sealed) ³	6m	7m	9m	11m
Carriageway Shoulder	-	1m gravel	1m gravel	1m
Reserve Width (Minimum)	14m	17m	19m +	22m +
Longitudinal Grade ⁴	16%	16%	16%	12%

Street Type	Local Access	Local Collector	Primary Collector	Arterial
One-Way Cross Fall	Optional	No	No	No
Concrete Pathway Width and Number of Street Sides ⁵	1.5m/One Side	2m/One Side	2.5m /One side	2.5m /Both Sides
Street Trees	Yes	Yes	Yes	Yes
Bus Route	No	No	Yes,	Yes,
Kerb Type ^{2, 6, 7}	Optional	Optional	Optional	Upright

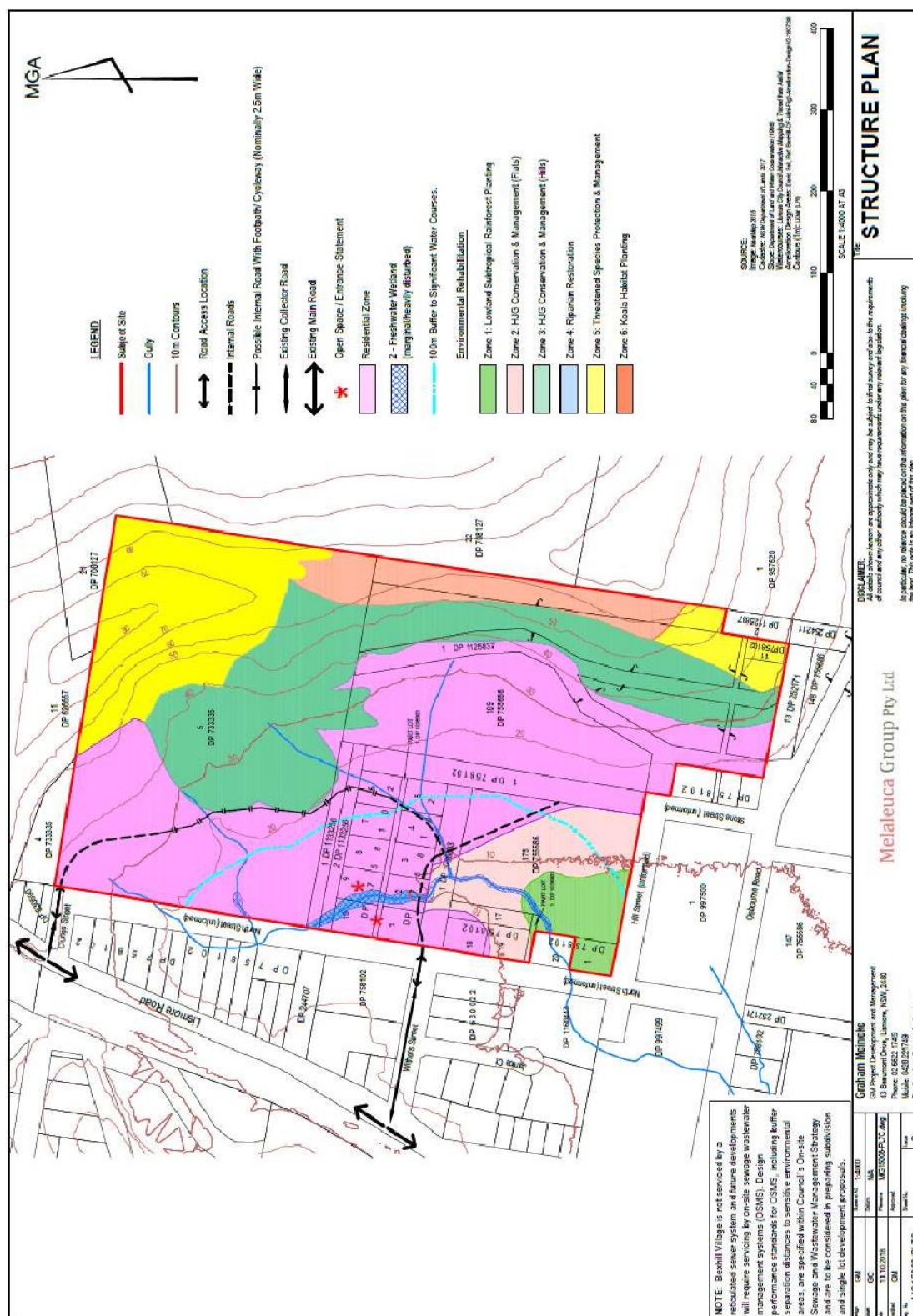
Notes to Table 1:

1. Notional 6.5 vehicle trips per day are generated per lot.
 2. Where swale drains are proposed the minimum verge width shall be 6.0m
 3. Where the surrounding road network is unsealed and the development is in the RU1 zoned land then the proposed new road can be of an unsealed surface. Consult with Council for verification of this prior to lodgement of Development Application.
- Note: Road grades steeper than 12% are required to be sealed.
4. Refer to Austroad Guide to Road Design Part 3 "Geometric Design" for steep grade criteria.
 5. Footpaths only required for village subdivision with more than 20 lots.
 6. Kerbing is required when fronting commercial, educational or industrial developments
 7. Where kerb and gutter is proposed, the street characteristics shall default to the urban street characteristic table set out in Table 1 the Urban Residential Subdivision Chapter 5A of the Lismore Development Control Plan.

Appendix B - Process for inadvertent discoveries of items of potential cultural heritage value applicable to all development applications for subdivision of land

1. If it is suspected that Aboriginal material has been uncovered as a result of development activities within the project area:
 - a. Work within the project area is to stop immediately;
 - b. A temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site;
 - c. An appropriately qualified archaeological consultant is to be engaged to identify the material; and
 - d. If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: *Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010)*.
2. In the event that human remains are located at any stage during earthworks within the site, all works must halt in the immediate area to prevent any further impact on the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest police station (Lismore), the Ngulingah Local Aboriginal Land Council and the OEH regional office (Coffs Harbour) are all to be notified as soon as possible. If the remains are found to be of Aboriginal origin and the police do not wish to investigate the site for criminal activities, the Aboriginal community and the OEH should be consulted as to how the remains should be dealt with. Work may only resume after agreement is reached between all notified parties, provided that it is in accordance with all parties' statutory obligations. In all dealings with Aboriginal human remains, the proponent should use respectful language, bearing in mind that they are the remains of Aboriginal people rather than scientific specimens.
3. If Aboriginal cultural materials are uncovered as a result of development activities within the project area, they are to be registered as sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.
4. All effort must be taken to avoid any impacts on Aboriginal cultural heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the proponent, OEH and the Aboriginal community.

APPENDIX C BEXHILL VILLAGE DRAFT STRUCTURE PLAN



NOTE:
A Vegetation Management Plan is to accompany future development applications that addresses the management and enhancement of Heavy Joint, Grass and rainforest vegetation on the site.

LEGEND

VEGETATION COMMUNITIES:
 1 CLOSED MD HIGH FOREST
 2 CLOSED MD HIGH TALL FOREST
 3 OPEN MID-HIGH BUSH-RENT FOREST
 4 TALL WATERBUSH
THREATENED FLORA SPECIES
 5 HEAVY JOINT GRASS

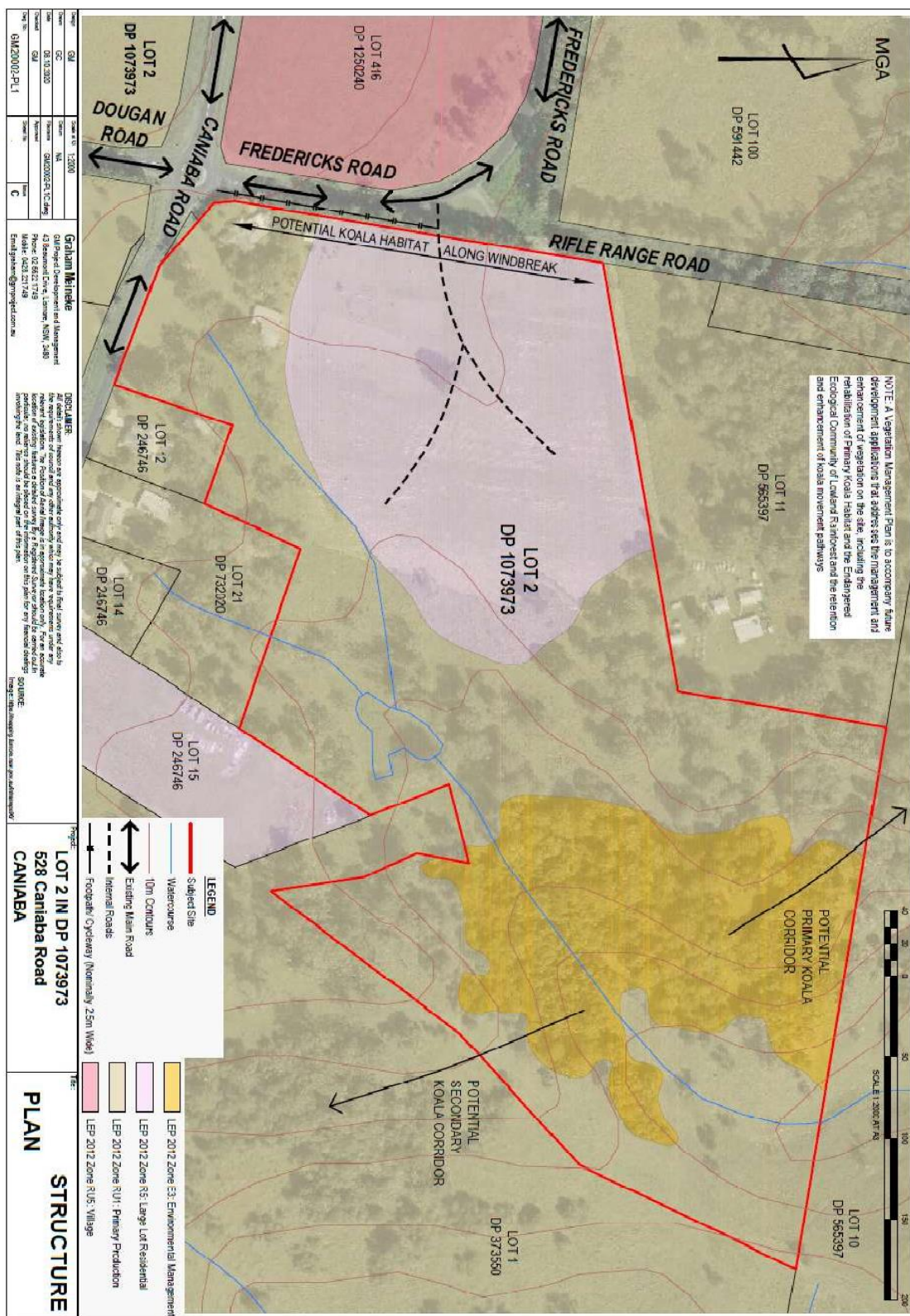
OTHER SITE VEGETATION:
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 89 MOUNTAIN LAUREL
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 95 MOUNTAIN LAUREL
 96 MOUNTAIN LAUREL
 97 MOUNTAIN LAUREL
 98 MOUNTAIN LAUREL
 99 MOUNTAIN LAUREL
 100 MOUNTAIN LAUREL

LEGEND

EXISTING BOUNDARY
 1 SITE BOUNDARY
 2 ZONE BOUNDARY
 3 DESIGN CONTOURS - 20m
 4 40m SET BACK FROM DRAINAGE LINES
 5 10m SET BACK FROM DRAINAGE LINES
 6 TREES TO BE RETAINED
 7 HS (HABITAT) L1
 8 RESIDENTIAL

NOTE:
This preliminary layout has been completed in accordance with the instructions provided by the client. It is a conceptual design and should not be used for construction purposes. The final design and construction should be based on the final design and construction documents. The client is responsible for the accuracy of the information provided and for obtaining all necessary permits and approvals. The client is also responsible for the accuracy of the information provided and for obtaining all necessary permits and approvals. The client is also responsible for the accuracy of the information provided and for obtaining all necessary permits and approvals.

APPENDIX E – 528 Caniaba Road, Caniaba Structure Plan



APPENDIX E – Play Hierarchy for Social and Family Recreation

Open space planning framework

Open space classifications

Public open space is an essential community asset that builds active and healthy communities. There are different types of open space that provide diverse benefits and serve specific or multiple activities. A range of open space types are required in each area to provide benefits to the community and the environment.

The below classification system has been developed to assist future planning and improve established areas.

- **Open space function** refers to the type of amenity the space is providing.
- **Landscape setting** refers to the vegetation present and environmental qualities to be considered.
- **Catchment hierarchy** determines who the park is designed for, the distance someone would travel, the number of users expected and the scale required to ensure that it is fit for purpose..
- **Settlement type** reflects the density of the housing where the open space is located.

Classification 1: Open space function	Classification 2: Landscape setting	Classification 3: Catchment hierarchy	Classification 4: Settlement type
Social and family recreation	Ornamental garden	Local	Urban residential
Sport	River or water based	Neighbourhood	Village
Visual amenity or lookout	Produce garden	District	Rural area
Roadside rest area	Open grassed area	Regional	
Memorial garden or cemetery	Treed parkland		
Community horticulture	Bushland/forest		
Historic/cultural conservation	Managed sports turf		
Nature conservation	Wetland/foreshore		
Off-Road Trail or Pathways			
Storm water management/drainage/utility			

Table 1: The range of open space functions, landscape settings, catchment hierarchy, settlement type used to define Lismore City Council's open space network.

Play Hierarchy for Social and Family Recreation

The play hierarchy provides provisions and considerations that form the play offering. Offerings should complement others within the catchment area providing diversity of play across all ages. Barriers such as major roads, railways or waterbodies are not included in the walkable radius.

Please see Appendix 1 for a map of Lismore's current distribution of Social and Family Recreation spaces as of 2024.

Classification	Planning Considerations	Play Elements
Local (Facility with a catchment of 400m walking radius)	<ul style="list-style-type: none"> • Length of stay 20 minutes. • Approx. 5 play elements. • A minimum of three elements must be able to be used by toddlers and/or preschoolers (0-5). • Seating • Natural shade only • Minor landscaping • Park size minimum 0.1ha 	<ul style="list-style-type: none"> • Children: Sliding, swinging, balancing, spinning, and climbing • Intergenerational: balance beams, chin up bar, monkey bars and/or hardcourt surface.

Lismore Open Space Strategy 2024 - 2034

Classification	Planning Considerations	Play Elements
Neighbourhood (Facility with a catchment of 2km walking radius)	<ul style="list-style-type: none"> Length of stay 30-45 minutes. Approx. 10 play elements. A minimum of four elements must be able to be used by toddlers and/or preschoolers (0-5). Seating Shade Bins Park size minimum 0.2ha 	<ul style="list-style-type: none"> Children: Sliding, swinging, rocking, balancing, spinning, and climbing Intergenerational: balance beams, chin up bar, monkey bars, step ups and/or hardcourt surface.
District (Facility with a catchment of 10km driving radius)	<ul style="list-style-type: none"> Length of stay 1 hour + Approx. 15 play elements, offering a range of play choice for all ages. Drinking station Seating Shade BBQ's Toilets Large areas of landscaping Park size minimum 0.5ha 	<ul style="list-style-type: none"> Children: Sliding, swinging, rocking, balancing, spinning, and climbing Intergenerational: All fitness equipment options, hardcourt surfaces, grassy playing fields, and footpaths. Nature play Inclusive and sensory activities. Play types should be provided for users across a range of ages and abilities and in various configurations with progressive levels of challenge. Play types should generally be provided to allow for both individual and group play.
Regional (Facility with a catchment of more than a 10km driving radius)	<ul style="list-style-type: none"> Length of stay 2 hours + Approx. 20 play elements, offering a range of play choice for all ages including unique, signature or special feature play elements. Inclusive play elements must be included. Play zones and quiet spaces. Drinking station Seating Shade Shelter BBQ's Toilets Large areas of landscaping and mature shade trees Park size minimum 1.0ha 	<ul style="list-style-type: none"> Children: Sliding, swinging, rocking, balancing, spinning, and climbing Intergenerational: All fitness equipment options, hardcourt surfaces, grassy playing fields, and footpaths. Passive and imaginative play including sand and water play. Nature play Inclusive, accessible, and sensory activities. Play types shall be provided for all ages and abilities and in various configurations with progressive levels of challenge. Play activities and types should be provided to allow for both group and individual play and wherever possible play equipment should be inclusive and accessible.

Table 2: The play hierarchy stipulates playground provisions for social and family recreation.

Chapter 11

Buffer Areas



11 Buffer Areas

11.1 Objectives of this Chapter

The objective of this Chapter is to minimise land use conflicts between potentially incompatible land uses through the establishment of appropriate buffer areas.

11.2 Definitions

Terms not defined in Local Environmental Plan (LEP) 2012 dictionary are defined in this section.

buffer area means an area of prescribed width between adjoining land uses or developments that is created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain development is restricted.

encroaching development means any development, including subdivision, the erection of a building or the carrying out of an activity on land to which this Plan applies, which is proposed on land adjacent to an existing development or land use, or to land previously zoned for a specific purpose under the Lismore LEP 2012.

exceptional circumstances means circumstances that are out of the ordinary, or unusual, or special, or uncommon. Circumstances will not be exceptional if they are regularly, or routinely, or normally encountered.

gully means channels which are above the water table at all times and therefore do not receive spring or groundwater flows. They carry water only during and immediately after rain. They may be dry for extended periods but subjected to flash flooding during high intensity storms.

watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

11.3 Conflicts in Land Uses

Conflicts in land use may occur where incompatible development encroaches into areas where established land use practices associated with a particular land use or activity are likely to lead to a real or perceived loss of amenity for residents. Typical external effects which may be generated by certain land uses and which could be considered to be incompatible with residential development include noise, odours, chemical sprays, dust etc. If these effects are not taken into account at the development application stage, pressures can be exerted on landowners to modify existing land use practices. This could affect the economic viability of an established land use or industry and in some cases could result in the sterilisation of a resource.

Development applications should address Lismore LEP 2012 Clause 5.16 *Subdivision of, or dwellings on, land in certain rural, residential or environmental protection zones* where relevant, with regard to minimising land use conflict between existing and proposed development.

11.4 Recommended Buffers

The most appropriate means for reducing potential land use conflicts is to provide for a physical separation between incompatible land uses in the form of a buffer area. The purpose of a buffer area is to provide a sufficient setback requirement such that impacts are reduced to the extent that they do not adversely affect the adjoining land use. The buffer distance generally applies when the residential development and the adjoining potentially conflicting land use are located on different allotments.

It is the responsibility of the “encroaching development” to provide the required buffer areas. Council may require that an Instrument under Section 88b of the *Conveyancing Act 1919* be placed on the title referencing the buffer and any management requirements.

Variations

In certain circumstances variations from the recommended standard buffer distances may be justified. Council has the discretion to approve a reduced buffer or require an increase in the buffer

distance or to require the implementation of any reasonable conflict avoidance measures. Development applications incorporating a reduced buffer distance should incorporate a land use conflict risk assessment (LUCRA) to be prepared by a suitably qualified person. Supporting technical reports such as noise or odour assessments and the like may be required to support the variation that must be prepared by a suitably qualified person. Information about preparing a LUCRA is available at:

https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0018/412551/Land-use-conflict-risk-assessment-LUCRA-guide.pdf

State or Regionally Significant Farmland

Areas of agricultural land in the Lismore LGA have been mapped as State or Regionally Significant Farmland based on physical attributes such as soil type, and the absence of constraints such as slope and flooding. It is important that urban, rural residential development and other incompatible development is directed away from this land to protect the resource base and ensure non-farming uses do not generate land use conflict. No variation to buffers will be approved for encroaching development on land adjoining State or Regionally Significant Farmland unless exceptional circumstances apply. For example, a variation to a buffer may be considered in recognition of the limitations of the broad scale State or Regionally Significant Farmland mapping only if supported by a technical report prepared by a suitably qualified person demonstrating a lack of agricultural capacity of the site. Where applicable, such technical reporting will be referred to the Department of Primary Industries for peer review.

This mapping is available to the public at:

<https://lismore.nsw.gov.au/our-online-interactive-mapping-services-gis>

Intensive Plant Agriculture - Horticulture

Horticulture is an important industry on the North Coast and makes a significant contribution to Lismore's economy. Lismore City is the third highest producing Local Government Area (LGA) in the region in terms of gross value of agricultural commodities. It is also the most diverse LGA with respect to the type of commodities it produces.

Potential conflicts between horticulture and residential development are dependent on the nature of the horticultural operation and the type of management practices employed by the producer. Commercial operations which involve the regular or intermittent use of chemical sprays on crops have the greatest potential for conflict with adjoining residential uses.

Where pesticides are applied aerially, the *Pesticides Act 1999* requires that the property owner (or person authorising the spraying of the chemicals) obtain the prior written consent of all owners of dwellings or public premises whose boundaries are located within 150 metres of the spray area. The NSW Environmental Protection Authority is the regulatory authority responsible for the administration of the *Pesticides Act 1999*.

"Biological buffers" offer an alternative to conventional setback requirements in that they assist in the capture of airborne pesticide droplets through the creation of a vegetation filter and are necessary to vary a recommended buffer to horticulture subject to a merit based assessment. A Biological buffer (as illustrated on page 4) should:

- (a) be a minimum width of 30 metres;
- (b) contain random plantings of a variety of tree and shrub species of differing growth habits, as spacings of 4 to 5 metres and mature plant height ranging from small shrubs to large trees of 15 metres or taller;
- (c) include species which have long, thin and rough foliage which facilitate the more efficient capture of spray droplets (see Appendix A for suitable species).
- (d) provide a permeable barrier which allows air to pass through the buffer (at least 50% of the screen should be open space).

Biological buffers also:

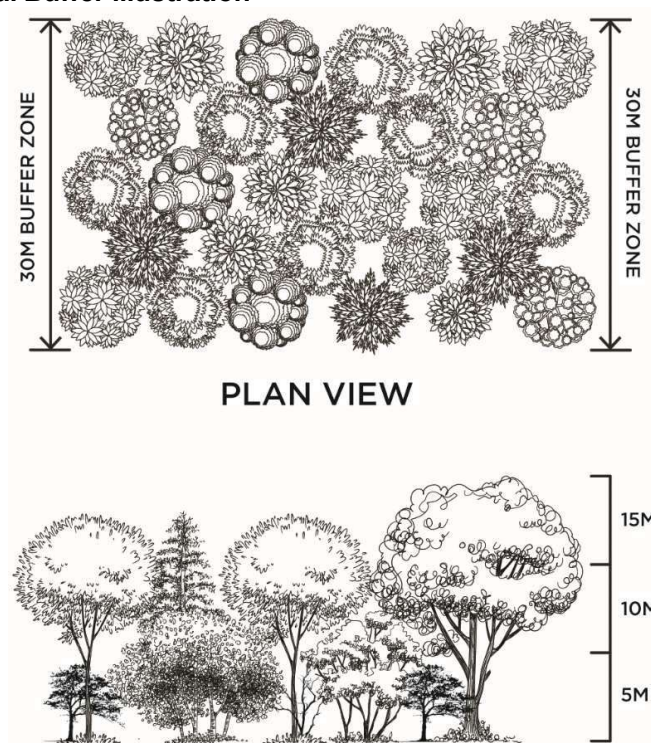
1. create corridors and habitat areas for wildlife;
2. increase the biological diversity of the area, thus assisting with pest control;
3. favourably influence the micro-climate; and
4. are aesthetically pleasing.

Recommended Buffer – refer to Appendix B

If the recommended minimum buffer distance cannot be met as per Appendix B, the 'Deemed to Comply' solution for a biological buffer is an 80 metre setback, including a 'biological buffer' of a minimum width of 30 metres established prior to development along the boundaries adjoining the horticultural land use and established in accordance with Appendix A.

Applications for development, where biological buffer areas are proposed, shall include a detailed landscaping plan indicating the extent of the buffer area, the location and spacing of trees and shrubs and a list of tree and shrub species (see Appendix A for recommended species). The application shall also contain details concerning the proposed ownership of the buffer area and the means by which the buffer is to be maintained.

Conceptual Biological Buffer illustration



Macadamia De-husking Plants

The mechanical de-husking of macadamia nuts is considered to be ancillary to the agricultural operation of macadamia producing properties in that it forms part of the normal harvesting process of macadamias. Consequently Council does not regulate macadamia de-husking plants (ancillary to a macadamia plantation on the same land) by means of control on siting, noise generation, or hours of operation. During harvesting operations de-husking plants may generate significant levels of noise and traffic which can have impacts on adjoining properties. Proposals for new dwellings or other incompatible development on properties adjoining existing macadamia de-husking plants should be located as far as practical from the plant in order to minimise adverse impacts.

Recommended Buffer – refer to Appendix B

Piggeries

Piggeries on the North Coast range from small operations of less than ten sows (approximately 100 pigs) to large intensive units housing up to 800 sows (8,000 pigs).

Piggeries accommodating more than 2,000 pigs (200 sows) are classed as Designated Development under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* and will require the preparation of an Environmental Impact Statement.

Piggeries accommodating more than 200 pigs (20 sows) may also be classed as designated if they are located:

- (a) within 100 metres of a natural waterbody or wetlands; or
- (b) in an area of high watertable; or highly permeable soils; or acid sulfate, sodic or saline soils; or
- (c) on land of slopes greater than 6 degrees; or
- (d) within a drinking water catchment; or
- (e) on a floodplain; or
- (f) within 5km of a residential zone and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to effect the amenity of the neighbourhood by reason of noise, odour, dust, traffic or waste.

Depending on the size of the establishment, the method of effluent disposal and topography, piggeries are likely to have a significant impact on nearby residential development and other incompatible land uses through the generation of odours. Buffers between piggeries and incompatible development should be of a sufficient distance so that odours generated by piggeries do not cause an undue loss of amenity.

Recommended Buffer – refer to Appendix B

Cattle Feedlots

A cattle feedlot consists of a confined yard area with watering and feeding facilities where cattle are completely hand or mechanically fed for the purposes of beef production.

Large feedlots containing 1,000 or more head of cattle are classed as Designated Development under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* and will require the preparation of an Environmental Impact Statement.

Cattle feedlots can have a significant environmental impact on adjoining properties through the generation of odours, dust and noise from stock truck movements and feed mill operations. Consequently sufficient buffering needs to be provided between feedlots and residential development to mitigate the effects of these impacts.

Recommended Buffer – refer to Appendix B

Other Intensive Livestock Agriculture, Dairies (Pasture Based) and Rural Industries

Buffers may be required to other intensive livestock agriculture, dairies (pasture based) and rural industries which are likely to impact on nearby residential development and these will be assessed individually according to the size, nature and characteristics of the operation.

Recommended Buffer – refer to Appendix B

Grazing Land and associated infrastructure

Residential dwellings and other incompatible land use sites adjoining grazing land should have a minimum 50 metre setback from cattle yards, shearing sheds, stock transporting infrastructure and other intensively used facilities ancillary to grazing activities.

Recommended Buffer – refer to Appendix B

Cattle Dip Sites

There are a significant number of operational, decommissioned and remediated cattle tick dip sites in Lismore. Cattle dipping remains an essential component of the cattle tick control program on the North Coast. The noise, dust and pesticide use associated with cattle dipping means that the operation of dip sites is generally not compatible with residential and other incompatible land uses. Even decommissioned dip sites are likely to contain chemical residues in the surrounding soil which may place a constraint on the development of surrounding land.

Lismore City Council's Regional Policy for the Management of Contaminated Land and the State Environmental Planning Policy No. 55 – Remediation of Land are used to establish appropriate management practices where encroaching development is within 200m from a cattle dip site.

Extractive Industries

Extractive industries involve the use of an extensive range of plant and equipment which creates noise and dust as material is extracted then crushed and screened for loading and transport. In some cases blasting is necessary to extract the material. Quarrying activities are incompatible with many land uses, particularly residential. It is therefore desirable to provide a buffer area around quarries to minimise land use conflicts and safeguard quarry resources which could be sterilised as a result of encroachment by residential and other incompatible land uses.

The extent of the buffer requirement depends on the size of the quarry, whether blasting is utilised, the nature of production methods, the extent of crushing and screening operations, topography and site conditions and the intensity of surrounding development and land uses.

Recommended buffers – refer to Appendix B

Sewage Treatment Plants

The operation of sewage treatment plants involves the aerobic treatment of sewage effluent in order to achieve a quality of effluent discharge from the plant as prescribed by license issued by the EPA. The normal and efficient operation of sewage treatment plants involves the generation of some odours which may make them incompatible with certain land uses, particularly residential, commercial and public uses.

The Department of Planning, Industry and Environment recommend a buffer of at least 400 metres width around sewage treatment plants, although this may be varied to suit local conditions. Compatible uses which may be carried out within the 400 metre buffer include agriculture, plant nurseries and certain recreational uses.

Recommended Buffer

400 metres for residential areas, commercial and community land uses, schools, etc.

Waste or Resource Management Facilities

Lismore City Council operates a waste and resource management facility at Wyrallah Road, Monaltrie. These facilities generate a number of external impacts related to their operation which include odours, dust, noise from machinery, traffic and visual impacts. Buffers between the perimeter of the working area of the waste or resource management facility and residential development should seek to minimise those impacts on residences while taking into account the operational characteristics of the facility and specific conditions affecting the site.

Recommended Buffer

500m from the approved landfill area.

Industrial Development

Where the subdivision of land is proposed for industrial development which adjoins existing residential development (or land zoned for the purposes of residential development), a buffer shall

be provided by the subdivider along the boundary with the residential land. The purpose of the buffer is to provide visual screening and assist in the reduction of impacts such as noise or other emissions from future industrial development.

Buffers should be mounded (to a minimum height of 1.5 meters) and densely planted in accordance with an approved landscaping plan. Generally Council will not accept land in buffer areas for dedication as Public Reserve. The subdivider shall provide details as to the type of industry to be adjoining the residential land, the future ownership of the buffer area and the means by which the landscaping will be maintained to Council's satisfaction.

Recommended Buffer

	Minimum	Preferred
Light Industries	10 metres	20 metres
General Industries	20 metres	40 metres

Buffer widths may be reduced where a public road provides a physical separation between residential land and industrial development, however mounding and landscaping will still be required to provide an effective visual barrier.

Heavy Industry and Heavy Industrial Storage Establishments

The width of buffer areas between heavy industry and heavy industrial storage establishments and non-compatible uses such as residential development will be dependent on the nature of the industry but should be of sufficient distance that adverse impacts are reduced to acceptable limits.

Recommended Buffer

1,000 metres to residential development and other non-compatible uses (a reduction may be considered depending on the nature of the industry).

Crematoriums

Crematoriums are a permissible use in the ~~B6 Enterprise Corridor, IN1 E3 Productivity Support and E4 General Industrial and IN2 Light Industrial~~ zones but prohibited in all other zones under the Lismore LEP 2012. Where crematoriums are proposed to border on residential areas an appropriate buffer is required to overcome perception issues that may be experienced by nearby residences.

Recommended Buffer

A minimum of 80 metres is required from existing residential development or from land that is zoned R1 General Residential, R2 Low Density Residential or RU5 Village.

Watercourses and Wetlands

Buffers between various forms of development and watercourses and wetlands are necessary in order to maintain water quality and protect the aesthetic, recreational and habitat values of the watercourse and riparian vegetation.

Recommended Buffers – refer to Appendix B

A list of suitable trees and shrubs for planting in streamside buffers is included in Appendix A.

Environmental Buffers

To protect the integrity of areas which are recognised as having high environmental value (such as National Parks, Nature Reserves, other environmental protection zones, and State Forests) a sufficient setback between new residential development and the defined boundary of environmentally sensitive areas should be maintained. Adverse impacts on these areas from residential development may include predation of wildlife by domestic animals, invasion of exotic weeds, and nutrient enrichment from stormwater run-off.

Recommended Buffer

Rural dwellings – 200 metres (preferred), 100 metres (minimum).

Urban development – 20 metres from the nearest boundary of any urban development (a reduction may be considered where an appropriate animal proof fence is erected along the boundary).

Railway Lines

The following minimum setbacks from railway lines apply to residential dwellings:

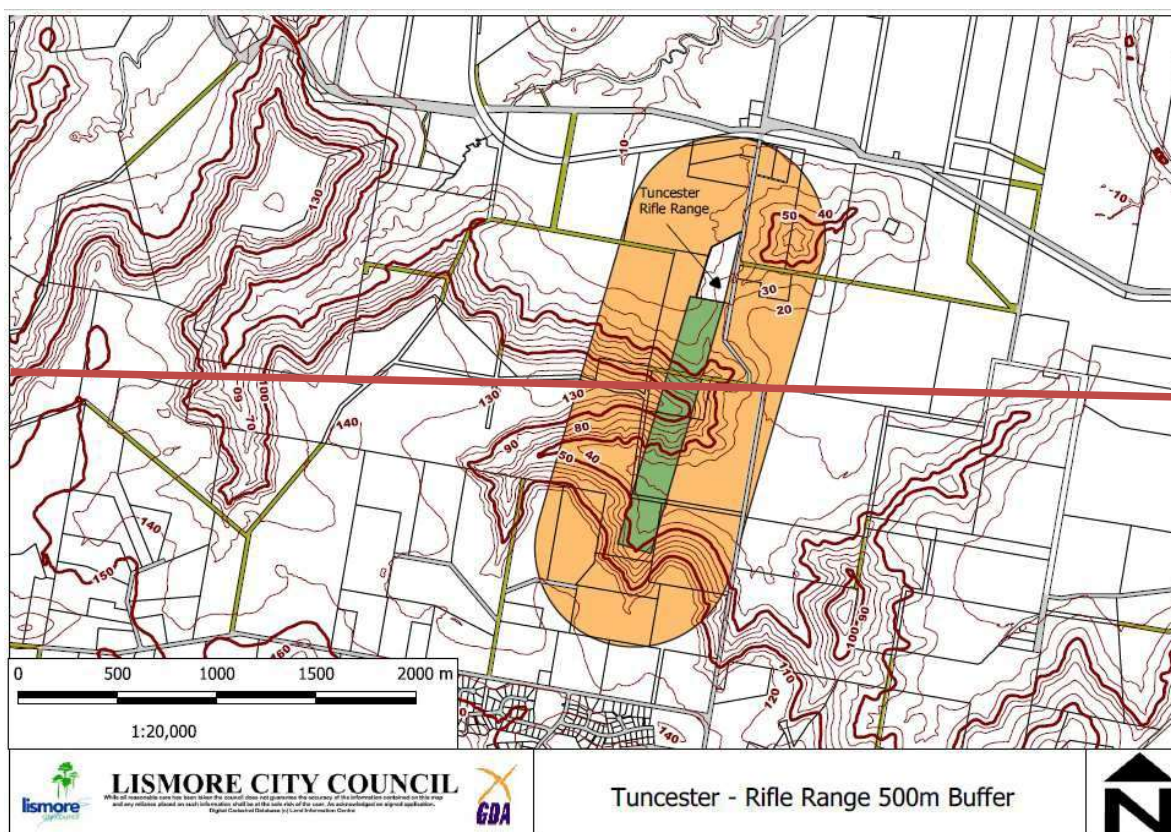
Rural areas	50 metres
Urban areas	20 meters (with appropriate mounding and planting)

Powerlines

Buffers to powerlines to be provided in accordance with '[*Development near Essential Energy's Infrastructure*](#)' or any contemporary guidelines provided by Essential Energy. ~~*ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure: Industry Safety Steering Committee September 2012.*~~

Rifle Ranges

Restrictions apply to the erection or use of any building for any purpose on land ~~that is part of a firing line and danger area in a rifle range highlighted in green on the following map, located immediately to the south of the rifle range in Rifle Range Road, Tuncester.~~ In addition, no dwellings are permitted within the buffer area of 500 metres around the firing line of the pistol and small bore range, as indicatively highlighted in orange on the map. Any other development and/or use proposed within the 500 metre buffer will be subject to Council consideration via the lodgement of a development application, having regard to the impact of that development on the continuing use of the rifle range.



Lismore Airport

Air space “protection” around an aerodrome is an important factor in maintaining the continued safe operation of an aerodrome. The Civil Aviation Safety Authority (CASA) defines a set Obstacle Limitation Surfaces (OLS) designed to provide a safe, efficient and predictable environment for aeroplanes in which to approach, land and takeoff. The objective of the OLS Standards is to define

the air space around the aerodrome which is to be kept free of obstacles so as to enable aeroplane operations to be conducted safely. No structure or installation is to be erected within the air space nominated without specific approval of the CASA:

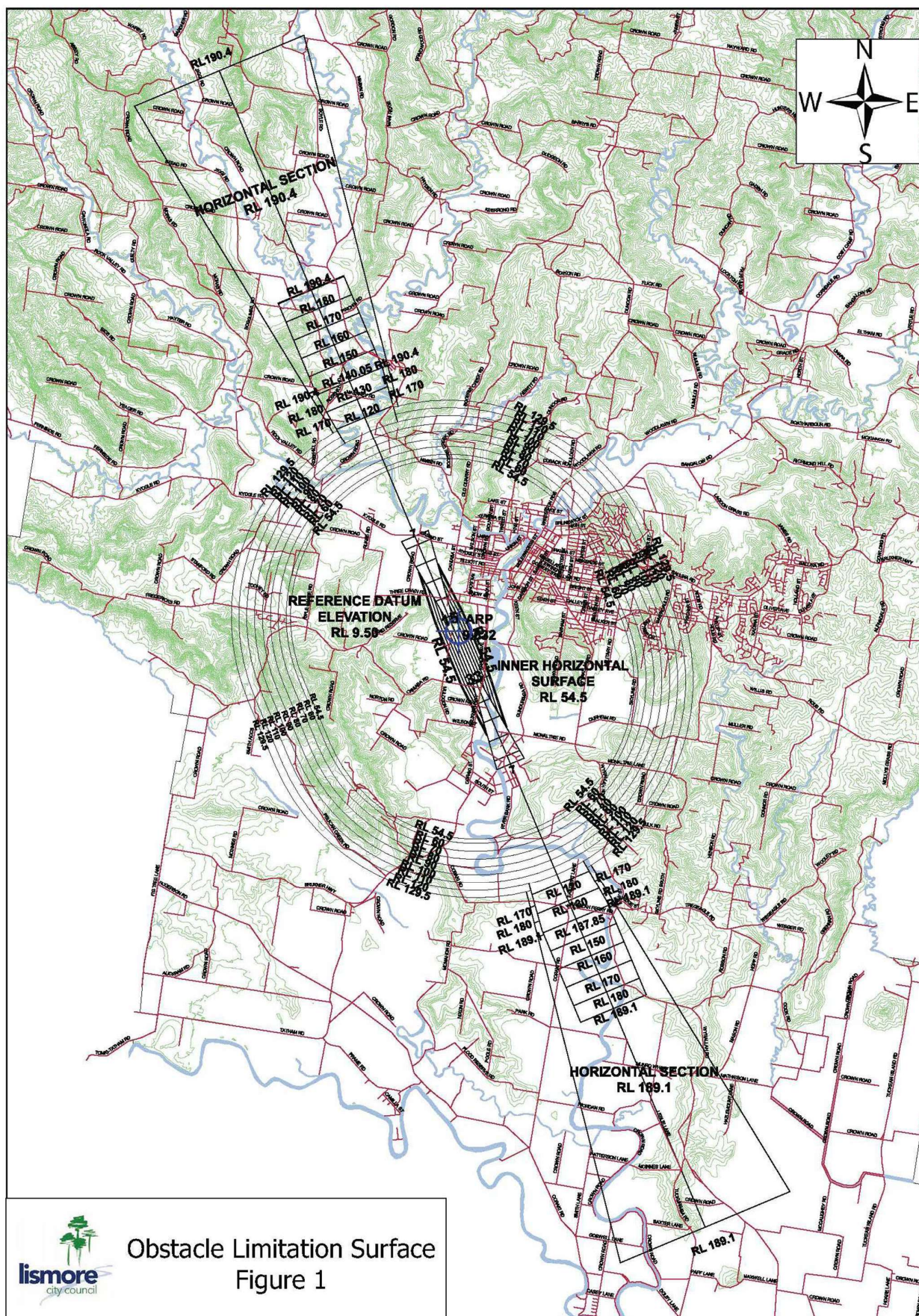
1. Above RL 54.5 metres AHD (45 metres above ground level of the airport) within an area of 4,000 metres radius from the runway as indicated in Figure 1.
2. Within the runway approach surfaces as indicated in Figures 1 and 2.

The nominated Obstacle Limitation Surfaces may be extended in the event of future extensions to the Lismore Airport runway.

Noise generated by aircraft has a differing impact upon a range of various land uses within the area surrounding airports. Accordingly, it is acknowledged by Council that certain types of development, such as residential dwellings, are not appropriate within close proximity to an airport. Taking this into account, in accordance with the requirements of LEP 2012, Council will generally not permit any form of residential development in locations where the ANEF (Australian Noise Exposure Forecast System), as shown on Figure 3, is at a level of 20 ANEF or more.

Notes:

1. The actual location of the 20 ANEF contour is difficult to define accurately, mainly because of variations in aircraft flight paths.
2. Within 20 ANEF to 25 ANEF, some people may find that the land is not compatible with residential use. Land use authorities may consider that the incorporation of noise control features in the construction of residences is appropriate (see also Appendix A).
3. An analysis of building noise reduction requirements by an acoustic consultant should be made and any necessary noise control features included in the design of the building.
4. If the 35 ANEF contour is not at present included in ANEF drawings this contour should be determined by interpolation.



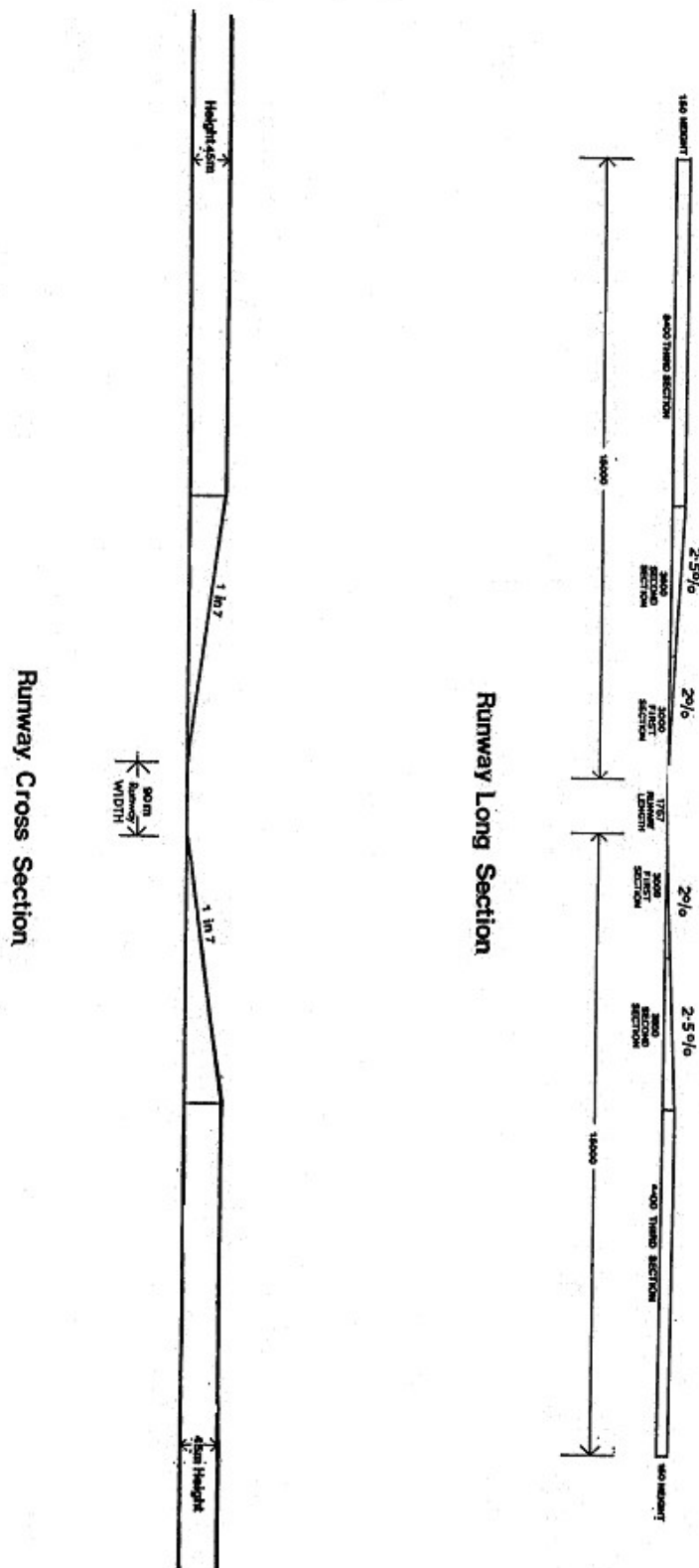
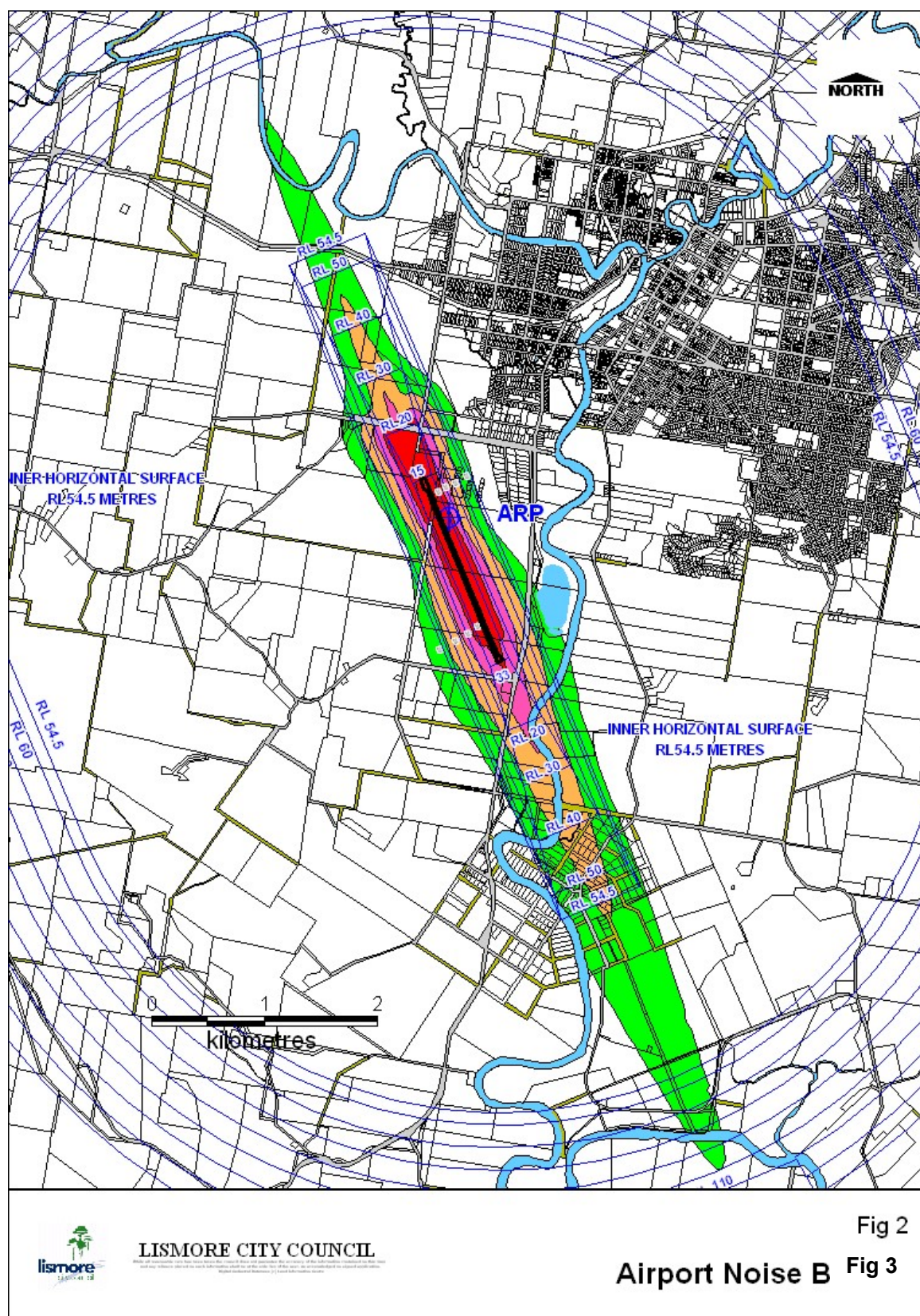


FIG 2



APPENDIX A

Trees and shrubs suitable for planting within a biological buffer, for fire retardant purposes and/or for planting as riparian buffers.

Family	Scientific Name	Common Name	Biological Buffer	Fire Retardant	Riparian
Araucariaceae	<i>Araucaria cunninghamii</i>	Hoop Pine	✓		
Arecaceae	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm			✓
Asteliaceae	<i>Cordyline petiolaris</i>	Broad-leaved Palm Lily			✓
Asteliaceae	<i>Cordyline stricta</i>	Narrow-leaved Palm Lily			✓
Boraginaceae	<i>Ehretia acuminata</i> var. <i>acuminata</i>	Koda			✓
Casuarinaceae	<i>Allocasuarina littoralis</i>	Black She-Oak	✓	✓	
Casuarinaceae	<i>Casuarina cunninghamiana</i>	River She-Oak	✓	✓	✓
Casuarinaceae	<i>Casuarina glauca</i>	Swamp Oak	✓	✓	
Cyatheaceae	<i>Cyathea cooperi</i>	Straw Tree fern		✓	
Cyperaceae	<i>Carex appressa</i>	Tall Sedge			✓
Elaeocarpaceae	<i>Elaeocarpus grandis</i>	Blue Quandong			✓
Elaeocarpaceae	<i>Elaeocarpus obovatus</i>	Hard Quandong		✓	✓
Elaeocarpaceae	<i>Elaeocarpus reticulatus</i>	Blueberry Ash		✓	
Fabaceae	<i>Acacia delbata</i>	Silver Wattle		✓	
Fabaceae	<i>Acacia floribunda</i>	White Sally Wattle	✓		
Fabaceae	<i>Acacia longissima</i>	Long-leaf Wattle	✓	✓	
Fabaceae	<i>Acacia melanoxylon</i>	Blackwood	✓		✓
Fabaceae	<i>Pararchidendron pruinosum</i> var. <i>pruinsum</i>	Snow Wood		✓	
Lauraceae	<i>Cryptocarya triplinervis</i>	Three-veined Cryptocarya		✓	
Lauraceae	<i>Endiandra muelleri</i>	Green-leaved Rose Walnut			✓
Lauraceae	<i>Endiandra pubens</i>	Hairy Walnut			✓
Lauraceae	<i>Litsea australis</i>	Brown Bolly Gum		✓	
Lauraceae	<i>Litsea reticulata</i>	Bolly Gum		✓	
Lauraceae	<i>Neolitsea dealbata</i>	Hairy-leaved Bolly Gum		✓	
Lomandraceae	<i>Lomandra hystrix</i>				✓
Lomandraceae	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush			✓
Malvaceae	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree		✓	
Malvaceae	<i>Brachychiton discolor</i>	Lacebark Tree		✓	
Malvaceae	<i>Commersonia fraseri</i>	Brush Kurrajong			✓
Meliaceae	<i>Dysoxylum fraserianum</i>	Rosewood		✓	
Meliaceae	<i>Dysoxylum mollissimum</i> subsp. <i>molle</i>	Red Bean		✓	
Meliaceae	<i>Melia azedarach</i>	White Cedar		✓	
Moraceae	<i>Ficus coronata</i>	Creek Sandpaper Fig		✓	✓
Moraceae	<i>Ficus fraseri</i>	Sandpaper Fig		✓	✓
Moraceae	<i>Ficus macrophylla</i>	Morten Bay Fig		✓	✓

Family	Scientific Name	Common Name	Biological Buffer	Fire Retardant	Riparian
Moraceae	<i>Ficus obliqua</i>	Small-leaved Fig			✓
Moraceae	<i>Ficus superba</i> var. <i>henneana</i>	Deciduous Fig			
Moraceae	<i>Ficus watkinsiana</i>	Strangling Fig			✓
Moraceae	<i>Streblus brunonianus</i>	Whalebone Tree		✓	
Myrtaceae	<i>Acmena ingens</i>	Red Apple			✓
Myrtaceae	<i>Acmena smithii</i>	Lilly Pilly		✓	✓
Myrtaceae	<i>Baeckea linifolia</i>	Weeping Baeckea	✓		
Myrtaceae	<i>Callistemon salignus</i>	Willow Bottlebrush	✓		✓
Myrtaceae	<i>Callistemon viminalis</i>	Weeping Bottlebrush	✓		✓
Myrtaceae	<i>Eucalyptus grandis</i>	Flooded Gum			✓
Myrtaceae	<i>Eucalyptus robusta</i>	Swamp Mahogany			✓
Myrtaceae	<i>Eucalyptus tereticornis</i>	Forest Red Gum			✓
Myrtaceae	<i>Leptospermum flavescens</i>	Common Tea Tree	✓		
Myrtaceae	<i>Leptospermum petersonii</i>	Lemon-scented Tea Tree	✓		
Myrtaceae	<i>Lophostemon confertus</i>	Brush Box		✓	
Myrtaceae	<i>Melaleuca bracteata</i>	Black Tea-tree	✓		
Myrtaceae	<i>Melaleuca linarifolia</i>	Narrow-leaved paperbark	✓		
Myrtaceae	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	✓		
Myrtaceae	<i>Melaleuca styphelioides</i>	Prickly-leaved Tea Tree	✓		
Myrtaceae	<i>Syncarpia glomulifera</i>	Turpentine	✓	✓	
Myrtaceae	<i>Syzygium australe</i>	Brush Cherry		✓	
Myrtaceae	<i>Syzygium francisii</i>	Giant Water Gum			✓
Myrtaceae	<i>Syzygium luehmannii</i>	Small-leaved Lilly Pilly		✓	
Myrtaceae	<i>Tristaniopsis laurina</i>	Water Gum		✓	✓
Myrtaceae	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly		✓	
Oleaceae	<i>Notelaea longifolia</i>	Large Mock-olive		✓	
Oleaceae	<i>Olea paniculata</i>	Native Olive		✓	
Phyllanthaceae	<i>Glochidion ferdinandi</i>	Cheese Tree		✓	✓
Pittosporaceae	<i>Hymenosporum flavum</i>	Native Frangipani			✓
Pittosporaceae	<i>Pittosporum revolutum</i>	Rough Fruit Pittosporum		✓	
Pittosporaceae	<i>Pittosporum undulatum</i>	Sweet Pittosporum		✓	
Podocarpaceae	<i>Podocarpus elatus</i>	Plum Pine	✓		✓
Proteaceae	<i>Banksia integrifolia</i> subsp. <i>integrifolia</i>	Coastal Banksia	✓		
Proteaceae	<i>Floydia praealta</i>	Ball Nut			✓
Proteaceae	<i>Grevillea robusta</i>	Silky Oak			✓
Proteaceae	<i>Hakea salicifolia</i>	Willow Leaf Hakea	✓		
Proteaceae	<i>Helicia glabriflora</i>	Smooth Helicia	✓		
Proteaceae	<i>Stenocarpus salignus</i>	Scrub Beefwood			
Proteaceae	<i>Stenocarpus sinuatus</i>	Firewheel Tree	✓	✓	✓
Rhamnaceae	<i>Alphitonia excelsa</i>	Red Ash			✓
Rutaceae	<i>Flindersia schottiana</i>	Cudgerie			✓

Family	Scientific Name	Common Name	Biological Buffer	Fire Retardant	Riparian
Rutaceae	<i>Melicope elleryana</i>	Pink-flowered Doughwood		✓	
Rutaceae	<i>Melicope micrococca</i>	Hairy-leaved Doughwood		✓	
Sapindaceae	<i>Arytera distylis</i>	Twin-leaved Coogera			✓
Sapindaceae	<i>Arytera divaricata</i>	Coogera			
Sapindaceae	<i>Cupaniopsis parvifolia</i>	Small-leaved Tuckeroo	✓		
Sapindaceae	<i>Diploglottis australis</i>	Native Tamarind			✓
Sapindaceae	<i>Guioa semiglauc</i>	Guioa			✓
Sapindaceae	<i>Harpullia alata</i>	Wing-leaved Tulip		✓	
Sapindaceae	<i>Harpullia pendula</i>	Tulipwood			✓
Sapindaceae	<i>Jagera pseudorhus</i> var. <i>pseudorhus</i>	Foambark Tree	✓	✓	✓
Zingiberaceae	<i>Alpinia caerulea</i>	Native Ginger			✓

APPENDIX B – Recommended minimum buffer distances for primary industries

	Residential areas & urban development	Rural dwellings	Education facilities & pre-schools	Rural tourist accommodation	Watercourses & wetlands	Bores & wells	Potable water supply/ catchment	Property boundary	Roads
Piggeries ¹ Housing & waste storage	1000	500	1000	500	100	SSD	800	100	100
Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Feedlots ² Yards & waste storage	1000	500	1000	1000	100	SSD	800	100	100
Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Poultry ³ Sheds & waste storage	1000	500	1000	500	100	SSD	800	100	100
Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Dairies ⁴ Sheds & waste storage	500	250	250	250	100	SSD	800	100	100
Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Rabbits ⁵ Wet shed, ponds & irrig.	300	150	150	150	100	SSD	800	50	50
Dry shed	120	60	120	60	100	SSD	800	20	20
Other intensive livestock operations ⁶	500	300	500	300	100	SSD	800	100	100
Grazing of stock	50	50	50	50	BMP	SSD	BMP	NAI	BMP
Sugar cane, cropping & horticulture	300	200	200	200	BMP	SSD	BMP	NAI	BMP
Greenhouse & controlled environment horticulture	200	200	200	200	50	SSD	SSD	50	50
Macadamia de-husking	300	300	300	300	50	SSD	SSD	50	50
Forestry & plantations	SSD	SSD	SSD	SSD	STRC	SSD	SSD	BMP	STRC
Bananas	150	150	150	150	BMP	SSD	SSD	BMP	BMP
Turf farms ⁸	300	200	200	200	50	SSD	SSD	BMP	SSD
Rural industries (incl. feed mills and sawmills)	1000	500	500	500	50	SSD	SSD	SSD	50
Abattoirs	1000	1000	1000	1000	100	SSD	800	100	100
Potentially hazardous or offensive industry	1000	1000	1000	1000	100	SSD	800	100	100
Mining, petroleum, production & extractive industries	500 1000*	500 1000*	500 1000*	500 1000*	SSD	SSD	SSD	SSD	SSD

* Recommended minimum buffer distance for operations involving blasting.

Source: Table 6, 'Living and Working in Rural Areas' (NSW DPI, 2007)

NAI: Not an issue

SSD: Site specific determination (no standard or simple buffer distance applies)

BMP: Best management practice to apply given site circumstances. Buffer and/or management practice should represent duty of care to the environment and the public and include measures necessary to protect bank stability, maintain riparian vegetation and protect water quality. The incorporation of best management practice measures in property and farm plans is encouraged.

STRC: Subject to relevant codes.

Notes:

1. Subject to environmental assessment in accordance with the Australian Pork Limited *National Environmental Guidelines for Piggeries* (2010) and the *National Environmental Guidelines for Outdoor Rotational Piggeries* (2013)
2. Subject to environmental assessment in accordance with the National Guidelines for Beef Cattle Feedlots in Australia. Meat and Livestock Australia (2012)
3. Subject to environmental assessment in accordance with Best Practice Management for Meat Chicken Production in NSW. NSW DPI (2012)
4. Subject to environmental assessment in accordance with *Environmental Management Guidelines for the Dairy Industry*. NSW DPI (2008)
5. Rabbit farming: Planning and development control guidelines (NSW DPI 2002) and environmental assessment in accordance with *Assessment and management of odour from stationary sources in NSW* (DEC, 2006)
6. Environmental assessment in accordance with *Assessment and management of odour from stationary sources in NSW* (DEC, 2006)
7. Subject to environmental assessment in accordance with *Planning for Turf Farms* (NSW DPI, 2014)

Chapter 18

Extractive Industries



18 Introduction

18.1 Objectives of this chapter

1. Ensure that extractive industries do not adversely impact on the environment and surrounding land uses;
2. Identify and protect mineral and extractive resources of significance and associated extractive industries;
3. Identify preferred haulage routes and desired road standards;
4. Ensure continued efficient, appropriate and responsible operation of extractive industries of regional and local significance;
5. Provide for adequate “buffer areas” around quarries and resources of significance, so as to prevent encroachment of inappropriate land uses such as residential and rural-residential development and to minimise land use conflicts;
6. Identify quarries which have been exhausted of resource, or are no longer required and encourage effective rehabilitation of these sites;
7. Outline requirements and information needed for obtaining development consent to establish new quarries and extend or intensify existing quarries;
8. Provide guidelines for preparation and implementation of management plans for operating and rehabilitating quarries, so as to minimise adverse environmental impacts.

18.2 Definitions

A word or expression used in this chapter has the same meaning as it has in LEP 2012 unless it is otherwise defined in this chapter.

buffer area means the area around an extractive industry which may be affected by quarrying activities e.g. noise, dust visual intrusion etc and which is created for the purposes of mitigating these impacts on adjoining land uses of a residential nature.

extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

extractive material means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the *Mining Act 1992*.

mineral means any substance prescribed by the regulations under the [Mining Act 1992](#) as a mineral for the purposes of the definition of **mineral** in that Act, and includes coal and oil shale, but does not include uranium or petroleum.

primary haulage route means a road which carries in excess of 10,000m² of extractive material annually.

secondary haulage route means a road which carries between 2,000m³ and 10,000m² of extractive material annually.

18.3 Extractive and Mineral Resources in Lismore

Extractive and mineral resources are of fundamental importance to the development of our community, particularly in areas of high growth such as the North Coast and Gold Coast regions. The potential pressures of this high population growth and development will result in an increasing need for road base etc, a large proportion of which is likely to go outside our area.

The exploration, discovery, assessment and viable economic extraction of a mineral or extractive material basically hinges upon its potential commercial value at any particular time. The physical

nature (ie bulk, mass, weight) and locational nature (access and distance to markets in relation to transport costs) of the resource, the actual costs of extraction, as well as the existence and strength of the market, are factors determining the commercial value of a resource commodity.

A substantial component of the price of construction material is the cost of transporting the material from the site where it is extracted, to the site where it is used. Hence it is imperative to minimise the distance between the resource and end-user construction sites. Where resource sites are sterilised by the encroachment of inappropriate development, construction projects in that area will have to rely on resources from less accessible extraction sites, with a consequent increase in costs. Transport of resources over longer distances also increases road construction and maintenance costs, because of extra wear and tear on roads.

The identification and assessment of mineral and extractive material is intimately tied in with the geology of the area. Geological survey is an ongoing process, managed in NSW by the relevant State Government Agency. It is beyond the scope of this chapter to describe in detail, the geology of the City of Lismore.

Production of extractive material varies considerably from year to year generally following highs and lows in the economy and the construction industry. The Lismore area on average, produces about 300,000 tonnes of extractive material per annum, the bulk of which comprises construction materials. In the busier years production has exceeded 400,000 tonnes per annum. The relevant State Government Agency estimates that average production levels will steadily increase by 1% to 5% per annum, over the next ten to fifteen years, as demand increases.

There are a number of quarry and resource sites in Lismore which are of regional significance and a further 30 or 40 sites which are of local significance, some of which may also become regionally important in the future.

18.4 Extractive Industries – Haulage Routes

Efficient and safe movement of extractive material from the source of supply to the end user is of critical concern to the quarry operator, consumer, community and Council. The impact of quarry trucks on road surfaces (particularly when loaded), the safety of other road users and the amenity of residents living along haulage routes are of particular concern to Council.

Generally Council requires that primary haulage routes and routes servicing larger quarries (production greater than 10,000m³ per annum) have a sealed road width of 6 metres. Where average daily traffic rates are less than 500 vehicles and quarry production is of an intermittent nature, a seal width of 5.5 metres for a haulage road to larger quarries would be acceptable. Where average traffic counts exceed 1,000 vehicles per day, a minimum road seal width of 6.5 metres should be provided along the haulage route.

In the case of secondary haulage routes and routes servicing smaller quarries (with annual production in the range of 5,000m³ to 10,000m³ per annum), Council requires a sealed road width of at least 3.6 metres, where average daily traffic counts are less than 150 vehicles, increasing to a seal width of 5.5 metres where such traffic exceeds 500 vehicles per day. An unsealed gravel road formation may be acceptable to Council where quarry production is intermittent, and traffic counts are less than 150 vehicles per day, with few dwellings located along the haulage route.

The change in classification of a non-haulage road to become a secondary haulage road, or a secondary haulage road to become a primary haulage road can only be dealt with upon the receipt of a development application for either the establishment of, or the enlargement of, an existing extractive industry.

Classification of haulage routes may change if a large new quarry or major expansion of an existing quarry is proposed. A significant increase in haulage may, for example, require a secondary haulage route to be upgraded to a primary haulage route. The EIS or Statement of Environmental Effects accompanying a development application shall include an assessment of the need for, and impact

of, additional secondary haulage routes or reclassification of secondary haulage routes to primary routes.

Development applications must specify the haulage routes to be utilised and the expected number of laden and unladen truck movements on each route. Where haulage routes do not meet Council's road standard requirements, a development application may be refused, or a levy applied, either in a lump sum or by quarterly payment per tonne of production, to fund upgrading of the haulage road. The amount of the levy will be assessed in relation to the amount of quarry production and the extent of road upgrading works required.

All quarries will be levied a road maintenance levy to fund additional road maintenance costs associated with extra wear and tear created by quarry trucks on local roads. Road maintenance levies are payable quarterly and are calculated as a rate per tonne per kilometre of material extracted. The larger the tonnage and the longer the distance hauled on local roads, the greater is the amount that is payable to Council for road maintenance. Council may consider negotiating an "average levy" applying to material hauled from a quarry, based on the average distance that material is hauled.

~~Calculations of the heavy haulage levies are identified in Council's adopted Section 7.11 Contributions Plan. Calculation of the levy is based on a percentage of the Roads and Maritime Services' Standard Truck Hire Rates multiplied by the tonnage and distance (calculation of road levies for quarries are identified within Council's Section 94 Contribution Plan).~~ As a guide, the current recommended maintenance levy charge is around 4.0 cents per tonne kilometre for a main road. A quarry producing 10,000 tonnes of material and hauling this material over a distance of 10 kilometres, would pay an annual road maintenance levy of \$4,000 in four quarterly instalments, each of \$1,000. Production figures may be described in cubic metres provided that the nature of the material is identified, so that a tonnage calculation may be made.

18.5 Buffer areas around Extractive Industry sites

Extractive industries involve the use of an extensive range of plant and equipment which creates noise, dust and even odour, as material is won from the quarry face and then crushed and screened for loading and transport. In some cases blasting is necessary to extract the material. Quarrying activities are incompatible with many land uses, particularly those of a residential nature. Even some farming activities may also experience problems, when located close to a quarry. It is therefore desirable to provide a buffer area around quarries to minimise land use conflicts.

In fast growing and intensively settled areas like Lismore, extractive industries and resources may be sterilised as a result of the encroachment of residential land uses. It is therefore desirable to identify significant quarries and resources and provide an appropriate buffer to prevent encroachment of residential and other land uses, which may sterilise a resource or lead to community pressures to restrain or cease production.

The extent of buffer required depends on the size of the quarry, whether blasting is utilised, nature of production methods, extent of crushing and screening operations, topography and site conditions and the intensity of surrounding development and land uses. A two level buffer standard has therefore been implemented, with a primary and a secondary buffer area established.

Urban/village-residential and rural-residential development is excluded from both the primary and secondary buffer area. Farmhouses on agricultural holdings may be permitted in the secondary buffer area (but generally not in the primary buffer area), if no alternative suitable location is available. All other non-residential land uses are permitted in the secondary buffer area. As a general rule only bushland, rural industries, or agricultural and forestry uses and rural outbuildings will be permitted in the primary buffer area. The following table summarises the minimum radii of buffer areas required by Council around extractive industries and resources:

Quarry Size	Primary Buffer Zone	Secondary Buffer Zone
-------------	---------------------	-----------------------

Large Quarries (10,000m ³ pa)	500 metres	800 metres
Medium Quarries (5,000m ³ – 10,000m ³ pa)	400 metres	600 metres
Minor Quarries (< 5,000m ³ pa)	300 metres	400 metres

Buffer areas may be reduced where topographic, climatic, site conditions or production techniques are favourable to reducing distance separation. For example a quarry located within a confined and enclosed basin, or a quarry which operates only on an intermittent basis, may enable a reduction in the extent of the buffer. Very small quarries, essentially used only as borrow pits, and minor quarries with intermittent use may require a buffer of only one or two hundred metres. A section of buffer zone could be reduced where a hill or ridge separates the quarry from a potential development area, or where the quarry is downwind of the development area (ie less affected by noise and dust).

In some cases buffer zones may need to be increased where, for example, the topography is very flat or a development site is located upwind of a quarry. Where blasting is utilised at a quarry, a primary buffer zone of at least 800m – 1,000m is desirable. This buffer could be reduced to 400m – 500m, or even less, depending on blasting technique and where blasting is infrequent and/or only small “staggered” blasts are used.

Whilst buffer zones are not required along haulage routes, Council will encourage a maximum building setback to haulage roads, to reduce noise and dust nuisance. Residential and rural-residential development will generally not be approved along or near unsealed quarry haulage routes. Such development should even be discouraged along or near sealed haulage routes servicing major quarries (production in excess of 50,000m³ with 50 truck movements daily) unless an adequate buffer can be provided to the haulage road. Individual dwellings fronting unsealed haulage roads should be setback at least 50 to 60 metres from the road and be provided with a planting buffer to minimise dust nuisance.

18.6 Rehabilitation of Quarries

Extractive industries are acknowledged as ‘temporary’ land uses, and controls as imposed by conditions of consent indicate the life expectancy of a quarry. The imposed conditions require that at the end life of the quarry, appropriate rehabilitation measures are carried out within 12 months.

Quarries should be progressively rehabilitated by initially removing and storing topsoil for replacement onto worked out areas. These worked areas should be reshaped, stabilised, topsoiled and replanted to prevent erosion and sedimentation and enable the land to be returned to agricultural or other appropriate uses. Stock should not have access to areas being rehabilitated.

Exhausted and disused quarries **must not** be left in an unrestored state. Such quarries can result in land and water degradation because of increased incidence of erosion and sedimentation and they may become a danger to both humans and stock. Quarries that have ceased operation prior to this DCP coming into force and which did not have a requirement for rehabilitation, may apply to Council to permit removal of additional extractive material from a disused quarry to finance its restoration. Owners of unrestored, disused quarries may also be eligible for specific Federal or State environmental grants to assist in the cost of rehabilitation.

Guidelines for the rehabilitation of quarries are included with the Rehabilitation Guidelines and Environmental Management Plans for Extractive Industries Section attached as Annexure 1. Further advice is obtainable from the relevant State Government Agency.

18.7 Obtaining Development Consent for Extractive Industries

All extractive industries without a current valid development approval from Council are required to obtain Council's development consent for an increase in production or for any lateral extension of the area quarried. Existing unauthorised quarries and new extractive industries require submission and approval of a development application and environmental impact statement prior to any site works commencing, or production continuing in the case of unauthorised quarries.

Development consent may not be required where material is extracted for 'on farm' use on the property on which material is extracted (ie for purposes ancillary to the agricultural use of the land eg stockyards driveways etc). In this regard, should the farmer be of the opinion that the extractive activities are wholly ancillary to the agricultural pursuits of the land, then Council should be advised, in writing, that the extractive activities are for agricultural purposes only with material not removed from the farm and justification for this conclusion provided. Should Council be of the opinion that those extractive activities do not require development consent, the Council will supply written verification of that fact.

In the above situation, Council reserves the right to require the farmer to use and operate the extractive area in an environmentally sensitive manner, and implement such rehabilitation works as may be required by Council.

Guidelines for the Preparation of a Development Application are available on Council's website. The guidelines list Council's requirements for preparation and submission of a development application and Statement of Environmental Effects. Some extractive industries are classified as Designated Development (Schedule 3 - EP&A Regulation 2000) in which case an Environmental Impact Statement (EIS) is required. Even when an EIS is not required, a thorough assessment of potential environmental impacts must be made and details of protection measures included. Extractive industries if not properly designed and managed, can create erosion, degrade water quality, create noise and dust nuisance, damage roads, destroy habitat and leave a scar on the landscape.

Guidelines on preparing an EIS for proposed quarries are contained in the Department of Planning and Infrastructure's "EIS Guidelines - Extractive Industry – Quarries".

18.8 Extractive Industry Management Plans

An extractive industry management plan is a document which describes how extractive activities are to be carried out, machinery, processes and methods to be utilised, staging of quarrying and rehabilitation, transport of materials, site management, and measures by which adverse environmental impacts are to be minimised.

Council, as a condition of development approval for all extractive industries, requires the developer to prepare a management plan for the continuing operation and rehabilitation of the extractive industry and site. This management plan must be consistent with the EIS or Statement of Environmental Effects and development consent, and must be approved by Council prior to any site works commencing.

The management plan should be prepared in consultation with Council and relevant government agencies. Council will require submission of a rehabilitation bond (as a bank guarantee) as part of the approval of the Management Plan. Management Plans shall also provide for periodic site inspection (every one to five years depending on quarry size) by Council Officers, to ensure compliance with the management plan. Council's requirements for the form and content and preparation of management plans are summarised in Annexure 1.

LISMORE CITY COUNCIL

REHABILITATION GUIDELINES AND ENVIRONMENTAL MANAGEMENT PLANS FOR EXTRACTIVE INDUSTRIES

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1. INTRODUCTION

The environmental impacts of quarrying operation are will recognised and include visual intrusion, air, water and noise pollution and soil erosion. The major environmental aims of the quarry operation and rehabilitation therefore are to reduce or repair the disturbance created by these operations, produce a stable ground surface for revegetation purposes and to prevent the pollution of the environment surrounding the site. These aims can only be achieved by the careful planning or extraction operations prior to the commencement of operations at the site.

This planning should encompass the initial selection of the quarry site and the development of the quarry itself. Site selection should include the examination of such factors as alternate sites, the planning of road access, potential visibility and nearby present and future residential development.

Following site selection it is essential that the site be developed in a planned and logical manner from an environmental, safety, economic and social viewpoint. This development should include, where possible, the planning or operations such that the site may be excavated progressively to enable the rehabilitation of worked out areas concurrent with extraction operations, thereby minimising the total area disturbed at any one time.

The rehabilitation of these worked out areas will be aided by the planned location of topsoil, vegetation and overburden stockpiles, drainage lines and internal access roads. Further, consideration of the potential air, water and noise pollution problems which are likely to be encountered during the operating life of a quarry will allow the planning of methods and procedures to minimise the effects of such pollution. These include careful location of internal access roads, the method of operation and the location and selection of plant and equipment.

Thus, if an extraction operation is carefully sited and planned and well operated, adverse environmental effects should not occur.

Because of the wide range of factors which may affect the operation and rehabilitation of a particular quarry site, such as climate, soil and rock type, slope and land use, it is impossible to prescribe specific operational and rehabilitation methods for all sites. It is, however, possible to provide broad principles and practices for the operation and rehabilitation of quarry sites which have a general application and it is with this aim that these guidelines have been produced.

The information contained within this Development Control Plan is of an advisory nature only and is intended to assist in the preparation of required plans and reports, it should be noted that, in most cases, specific information relating to details of operation and subsequent controls, are to be obtained from relevant government authorities. With regard to site specific guidelines for site selection, location of access roads, development, extraction, erosion control, dust, noise, blasting, rehabilitation and essentially all other practical site details, you are advised to contact the Department of Mineral Resources. Information in this section is a general guide only.

2. STATUTORY REQUIREMENTS

Statutory requirements may involve consultation with various State Government authorities.

These authorities are contacted in due course, as part of the Development Approval Process upon application to Council.

2.1 Development Consent from Council

All new extractive resources operations or substantial changes to method or hours of operation or plant and equipment of existing approved operations will require development consent from Council. The Development Application (DA) will need to be accompanied by an Environmental Impact Statement (EIS) and a Rehabilitation and Environmental Management Plan.

The aim of the Rehabilitation and Environmental Management Plan is to provide guidance on the day to day operation and precession operation with regard to rehabilitation and environmental management practices. It is complementary to the EIS, in that initial interpretation of the EIS may take into consideration the need for changes in operation over the life of the development.

The Rehabilitation and Environmental Management Plan is therefore a plan of intent which aims to give both Council and the operator a blueprint for development, yet with certain flexibility for changing circumstances.

Depending upon the nature and scale of operation, the Rehabilitation and Environmental Management Plan will be re-assessed according to Council's Development Control Plan No. 29, from between every 1 to 5 years.

2.2 Existing Use Rights under State Environmental Planning Policy No. 37, the Conservation Process to Development Approval and the Need for a Rehabilitation and Environmental Management Plan.

The now repealed State Environmental Planning Policy (SEPP) No.37 aimed for existing extractive resource operations to be able to continue in a legal and environmentally responsible manner.

That Policy ensured that all existing quarries would require, as part of the process of the SEPP, development consent from Council.

Under the Policy, quarries enjoying existing rights are registered and shall continue to enjoy existing use rights (within strict limitations) during the registration and moratorium period of two (2) years ending September 18, 1995. Such limitations restrict the amount of material produced and additional area which can be used during an annual period. An operator is required to submit a return to Council every three months after registration which indicates new areas used and all volumes produced during that three month period.

By the end of the moratorium period all quarries must have obtained development consent to continue operation after that period or ceased to operate.

2.3 Environmental Impact Statements

The extent of the Environmental Impact Statement (EIS), which will be needed to be submitted with the Development Application, will be determined in consultation with Council's Planning Services Division.

The types of matters which would need to be addressed in an EIS, and this as a guide to a Rehabilitation and Environmental Management Plan, are set out in Appendix 1.

2.4 Management Plan

As a general guide the types of matters which would need to be addressed in an Environmental Management Plan are set out, but not restricted to those, below:-

1. Background to the project, including details of the operator.
2. Employment and socio-economic aspects.
3. Land use and rehabilitation objectives.
4. Sensitive issues – aboriginal. Endangered species, historical or residential.
5. Overall plan and details of proposed extractive operations.
6. Topographic survey before operations and proposed topography after operations.
7. Location of supply facilities, eg roads, powerlines, water supply etc.
8. Water management on-site including ground water tables and aquifers; the prevailing drainage pattern; the impact on vegetation; creek flow; neighbouring use of creeks etc.
9. Stockpiling of ore, overburden and topsoil – including plans for containing any toxic run-off.
10. Pre-extraction flora and fauna data.
11. Post extraction objectives regarding flora and fauna.
12. Soil erosion and sediment control.
13. Buffer zone proposals.
14. Drilling and blasting times to meet statutory requirements.
15. Noise and dust to meet statutory requirements.
16. Tailings disposal including decommissioning of tailing dams.
17. Noxious weeds and feral animal survey and control.
18. Disposal of plant waste (chemicals, refuse, scrap metal).
19. Monitoring – Environmental Auditing.
20. Final Decommissioning.
21. Identification of problem soil, eg highly disbursable subsoils which may be encountered during the life of the quarry.

3. SITE SELECTION AND VISUAL IMPACT

The careful siting of surface excavations and associated facilities will greatly reduce their visual impact on the surrounding environment and the subsequent rehabilitation costs.

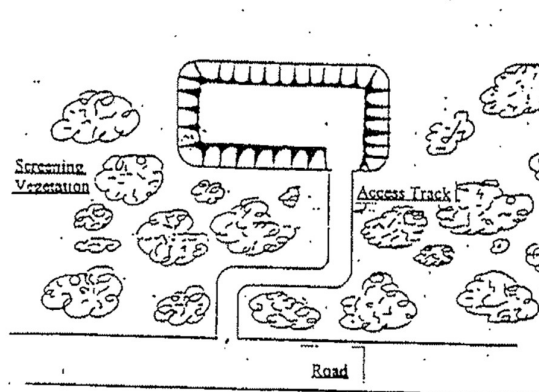
The location, size of deposit, and suitability of the extractive material is fixed by past geological events and useful deposits are often unevenly distributed. When selecting a site, therefore, there must be a balance between the visual impact and the economic viability of the operation.

All feasible alternative sites and sources of material should be examined including previously worked sites. The visibility of the site should be determined from the property boundaries, nearby and distant residences and from nearby and distant vantage points including roads.

It is often possible to reduce or eliminate the visual impact of an excavation by use of the natural topography for screening. Contour maps may be used to locate excavations behind hillsides or in natural depressions, as serious visual impact may occur if the excavation intersects the skyline.

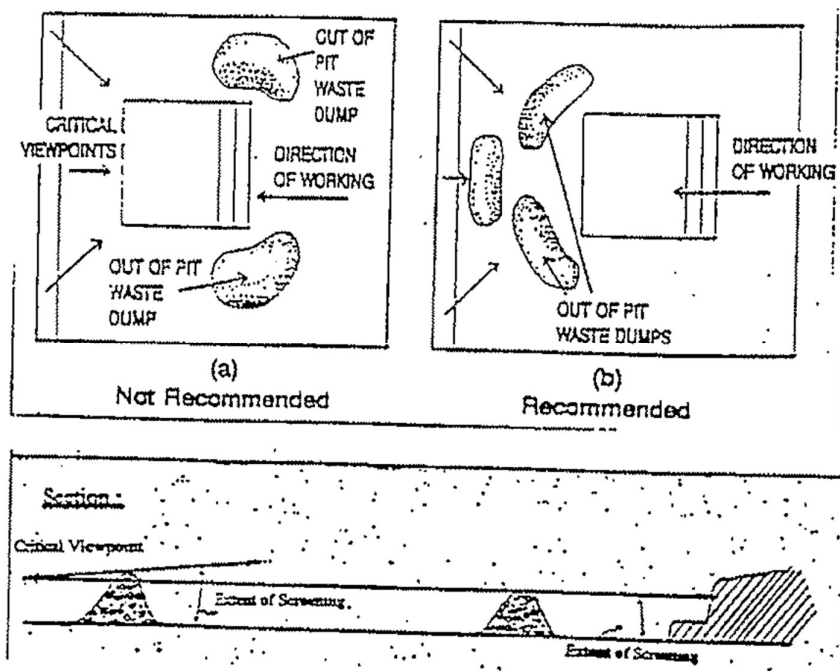
Natural vegetation adjacent to the excavation may be used for screening the workings. These areas should be maintained as buffer zones with the planting and seeding or further vegetation where necessary to supplement the existing flora (Figure 1).

FIG 1 – SCREENING VEGETATION



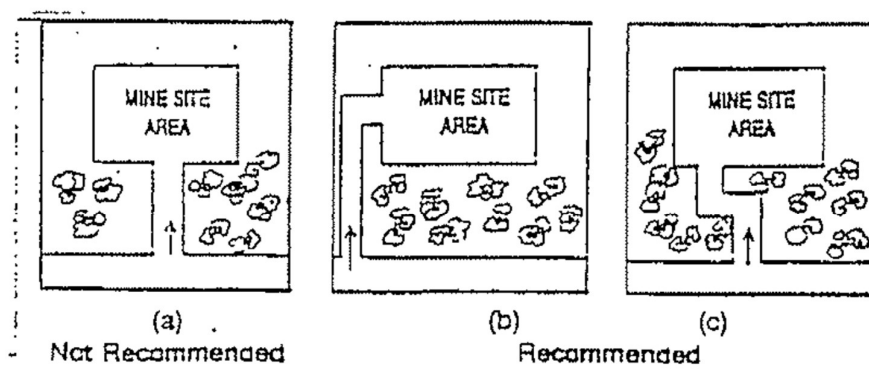
Screening may also be achieved by the construction of contoured soil overburden embankments which should be subsequently vegetated for maximum screening of the site. Consideration should be made for the suitability of overburden material as vegetation medium, eg soil analysis. These embankments must be properly designed particularly with respect to landform so as to blend with the existing contours in the area. These banks should be located close to the critical viewpoint so as to increase the screening effect of the operations (Figure 2). The roads should also be designed to provide for stable drainage and erosion control measures.

FIG 2 – LOCATION OF SCREENING EMBANKMENTS



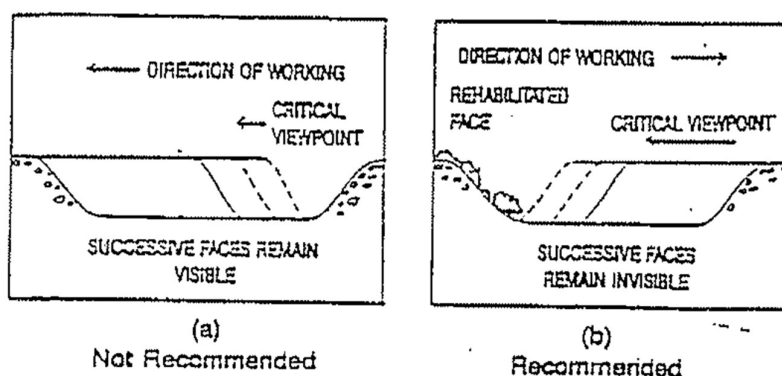
The roads within, and to, the excavation are of prime importance in the development of the operation. The access road to the excavation is also important in relation to the visual impact of the excavation. The road should be located so as to utilise any natural vegetation present to screen the excavation (Figure 1). Further, the access road may be curved to preclude a direct line of sight into the excavation (Figure 3)

FIG 3 – LOCATION OF ACCESS ROADS



The method of operation at the site may be selected to reduce the visual impact. It may be possible to select a starting point that is invisible by retaining a natural screen in place whilst embarking on a tree planting program so that intrusion into the visible will be gradual and the whole area will be screened. Alternatively, the working face may be oriented to present the minimum visual impact from a critical viewpoint (Figure 4).

FIG 4 – DEVELOPMENT – MINIMUM VISUAL IMPACT



The location of waste dumps and fixed plant should be carefully selected so as to reduce their visual impact. These should blend with the natural background by use of complementary colours, vegetation and embankment screening.

The site should also be carefully selected with regard to local watercourses. The disturbance and pollution of watercourses should be minimised by the location of extractive operations and access roads as far as practicable from these watercourses and by the maintenance of vegetative buffer zones around these watercourses.

Site selection is also of importance with respect to noise and dust control. Quarries and pits in which blasting and associated activities are conducted will produce noise and dust problems which may be overcome to some extent by the provision of adequate buffer zones.

4. QUARRY DEVELOPMENT

4.1 Vegetation Clearing and Topsoil Stripping

As far as practicable the clearing of vegetation should be kept to a minimum, only exposing sufficient area as is required for immediate use. Thus only trees and shrubs directly affecting extraction operations should be removed and the surrounding trees left to provide seed for the natural revegetation of the disturbed area. Cleared vegetation should be stockpiled as it can be used as a mulch or cover where suitable following the respreading of topsoil over the area. Alternatively, trees and shrubs can be stockpiled and chopped and the chips respread when returning topsoil to the excavation.

Topsoil is an essential factor in the re-establishment of healthy vegetative growth in any disturbed area and may also be used to create screening banks or mounds. It is essential, therefore, that the topsoil on access tracks and the excavation area is stripped, and stockpiled separately from overburden material.

The overburden is the material below the topsoil which must be removed to obtain the primary resource (stone, gravel etc). It is also invaluable for the rehabilitation of the site, such as backfilling and building banks and barriers to provide visual screens, therefore should also be stripped and stockpiled.

Topsoil and overburden should be removed progressively and this removal should but be any more extensive that is required to maintain production. Thus, where possible, pre-stripping from any stage prior to completion of the previous stage of excavation should be minimised. It is advantageous to avoid intermediate storage and respread topsoil stockpiles are not placed so should not be placed against trees or shrubs so as to prevent disturbance of this vegetation when topsoil and overburden and returned to the site.

Stockpiles may be subject to erosion by wind or water and some temporary protection may be required before they are respread where these factors are significant. This protection may include water sprays, vegetative seeding, mulches, plastic mesh or netting and the provision of adequate drainage.

4.2 Method of Extraction

Extraction operations should be programmed to ensure the minimum disturbance of the working area consistent with operational requirements of plant manoeuvrability and efficient operation of the site. This is achieved by the systematic extraction and rehabilitation of the site through the used of planned bays and the use of benches or terraces on steeper land.

4.2.1 Planned Bay Method

This method of extraction, an example of which is shown in Figure 5, is particularly suited to gravel pit operations on relatively level ground. The site to be worked is divided into sections or bays. The first section or bay is then stripped of vegetation, topsoil and overburden which is stockpiled for later use in rehabilitation. Extractive material is then removed and the worked out section is completely

rehabilitated. The next section is then stripped and the process is repeated. The use of planned sections or bays for the extraction of material this reduces the area disturbed at any one time so that the visual impact and also the potential for erosion of the site are minimised.

4.2.2 Benching

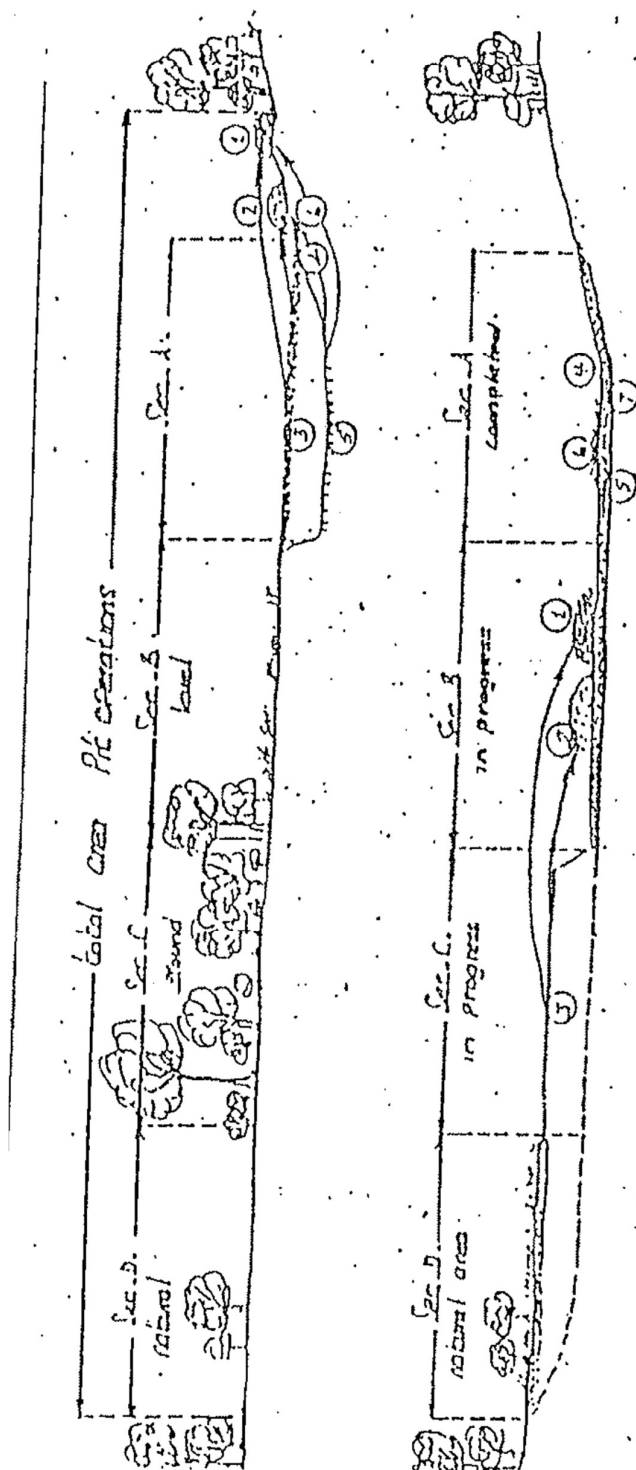
In areas of steeper land the use of benches or terraces may be required, in addition to the planned bays. The quarry should therefore be developed in a series of benches commencing at the top of the hillside and progressing downwards. The topmost bench invariably has the greatest visual impact on the landscape. It is therefore desirable to commence operations at the highest point so that rehabilitation of the scar can be carried out early in the life of the operations. The benches should be of a sufficient number to allow drilling and blasting (if required), loading, and clean up of material to be carried out without one operation interfering with the other.

The minimum height of the quarry face may be determined by the thickness of the bed of material being worked, by places of weakness in the bed or by environmental considerations. Low faces are desirable from a safety aspect and for a reduced environmental impact. The maximum height which a quarry face may reach is determined in consultation with the Mines Inspector of the NSW Department of Mineral Resources.

The width of quarry benches must provide sufficient space to permit safe working. In some cases the benches will be of sufficient width for the loading of machine and the transport equipment to be used in safety to allow the extracted material to be stockpiled.

All benches should be self draining with the drainage arranged in such a low pattern so as to minimise erosion. Upon completion of extraction operations on each bench, or suitable section thereof, rehabilitation should be carried out. This rehabilitation is enhanced by drilling of drill holes one metre below the final bench height during extraction operations. The fracturing of the rock material, which occurs as a result of this drilling, provides conditions amenable to plant growth.

Where appropriate the benches may be treated (blasting, ripping etc) to create benches of irregular length, height and width such that when rehabilitation is complete, they will blend more effectively with the surrounding area. The sharp and regular outlines characteristic of quarries increase their prominence in the landscape, and should thus be avoided. Where rehabilitation of benched areas require topsoil for plant growth, special measures may be required, such as backslope benching or excavated holes filled with soil.

Figure 5 Planned Bay Method

PIT TREATMENT

Operations to be phased progressively in sections A-D.
Each section to be developed in sequence 1-7.

1. Remove vegetation and stockpile.
2. Remove topsoil and stockpile.
3. Remove gravel.
4. Return topsoil to floor of pit and spread evenly.
5. Rip floor of pit along contour to mix topsoil and allow water penetration.
6. Spread vegetation evenly over floor of pit.
7. Seed with appropriate grass/clover or native tree seed/fertiliser mixture.

4.3 Water Management

One of the major causes of pollution arising from quarry sites is the sediment derived from the water erosion of the disturbed sites. Water erosion can cause sheet, rill and gully erosion and the siltation of water storage, access roads, agricultural drainage systems and natural flow lines and creek systems. Water may come from rainfall falling onto the site, existing, streams running through it and any water used in the extraction process. Erosion can be controlled by one or more of the following methods:-

- i) restricting the amount of water before entering the site or divert them away from the quarry site. Consultation with the Department of Water Resources is required;
- ii) limiting the area of the site which is disturbed;
- iii) managing the water leaving the site. Discharge shall pass through a vegetative filter before entering any water course.

4.3.1 Water

i) Water Entering the Site

The volume of run-off water entering the site may be reduced by the use of diversionary or holding structures such as drains, banks or dams. Run-off should be diverted into stable flow lines outside the area of the pit where possible. Every effort should be made to site quarries away from natural water courses and flow lines. Where this is not possible it may be necessary to dam these water courses or divert them away from quarry sites.

ii) Limiting Area of the Site Disturbed

It is often not possible to prevent all water entering the site, such as from rainfall and ground water, thus it is essential that the area disturbed is minimised. This will be achieved if the method of operation, as outlined above, is utilised. Further, access roads should be maintained in a stable condition such that water does not concentrate and flow along them by the use of cross drains and table drains. It is also essential that traffic is restricted to defined tracks and roads which are located so as not to contribute to degradation by channelling excess run-off onto pit areas or adjacent land.

iii) Management of Water Leaving the Site

The water that does enter the site and flow over disturbed area must be controlled to prevent the transport of sediment into nearby watercourses or adjacent land. Unless the excavation is to be later used for water storage purposes it should be adequately drained and run-off channels provided so that the quarry and the processing and storage areas are maintained in as dry a condition as possible and erosion is controlled. This is best achieved by channelling this water into silt dams or traps of adequate size which act as settling dams allowing suspended solids to settle. The clean water can then be pumped, siphoned or permitted to seep from the area. These dams should be regularly cleared of sediment and sludge which should be disposed of in such a manner as to not pollute any water courses or drains.

Further, grease and oil traps should be built in drains near workshops and places where vehicles or machines are likely to cause spillage. These traps should be regularly cleaned out and the waste oils collected and removed from the site in a satisfactory manner.

4.3.2 Dust

The production of dust from quarries and gravel pits may create a safety hazard from employees or be a nuisance to nearby residents. The dust may result from all aspects of the operations including blasting, loading and transport, processing, stockpiles and the general work area including access roads. In many of these cases the dust nuisance will not be immediately apparent and will be more severe during periods of strong winds. The wind direction and possible wind abatement should be considered and if necessary operations should cease if dust production is too high.

The production of dust in quarries and gravel pits may be controlled by various techniques, depending upon the dust source.

Blasting

Dust may be controlled by wet drilling, mist drilling or by drilling with an exhaust system to clear and collect dust.

When blasting is conducted it should be ensured that the dust produced is blown away from neighbouring houses.

Loading and Transport

During drier summer months, if sufficient heavy trucks have passed over the road surface to create fines, there may be generation of dust. Therefore if the quarry is located in an area where dust is likely to be a problem all roads and access tracks within the premises should be sealed where practicable or otherwise oiled or watered when necessary.

Vehicle movements should be restricted to defined roads and tracks and the speed of vehicles should be restricted.

When leaving the quarry site vehicles carrying extracted material should have an effective cover over the load or have the load wetted down.

Processing

Dust produced by the operation of crushing and screening plant should be controlled by the use of fixed water sprays or dust extraction equipment installed at all fixed crushers and at all points where crushed material changes direction due to a belt transfer. Dust extraction equipment should also be incorporated with all vibrating screens.

Alternatively, the crushing and screening plant should be totally enclosed and fully serviced by dust extraction equipment. This should include the covering of all conveyor runs.

Dust production may also be controlled by the use of certain plant practices which may include the separation of non-dusty from dusty operations, the enclosure of dusty machines and the reduction of the amount of fall of materials at transfer points and into bins.

Stockpiles

Dust arising from stockpiles of topsoil, overburden, extracted and processed material should be controlled by one or more of the following methods:-

covering with plastic sheeting; roofing; planting with, and maintenance of, suitable vegetation; the use of water sprays or the spraying with chemicals to produce an impermeable membrane.

The location of stockpiles in an area protected from prevailing winds and away from nearby residents may also reduce the dust nuisance.

General Work Area

The operator should ensure that good housekeeping practices are employed in the work area. This should include the prevention of the accumulation of dust in or around any plant or building, the clean up of any spillage and the paving, oiling or watering of the general plant environs.

The quantity of dust emanating from a quarry site may also be reduced by minimising the area of the site which is disturbed. Further, the effect of prevailing winds and any consequent dust production may be reduced by the effective use of screening vegetation and the local topography.

A measure of the effectiveness of these dust control procedures is that dust should not be able to be seen leaving the general work area or the areas on which the crushing and screening plant is located, when these viewed from any point on the boundary of the premises.

4.4 Noise Control

Noise is defined as objectionable or unwanted sound. There are three major categories of noise sources which arise from quarrying operations, fixed plant, mobile plant used within the premises and external transport movements. The equipment and activities in these categories include compressors, drills, blasting, loaders, crushers, screens, conveyors and trucks.

A simple method of avoiding the noise problems associated with quarrying operations is to restrict the hours of operation at the site excluding, where possible, operations during weekends and before 7.00am and after 6.00pm on weekdays.

The level of noise reaching the general public from a quarry during working hours will depend upon the noise generated from the sources outlined above, the distance between the noise sources and the receiver and the degree of attenuation along the noise path. There are, therefore, two fundamental noise control techniques available to the quarry operator:-

1. the reduction of the noise generated at the sources; and
2. increasing the attenuation or absorption between the source and the receiver by the careful location of equipment.

4.4.1 Noise Reduction at the Source

This may be achieved by the replacement of existing equipment with more modern machinery or by altering the design or improving the maintenance of existing equipment. All drilling equipment, for example, should be effectively silenced and these silencers should be fully maintained so as to remain effective. Alternatively, the fixed equipment may be placed in an acoustically designed building or enclosure to reduce the noise emanating from the site.

4.4.2 Noise Control by Equipment Location

Site selection (Section 3) is obviously a most effective method of minimising potential noise problems from a quarry site.

A second method involves the use of barriers whether already existing, such as past excavations and the natural topography, or specially constructed for this purpose, such as topsoil or overburden stockpiles.

Noise from mobile plant is generally more difficult to control than noise from fixed plant. The former may be minimised by the location of internal haul routes close to the internal face of an excavation on site, away from nearby houses for example.

In order to achieve the greatest reduction in noise levels from noise barriers, the noise source and the barrier should be as close to each other as possible in a similar manner as for visual screens (Figure 2).

The planting of trees on earth mounds or barriers is an effective method of visually screening the quarry site as noted earlier. But barriers comprising trees are relatively ineffective in the reduction of noise levels as a wide belt of trees with a dense understorey is required to cause a significant reduction. The importance of trees as a visual screen however should not be underestimated and a combination of earth banks and tree screens may achieve desirable results from both acoustic and visual aspects.

4.4.3 Blasting

One of the major sources of noise from a quarrying operation is that generated from the blasting of rock material. Blasting operations may produce ground vibrations and low frequency air blast and it is the latter which is the greatest potential noise source from blasting.

The escape of explosive energy from quarry blasting, as air blast, not only results in excessive noise, but also represents inefficiency of the blasting technique.

The extent of air blast is determined by several factors including the type and quantity of explosive, the degree of confinement, the method of initiation, the local geology and topography and atmospheric conditions. A modification of blasting technique including reduced charge size and improved detonation, which should be carried out in accordance with the requirements of the Department of Mineral Resources, are thus effective methods of reducing air blast.

Air blast may also be reduced by avoiding blasting when the prevailing atmospheric conditions are unfavourable, such as adverse wind direction and low cloud for example, and at inappropriate times, such as early morning or late evening.

Generally, air blasting produced from secondary blasting is greater than that produced from the primary or initial blasting operations. The use of impactors as a replacement for secondary blasting will thus markedly reduce the levels of air blast emanating from the quarry site.

4.5 Rehabilitation

4.5.1 Rehabilitation Concurrent with Extraction Operations

It is not possible to plan the rehabilitation of a quarry site unless the ultimate land use has been determined. In specific situations a land use different from the original may be required, such as forestry, waste disposal, recreation or conservation. In a majority of cases, however, a return to the original land use of native forest or pasture will be desirable and it is upon this assumption that the following rehabilitation guidelines are based.

For the rehabilitation of a quarry site to be successful from both an environmental and economic point of view rehabilitation procedures must be conducted concurrent with extraction operations and should be commenced as soon as possible. Initial excavations may be difficult to conceal although the use of existing screening vegetation (Section 3) may provide a visual screen until a sufficient area has been worked to enable rehabilitation to commence.

Sufficient personnel and resources must be allocated during the operation to enable progressive rehabilitation without impeding production. Funds for final rehabilitation should be budgeted for during the operation, as there may be insufficient income at the end of the operation to cover final costs.

Economically, it is more beneficial to conduct the earthmoving operations required for the rehabilitation of disturbed sites while the heavy equipment is available and working on the site rather than to bring back this equipment following cessation of operations. Similarly, the extent of any measures for erosion control which may be required will be considerably reduced if these are carried out progressively rather than allowing run-off to cause extensive and expensive (to alleviate) damage.

Rehabilitation procedures may be implemented immediately following the selection of the site and involve the minimal clearing of vegetation, stripping and stockpiling of topsoil, the use of erosion control techniques and a systematic method of site development.

The systematic method of operations outlined in Section 4 should result in the formation of stable areas such as benches or bays which may be rehabilitated concurrent with extraction operations in another area of the site. In the case of the planned bay method this stable area would be a worked out bay. In a benched quarry this area should be each successive bench so that as soon as practicable after extraction of material from the bench rehabilitation should be instigated. This is of particular importance in hard rock quarries as the upper faces are likely to be more visible and thus early screening is essential.

i) Earthworks

The first step in the rehabilitation process involves the re-shaping of the worked area. If the final land use of the site is to be the same as the site prior to extraction operations, this re-shaping should aim to approximate the original contours of the area. In the case of a benched quarry this may be achieved by the removal of the edges of each bench and the rounding off of the lip and toe of the pit face by blasting. To further approximate the surround countryside and reduce the visual impact of the site, the benches may be made irregular in length and height also by blasting. In those sites where the extraction of material has produced sheer face, these should be removed by the levelling and battering of the faces.

ii) Topsoil Spreading

Topsoil should then be spread uniformly over the stable surfaces to as great a depth as possible to encourage revegetation of the site. This will occur due to the often high nutrient status of topsoil, the improved soil structure and the water-holding capacity.

iii) Ripping

The recontoured areas covered with topsoil should then be deep-ripped where possible to a depth of 500mm to provide suitable substrata for root development by improved aeration and water-holding capacity and to create a firm bond between the ripped substrata and the topsoil or overburden. The rip lines should be parallel to the contour to reduce water run-off and increase water infiltration into the site.

iv) Revegetation

Prior to revegetation of the site any soil conservation structures such as contour banks and diversion banks that may be required should be constructed to control the run-off of water.

If the final land use is to be the same as the site prior to extraction operations the plant species selection for revegetation should be the same native species which previously occurred in the general area. The aim of these rehabilitation procedures, therefore, should be produce a self-maintaining plant community of broadly similar species composition and appearance to the surround landscape.

In disturbed sites plant growth may be limited by many factors. One of the most important of these is the nutrition of plant species and so, dependent upon the nutrient status of the site, the application of fertiliser may be required.

Revegetation on steep slopes may be assisted by the use of mulch which protects the structure of the surface soil by reducing run-off, conserving soil moisture and reducing the surface temperature. Mulching materials include straw, grass-hay and any brush or scrub removed in the initial clearing of the site. There are several other techniques to assist revegetation in steep areas and these include the use of bitumen emulsion, hydro-mulching and chemical stabilisers.

The revegetation of the site concurrent with extraction operations should not be limited to those areas at which extraction has been completed. It may be necessary, for example, to temporarily revegetate overburden and topsoil stockpiles as outlined in Section 4. In those areas where browsing by native or domestic animals may be a problem revegetated areas should be fenced to exclude these animals.

In all cases provision be made for –

- 1) watering (eg drip irrigation or if to be manually watered, access ways to be provided);
- 2) maintenance (viz. replacement due to loss; and
- 3) general nurture until vegetation is well established.

In all cases it is recommended that native species are to be planted within these revegetation schemes with a preference for local species.

V) Maintenance

The revegetation of the site should be followed by a carefully planned maintenance program to ensure its success. Such measures may include watering, further fertilising, fence repair and continued pest control. When revegetation is carried out progressively personnel on-site may be used to conduct maintenance of revegetated areas.

4.5.2 Rehabilitation Following Cessation of Extraction Operations

The rehabilitation requirements of a quarry site following the completion of operations at the site should be considerably reduced if the progressive rehabilitation of the site has been conducted. The details of these rehabilitation procedures are provided in Section 4.5.1 and may be summarised as follows:-

- a) Earthworks;
- b) Spreading of topsoil;
- c) Ripping;
- d) Revegetation;
- e) Maintenance.

Prior to the commencement of earthworks at the site following the completion of extraction operations all fixed and mobile equipment, all temporary and permanent structures and all waste materials should be removed from the immediate rehabilitation site area. The latter materials should be disposed of at a licensed refuse disposal site.

Those disturbed areas of the site which have not been rehabilitated concurrent with extraction operations should then be rehabilitated using procedures outlined above. Rehabilitation should include treatment of the internal roads and tracks.

The quarry site should therefore be left in a stable, free draining and revegetated state which blends in with the contours and vegetation of the surrounding area.

DRAFT
Lismore Urban Stormwater Management Plan
(2025 Status Review and Update)

Client : Lismore City Council
Prepared by : Australian Wetlands Consulting Pty Ltd
Project # : 231730B
Date : 17th April 2025

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Lismore Urban Stormwater Management Plan (2025 Status Review and Update)

Project control

Project name: **Status Update on Progress to Objectives and Projects in the 2016 Lismore USMP (Urban Stormwater Management Plan)**

Job number: 231730a
 Client: Lismore City Council
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Australian Wetlands Consulting Pty Ltd | Lismore Urban Stormwater Management Plan Review - 2024

Executive Summary

Following an internal restructure Lismore City Council transferred responsibility for urban stormwater management to the Water and Wastewater Team in July 2024. As a result, it has been identified that the structure and focus of the Lismore Urban Stormwater Plan (USMP) requires review and modification to ensure that it aligns with broader Council actions and plans. It is also essential that this document responds to the needs of the community and their priorities in relation to urban stormwater management.

The scope of this document and its function has been determined in discussion with Lismore City Council. This document only considers the management of and response to urban stormwater issues in particular conveyance of frequent minor rainfall events. Large rainfall events and flooding are outside of the scope of urban stormwater management. Furthermore, the focus of this document is to provide a status update and consideration of the priority projects identified in the 2016 Lismore USMP (Hydrosphere Consulting, 2016). Finally, this status update is intended to cover a 2-year timeframe from March 2025. A further revision to the USMP is anticipated to be completed in 2027.

Community feedback has been obtained via the DRAINS Action Group and feedback obtained through development of the Community Strategic Plan. The community has expressed the need for timely and responsive repair and maintenance of drainage infrastructure. The need for clearing of blockages and removal of debris is also clearly identified by the community. To address this Lismore Council has obtained funding to commission and undertake CCTV pipe inspections to assess the condition of all stormwater infrastructure within the Lismore CBD. Following inspection additional funding is available for cleaning of pipes and infrastructure. This information will then be used to better understand the condition and maintenance requirements of the stormwater infrastructure within the Lismore CBD and costs.

The most recent iteration of the USMP provided an implementation plan that identified projects and programs and prioritised these projects. This review has considered these projects in the context of community feedback and better understanding of the need to repair and maintain drainage infrastructure. As a result, the prioritisation of projects has been modified to allow for appropriate consideration of current and pressing requirements for stormwater management.

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1 Introduction and Background

Urban stormwater can include rainfall runoff generated from urban areas as well as dry weather flows from sources such as groundwater, garden watering and leaking pipes. Urban stormwater management represents a significant challenge as there are many complex aspects including both stormwater quality and quantity as well as ecosystem health to be addressed. The various aspects of urban stormwater are typically addressed and defined based on the size of the event. Large rainfall events associated with flooding are not covered by stormwater management plans. Urban stormwater management relates to smaller more frequent rainfall events. Thus, the scope of this document does not include large events and flooding. This document and associated actions only relate to frequent rainfall events that do not generate large volumes of runoff.

The Northern Rivers Stormwater Drainage Guidelines (Northern Rivers Local Government, 2019) provides the following description.

Traditional stormwater management involves piped discharge from development projects and provision of stormwater detention for flood mitigation and drainage asset protection purposes. By contrast, management of the urban water cycle considers stormwater as a resource for re-use ensuring the appropriate treatment and attenuation of stormwater flows, prior to discharging into receiving waters.

Additionally

The Minor System comprises kerb & gutter, road table drains, gully pits, underground pipes manholes and outlets.

The Major System refers to overland flow paths comprising open space, floodway channels, road reserve, pavement areas, detention basins and lagoons, designed to convey storm flows in excess of the minor system capacity

All major structures are to be designed for a 1 in 100-year ARI (1% AEP) event without afflux. The design rainfall criteria and elements to which they typically apply are summarised below.

DESCRIPTION	(ARI 1 in X years)	Lismore City Council
MAJOR SYSTEM (ARI 1 in X years)	100	100
MINOR SYSTEM (ARI 1 in X years)		
Parks & Reserves	1	1
Rural Residential	5	10
Urban Residential	5	10
Commercial / Industrial	10	20
MAJOR ROAD (Sub-arterial)		
Kerb & Gutter	10	10
Cross Drainage – Culverts, Bridges etc.	50	50
MINOR ROAD (Collector & Local)		
Kerb & Gutter	As per zoning	
Cross Drainage – Culverts, Bridges etc.	20	20

Urban stormwater management is an important issue for the Lismore community. To support actions to improve urban stormwater Lismore City Council (LCC) has developed a number of plans and programs these include:



- Lismore City Council Urban Stormwater Management Plan, Volumes 1 and 2 (Hydrosphere consulting, 2016)
- Lismore City Council Strategic Asset Management Plan (Morrison Low, 2023)
- Community consultation
- Asset and inspection programs

The focus of this document to provide a review and status update on the progress towards achieving the identified objectives and actions from the Lismore Urban Stormwater Management Plan (Hydrosphere, 2016).

1.1 2016 USMP Background

Lismore City Council's (LCC) Urban Stormwater Management Plan (USMP) (Hydrosphere Consulting, 2016) was prepared to improve the sustainability of Lismore's urban stormwater management systems.

The USMP was developed with the aim to provide a management framework which will *provide a balanced, whole-of-life-cycle approach to the management of urban stormwater to* (Hydrosphere Consulting, 2016):

- *Reduce the occurrence of localised flooding to protect public and private property;*
- *Improve the quality of urban runoff in order to protect the natural, ecological and aesthetic values of Lismore's waterways;*
- *Minimise adverse impacts of stormwater runoff within the Wilsons River Source drinking water catchment; and*
- *Incorporate opportunities to enhance the recreational opportunities and amenity of Lismore's urban area, particularly the CBD and Wilsons riverbank.*

The USMP reviewed LCC's asset management and planning processes to ensure that stormwater systems are designed, constructed and maintained to best practice standards, identified stormwater management issues in Lismore's urban areas and provided a management framework to address priority issues through a 10-year implementation program (2017 – 2026).

The USMP was prepared in 2 volumes, Volume 1 provides a 10-year Implementation Program (2017 – 2026) for the priority actions identified and Volume 2 provides the background information used to develop the implementation plan which includes management issues identified from available background data, site assessments and stakeholder consultation.

The management actions provided in the implementation program provide a framework for LCC to address priority issues to deliver the greatest benefit to the community at least cost.

1.2 Aims and objectives of this report

The USMP is nine (9) years into its 10-year implementation program and a status update of the plan has been undertaken to examine progress made towards implementing the plan to date and ensure actions remain relevant. The aim of this review is to:

- Document the progress towards management actions; and
- Assess and review previous projects completed under the USMP; and
- Update the actions to ensure that they remain relevant and that the USMP aim is being achieved.

The objectives of this review, undertaken to achieve the aim, are as follows:



- Consider available community consultation and feedback on the community priorities and values;
- Summarise the progress achieved towards each action in the USMP;
- Revise the remaining priority actions to ensure they are relevant and can be achieved in the remaining timeframe with the available budget;
- Update the implementation plan for the remaining USMP implementation period which will deliver the most effective progress towards the aim;
- Summarise the condition assessment of 38 stormwater treatment assets and recommendations for their future maintenance;
- Identify potential additional sources of funding to supplement the existing budget to undertake future actions;

1.3 Structure of this document

The structure of the USMP review is outlined in Table 1-1.

Table 1-1 Structure of the USMP review

Section	Title	Description
2	Review of USMP Actions	A review of the status and progress towards the actions in the USMP.
3	Stormwater Treatment Device Audit	Results from the recent audit of stormwater treatment devices undertaken by AWC.
4	Community Consultation	Summary of the outcomes and results of consultation with the community on their values and the USMP actions.
5	Funding Position	The funding remaining to progress the future implementation of the plan.
6	Revised USMP Actions	A revised list of USMP actions for implementation over the remainder of the implementation period.
7	Project Plans for Future Structural Projects	Project plans for some of the larger USMP projects recommended for completion over the remainder of the implementation period.
8	Revised Implementation Program	A revised implementation plan to include an additional 2 years

2 Review of USMP Actions

The USMP includes 49 management actions (23 non-structural actions and 26 structural actions) which were developed to deliver the desired outcomes within the available level of funding as described in Volume 1 of the USMP (Hydrosphere, 2016). Each action has been reviewed and the status, progress towards the action, feedback from stakeholders and general conclusions for each action documented in Table 2-1 (non-structural actions) and Table 2-2 (structural actions).

The review has been informed by:

- Discussion with LCC staff responsible for the actions who provided feedback on the implementation status, success and barriers of each action
- Community consultation to gain feedback on the success of actions that have been implemented
- Inspection of completed projects (for completed structural actions)

Outcomes from the review have informed a revised list of actions and their priority level (detailed in Section 6).

2.1 Status of Actions

The status of each action has been reviewed and assigned a status according to the definitions below:

Not started - No progress has been made toward completing the action.

In progress - Progress is being made toward completing the action/ Work has started and is currently being undertaken/ The action will be completed following the outcome of another action or external factor.

Ongoing - Work is undertaken to fulfill this action periodically, as required or a part of an ongoing works or maintenance program / The nature of the action requires constant implementation.

Incomplete - Progress has been made toward completing this action however progress has halted and unlikely to continue (e.g., insufficient funding).

Complete - Work towards fulfilling this action is complete/ Action is complete/ No further work required.

2.2 Review of Non-Structural Actions

To assist with summarising the actions in a way that is relevant to the current organisational structure of the LCC team, non-structural actions have been categorised as follows:

- Identification of the need for a dedicated Stormwater Management Person / Engineer
- Education and Engagement
- Planning and Development Controls
- Asset Management
- Implementation
- Training
- Monitoring

Additional actions are listed under 'supporting actions' however it was identified in the review that these are considered as budget items only, as they do not include specific tasks outside normal day-to-day activities but rather guiding principles for delivering projects. A review of how well these principles are adhered to was considered in the review. Overall, there has been limited progress towards most of the non-structural actions. Barriers to the overall implementation of the plan have been identified as follows:



- Major flood events and associated recovery efforts (in March 2017, February 2022 and March 2022)
- Organisational change to Asset Management staffing structure which has limited progress on asset management actions prior to mid 2024
- Lack of dedicated staff member to drive the USMP and limited capacity for staff to dedicate time to implementing USMP actions
- A lack of understanding by staff as to what is required and by whom to complete the non-structural actions

Feedback from LCC staff regarding education and engagement actions identified the lack of a dedicated team member tasked with implementation the USMP and loosely defined actions were contributing a lack of clarity around the requirements and priorities of these tasks leading to tasks being neglected.

Education and Training

LCC staff have participated in Stormwater NSW meetings to gain understanding of the industry. This may be best supported by field based training to identify the issues, maintenance and operational requirements of the specific structures located within the LCC stormwater network. A general outcome from discussions with LCC staff was that progress could be enhanced by providing more specific details for actions with measurable goals and identify the timing and process for undertaking actions. Developing partnerships to support other organisations implementing education programs was identified as beneficial (for example The Living Lab Northern Rivers and the Richmond River Keeper).

Planning and Development Control Actions

Feedback from LCC staff included the following:

- Supporting actions NS18, NS20, NS21 are part of day-to-day activities rather than specific actions. Feedback from LCC indicated it would be preferred to remove these from the USMP to simplify the plan
- Review of LCC DCP Chapter 22 Application of *Water Sensitive Design* is currently on hold which is delaying action NS5
- Review and update of LCC's contribution plan (NS22) is in progress

Asset Management Actions

There has been limited progress towards the USMP Asset Management actions aimed at improving LCC's strategic approach to asset management. Many of the actions included in the SAMP are also included in the USMP.

AWC recommends the following to further progress the outstanding non-structural actions:

- Review of the contributions plan as one of the critical non-structural items to raise sufficient funding to implement projects within the development catchment
- Asset register to be properly developed in order to provide a prioritised drainage works program developed so that funding requirements can be accurately forecast through future SAMP updates
- Collaboration with external organisations to help deliver on community education and engagement and monitoring actions

Table 2-1 provides the status and commentary on the progress towards each non-structural action.



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Table 2-1 Summary of non-structural actions review

Action ID	Tasks	Status	Progress / feedback
Implementation			
NS19	Ongoing review and provision of staffing requirements for delivery of the USMP implementation plan.	Ongoing	This has not happened over the course of the plan. A similar action is included in the SAMP relating to asset management roles and responsibilities. To be undertaken within existing budgets.
Training			
NS4	Identify training needs and suitable programs to increase staff capacity and knowledge of stormwater management to enable effective implementation of the USMP. External resources may be required to provide staff training.	Ongoing	Limited stormwater/ asset management training undertaken by staff since plan implementation.
Monitoring			
NS17	Identify research priorities and opportunities to collaborate with Southern Cross University.	Not started	Richmond Riverkeeper Association currently conducting River health monitoring through a citizen science project and is interested in collaboration with Council.
Education and Engagement			
NS13	Continue to identify opportunities for community education through cost-effective programs such as community events and partnerships with other agencies such as Rous Water.	Ongoing	Limited progress has been made on community education and stakeholder engagement actions. Feedback from Council has been that the actions are too broad, and that the lack of specific goals and targets has made it difficult for staff (who have other duties to manage) to implement these actions. There is consensus within Council that these actions should be redefined to provide clarity on what specific outcomes are required.
NS14	Continue to provide community information through Council's website and printed information where required to support these programs.	Ongoing	



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Action ID	Tasks	Status	Progress / feedback
NS15	Develop education programs as part of the implementation of “showcase” projects such as Browns Creek water quality improvements.	Ongoing	Collaboration with the Living Lab Northern Rivers could help to achieve progress on these actions e.g., through the delivery of community presentation workshops.
NS16	Develop education programs targeting developers planning major developments.	Not started	
Planning and Development Controls			
NS5	Consult with Rous Water regarding development assessment guidelines for developments within the Wilsons River drinking water catchment.	Not started (on hold)	Chapter 22 of the Development Control Plan (DCP) contains requirements for the application of water sensitive design principles to new developments in the Lismore local government area. The DCP chapter has been flagged as requiring review however this process has not started. The review process should include collaboration with Rous County Council.
NS6	Develop and implement procedures for identification and approval of ongoing maintenance requirements for all new stormwater assets.	Ongoing	Currently this is being actioned through the DA process, whereby Operation and Maintenance (O&M) plans are required for all new stormwater assets. This is a requirement of Chapter 22 and Council must pass on O&M plans to the asset team.
NS8	Develop procedures for handover of stormwater assets to Council.	Ongoing	Procedures are theoretically in place through the DA and CC Subdivision and Occupation Certificate but need to be reviewed to capture new water quality assets such as GPTs, raingardens, wetlands, bioretention basins.
NS9	Review level of resources for enforcement of construction phase stormwater management requirements in development approval conditions.	Not started	No progress.
NS22	Review and update Councils contributions plan to incorporate capital works identified in this USMP.	In Progress	Roads, walking & cycleway trails, & open space all have contribution plans. Council is finding it difficult to resource a workshop to develop a Plan. Stormwater is currently significantly underfunded in LCC Contribution Plan (2014). To be undertaken within existing budgets.



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Action ID	Tasks	Status	Progress / feedback
NS23	Investigate options for implementation of a self-regulation system for operation and maintenance of private treatment systems (monitored by Council) to ensure compliance with development conditions.	Incomplete	A register has been developed. However, limited monitoring of devices has occurred. To be undertaken within existing budgets.
NS7	Develop internal procedures for referral of designs and development applications to relevant staff with knowledge of stormwater management requirements.	Ongoing	This is performed as part of the DA process. NS7 was considered by staff to reflect a day-to-day work rather than an action to be completed.
Asset Management			
NS1	Update asset register to include all assets (condition, age, details, etc.) to reliably forecast renewal requirements and plan maintenance activities.	Ongoing	AWC undertook condition assessment of SQIDs which needs to be incorporated into asset register and renewal planning. The SAMP includes similar actions relating to asset data.
NS2	Review and update Asset Management Plan incorporating asset data and expenditure requirements	Complete	Stormwater Asset Management Plan (SAMP) updated in 2023 (Morrison Low). USMP project funding not included in the SAMP.
NS3	Develop a prioritised asset renewal program for stormwater conduits, pits and treatment systems.	Ongoing	This is covered in the SAMP. Development of a renewal program for stormwater assets is in progress. Organisational and staffing changes within the Asset Management area has limited progress on actions NS1, NS2, NS3, NS10, NS11, NS12. The SAMP includes an action to develop a maintenance and renewal strategy.
NS10	Develop schedule of prioritised drainage works to be implemented on an annual basis (allow 70% of total drainage maintenance budget with the remainder allocated to reactive maintenance works).	Ongoing	Limited progress, NS1, NS2 and NS3 are prerequisites. Asset Engineer to be appointed to manage. The SAMP includes an action to develop a comprehensive maintenance and renewal strategy.
NS11	Develop procedures for prioritisation of reactive maintenance actions.	Ongoing	This is covered in the SAMP. The SAMP includes an action to develop a maintenance and renewal strategy.



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Action ID	Tasks	Status	Progress / feedback
NS12	Review and update <i>"Internal Service Level Agreement for the general maintenance of Public Stormwater Treatment Devices that are currently utilised within Lismore's urban sub catchment"</i> to ensure all treatment assets are adequately maintained and maintenance activities are cost-effective.	Ongoing	The SAMP has been updated and includes general service levels. The SAMP stormwater improvement plan includes an action to review service level agreements and develop outcome-based service levels that align with the Integrated Planning and Reporting (IP&R) framework.
Supporting Actions			
NS18	Where internal capability and resources are available, designs of minor works will be undertaken by Council's design team.	Ongoing	These actions are recognised as an integral part of Council's existing process. Feedback from Council staff has been that it is unnecessary to include these items as 'actions' (although they do need to be accounted for in the USMP budget). Expenditure on these items has not been tracked individually. Ideally the cost of internal design, survey, project management/ delivery and administration should be accounted for in the budget in a way that can be tracked to improve future budgeting. Costs for design and consulting services are included in the budget for structural actions.
NS20	Specialist design and consulting services will be required to deliver the more complex and major projects. Costs for design have been included in capital works budget estimates and the implementation plan (refer Section 7 - Structural Actions).	Ongoing	
NS21	Project Management services will be required to deliver the more complex and major projects.	Ongoing	

2.3 Review of Structural Actions

There has been reasonable progress towards completing the structural actions from the USMP, with 12 of 26 actions complete to date with a further 4 being ongoing tasks. Findings from the review include:

- All site-specific “Maintenance” actions have been completed
- All site-specific “Asset Upgrade” actions scheduled for year 1 – 8 have been completed
- Three of the four “incomplete” actions were deemed infeasible following preliminary investigations yet alternative actions were pursued in two of these cases
- Actions which require opportunistic works (rather than site specific), have had almost no progress i.e., S16- riparian rehabilitation, S18 - treatment systems as part of roadworks and S20 – trunk drainage upgrades as part of roadworks
- There has been limited progress towards “New Assets” actions

There has been significant progress towards maintenance of open channels since the 2022 flood event. A number of open channels have been cleared and been subject to maintenance following many decades of neglect. Works progressed under funding obtained via Flood Resilience Program have had also supported progress on structural actions, some of which were not identified in the USMP. These projects include works at the Brewster Street Culvert and damage to the Zadoc Street swale connection.

AWC recommends the following to further progress the structural items:

- Dedicated staff member to progress actions
- Development of the asset register to support the process of identifying routine and required rectification work
- Better coordination across Council to ensure roadworks projects include treatment systems and/ or trunk drainage upgrades to be investigated and, where feasible, included project design brief.
- Collaboration with Environmental Strategies team to ensure riparian rehabilitation funding is used and suitably applied when interfacing with stormwater assets

Table 2-2 provides the status and commentary on the progress towards each structural action. Project report cards for selected projects are provided in Appendix A.



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Table 2-2 Summary of progress on structural actions

Action ID	Tasks	Status	Progress
S1A	Browns Creek naturalisation - catchment water quality/flooding improvements	On hold In progress	Preliminary investigations undertaken, scope defined and Lismore Regional Parklands master plan completed (Vee Design, 2020) which included a cost estimate of \$25M for the entire project and \$9M for Stage 1 which includes \$4M for the naturalisation of Browns Creek. A budget of \$1.5M for the action is included in the USMP which recommended improved conveyance from Dawson St to the bat cave however the masterplan only includes works from Dawson St to Uralba St. Progress has halted due to the cost estimate being greater than the funds available for the project. Council has received external grant funding from the Northern Rivers Recovery and Resilience Program (NRRRP) to widen Browns Creek where it passes under Brewster St to alleviate localised flooding issues.
S1B	Drain rehabilitation - Zadoc Street to bat cave	In progress complete	Survey, investigations and design completed for Zadoc St to bat cave. Slashing, weeding, silt removal and gross pollutant removal completed to undertake survey. Covered by the Disaster Funded Response Arrangement A report card for this action is provided in Appendix A – Completed Project Report Cards.
S1C	Lismore Workers golf course detention basin/s	Incomplete	Project investigations found that the size of detention basins required to reduce the flooding during the 1% AEP event was 50,000 m ³ and which was considered too big to be suitable for the site. Smaller detention basins were investigated but deemed to provide very little mitigation. Alternative actions were pursued to address the issue of drainage works undertaken on Garrard St, which comprised of adding two additional stormwater pits to increase capacity. A report card for this action is provided in Appendix A. Additional investigations are recommended to pursue the detention basin option.
S2A	Upper Monaltrie Creek sediment containment structures	Incomplete	Project investigations revealed that the catchment was too large for a single sediment basin, and that shallow rock in the area would inhibit construction. Further investigation found that installation on a pipe from Rifle Range Road along Industry Drive could alleviate flooding but would be cost prohibitive (~\$500,000). A report card for this action is provided in Appendix A.
S2B	Monaltrie Creek - rehabilitation of 480m of drainage/creeks	Complete	Partial completed 220m of 480m. Including channel clearing and regrading, geometry adjustment, scour protection, revegetation and flood barrier. Positive project feedback from adjacent businesses. A report card for this action is provided in Appendix A.
S2C	Monaltrie Creek catchment stormwater treatment system	On hold	AWC recommended to incorporate a stormwater treatment system for the lower Monaltrie Creek catchment as part of the Wade Park upgrade. A masterplan has been prepared for Wade Park, however the treatment system was not considered. As such the treatment system should be considered for the end of the Crawford Estate as was recommended in the 2016 USMP.



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Action ID	Tasks	Status	Progress
S3	Union Street stormwater upgrade	Complete	Blockage removed from pipe. Feedback from customers was that the drainage issues were resolved. A report card for this action is provided in Appendix A.
S4	Reshaping/enlargement of Snow Street channel	Complete	Coral trees removed; reshaping is complete and the area under slashing maintenance.
S5	Terania Street stormwater upgrade	Not started	
S6A	Trinity Drive inspection and restorative maintenance	Complete	Inspection of the site completed, and an earth mound and garden bed constructed to divert overland flows overtopping the street away from the residence at 12 Trinity Drive. The resident complained the garden bed was creating additional maintenance, and so the mound was recontoured into a grass mound that is able to be mown. Feedback from residents was that since the culvert was unblocked, there have been no issues. The drainage line should be maintained to remove any debris present to prevent future blockages. A concept design was provided for a second pipe under the road (\$103K) or, preferably, a new box culvert with two additional kerb inlet pits (\$185K). These are more expensive than what was allocated to the action in the USMP. A report card for these actions is provided in Appendix A.
S6B	Trinity Drive drainage modifications	Incomplete	
S7	Larkin Lane restorative maintenance	Complete	Sediment and debris removed from stormwater system. Undertaken by Roads team.
S8	27-41 Cathcart Street restorative maintenance	Complete	Installation of asphalt hobs and concrete layback kerbs and box culverts to direct runoff into the stormwater network. Tree Removal and existing gutter damage repairs. New AC for the road. Two street trees planted. A report card for these actions is provided in Appendix A.
(N)S10	Rehabilitate section of Casino Street and include new culvert road crossings from Casino Street to Hanlon Street and Caniaba Street.	Not Started	Issue requires monitoring to determine if works are required or not.
S9	Camilla Place retention basin restorative maintenance	Complete	Maintenance completed, silt removed. Ongoing maintenance to the structure to be undertaken as part of treatment devices maintenance. Rectification to structure recommended in the asset audit (included in Section 3.1). Recommend vegetate the system to improve treatment.
S10	Joy Street sedimentation basin restorative maintenance	Complete	Maintenance completed. Ongoing maintenance to the structure to be undertaken as part of treatment devices maintenance. Asset condition captured in the asset audit (refer Appendix C). Recommend revegetation of the system to improve treatment.
S11	Gasworks Creek detention basin/channel vegetation	Underway	Asset condition captured in the asset audit (refer Appendix C). Preliminary scoping and design of works in progress to reshape channel and remove sediment.
S12	Kookaburra Terrace sedimentation basin (#3)	Complete	Asset condition captured in the asset audit (refer Appendix C). Maintenance undertaken; revegetation would



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Action ID	Tasks	Status	Progress
S13	Kookaburra Terrace sedimentation basin (#2)	Complete	improve water quality outcomes. No works targeting increased drainage.
S14	Kookaburra Terrace sedimentation basin (#1)	Complete	Maintenance completed, silt and weeds removed, drainage pit repaired. Ongoing maintenance to the structure to be undertaken as part of treatment devices maintenance. Revegetation would improve water quality outcomes. Asset condition captured in the asset audit (refer Appendix C). Rectification to structure recommended in the asset audit (included in Section 3.1).
S15	Just Street bioretention basin	Complete	Maintenance completed in 2019, silt and weeds removed. Ongoing maintenance to the structure to be undertaken as part of treatment devices maintenance. Rectification to structure recommended in the asset audit (included in Section 3.1). Recommend revegetation of the system to improve treatment.
S16	Riparian rehabilitation	Ongoing	No projects funded through USMP to date. Riparian rehabilitation is a contentious activity based on the requirements of the SMS charge and the legislation behind it. Care is required to fully understand the requirements before approval of projects is acquired.
S17	Newbridge St stormwater treatment system	Not started	
S18	Treatment systems as part of roadworks	Ongoing	Funding used for Cathcart St upgrade & Captain Rous Park to meet project budget (\$8).
S20	Trunk drainage upgrades as part of roadworks	Ongoing	Projects funded and carried out by roads section of Council.
S20	2009/10 trunk drainage program loan repayment	Ongoing	Loan repayment. No structural actions.



3 Stormwater Treatment Devices Audit

AWC undertook an audit of 38 stormwater treatment devices designed to remove gross pollutants, sediment and nutrients and/or provide flood mitigation. The types of devices include bioretention basins (also referred to as raingardens), gross pollution traps (GPTs), sedimentation basins, constructed wetlands, swales, naturalised creeks/ channels, detention basins and rock armour.

The audit collected information on the following aspects of each asset:

- Asset condition rating
- Estimation of useful life
- Recommendations for asset rectifications to improve device performance
- Recommended maintenance procedures and frequency

Results of the audit are provided in Appendix C. Condition rating between 1 – 5 were assigned to each asset based on the descriptions provided in Table 3-1. A summary of the condition ratings of the 38 assets is provided in Figure 3-1.

Table 3-1 Condition rating model

Condition rating		Description of condition
1	Excellent	Asset in excellent condition with no signs of wear. No maintenance required.
2	Good	Asset in good condition with limited signs of wear. Only requires cyclic maintenance and does not require special attention.
3	Fair	Asset is in useable condition with extensive signs of wear. Asset requires some attention to prevent further deterioration and to return it to a condition so that it requires only cyclic maintenance. Asset provides limited stormwater treatment.
4	Poor	Asset is in poor condition and or significant renewal/ rehabilitation is required to reduce risk. Asset does not provide any stormwater treatment.
5	Non operational	Asset has failed or is at the end of its life or is physically unsound or poses significant risk. It requires replacement and is beyond rehabilitation.

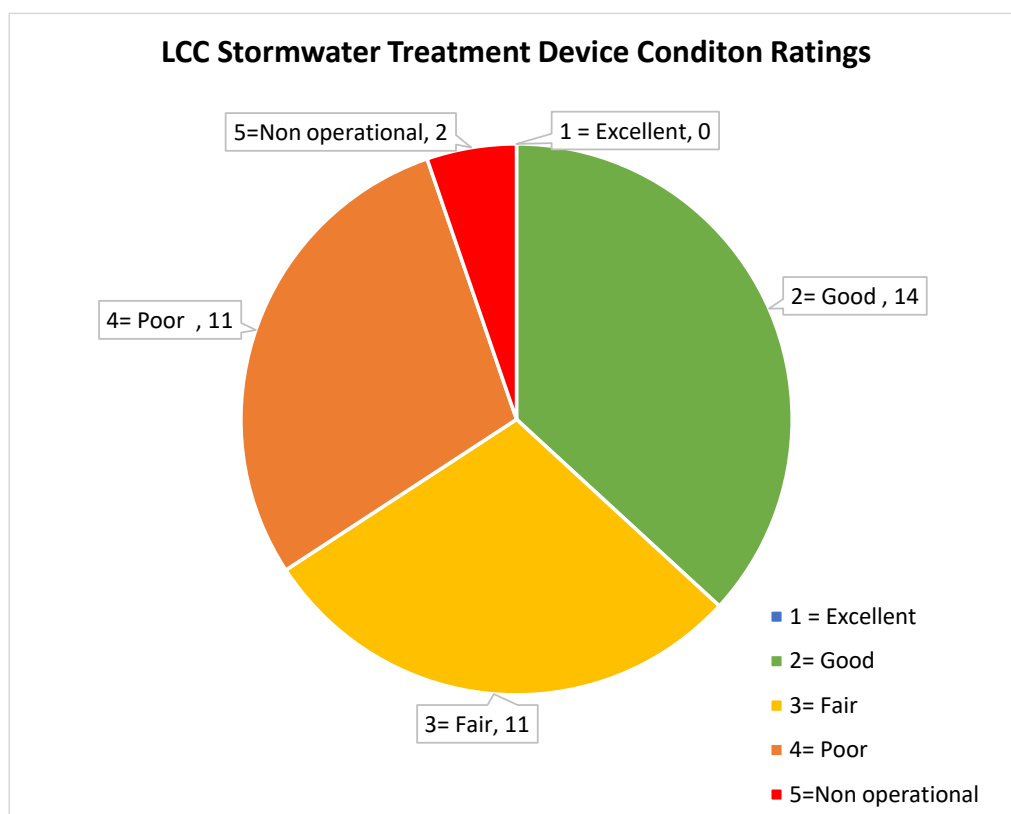


Figure 3-1 Stormwater treatment device condition ratings

3.1 Issues and Proposed Rectifications

Many of the assets inspected were operational and in good working condition, however, some were found to have performance and operational issues. The issues identified and maintenance and rectification works recommended to address issues and improve urban stormwater outcomes are provided in Appendix C. The rectification works have been assigned low, medium or high priority. Recommended rectification works with “High” and “Medium” priority are summarised in Table 3-2. The proposed rectifications are recommended works in addition to actions in the USMP.

The USMP action S18 provided \$25,000/ year to be spent on incorporating new stormwater treatment devices into roadworks projects. It is recommended that this budget be saved to partially pay for the additional budget required to undertake remediation works on the ‘High’ priorities in 2024/25 and the ‘Medium’ Priorities in following years.

“High” and “Medium” priority rectification works have been estimated to cost \$280,000. These works are recommended to be carried out over the next six (6) years, followed by low priority rectification works as budget allows, which have an estimated cost of \$120,000.

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Table 3-2 Medium and high priority stormwater treatment device rectification works

Site	Site Name	Asset	Condition rating	Asset issues	Rectification works	Rectification Costs	Recommendation	Rectification Priority
3.0	Woodlark Street	Rain garden	4	Flow bypasses the basin via the inlet pipe. The asset has sustained damage by flood including loss of soil, plants and damage to kerb.	Option 1) redesign to ensure flows reach basin, include extended detention depth and appropriate media and plants Option 2) decommission as biofiltration and convert to garden	\$5,000	Repurpose as a garden	Medium
3.1	Woodlark Street	Rain garden	4	The asset has sustained damage by flood including loss of soil, plants and damage to kerb. Piped flows bypass the basin, are piped directly to outlet.	Option 1) redesign to ensure flows reach basin and appropriate media and plants Option 2) decommission as biofiltration and convert to garden	\$5,000	Repurpose as a garden	Medium
3.2	Woodlark Street	Rain garden	4	There is no extended detention depth and no space to create it. Flows bypass the basin.	Repurpose as a garden for public domain	\$5,000	Repurpose	Medium
3.3	Woodlark Street	Rain garden	4	There is no extended detention depth and no space to create it. Flows bypass the basin.	Repurpose as a garden for public domain	\$5,000	Repurpose	Medium
6	Cambell Crescent	Inline GPT (RSF 6000 EcoSol)	4	Technology and size not suitable for catchment. Gross pollution found in catchment. GPT was blocked and requires cleaning.	Repurpose as a trash rack with sump. Upgrade lids to grated to simplify monitoring and maintenance	\$60,000	Upgrade	High
9	Browns Creek approaching "Bat Cave"	Natural Channel	3	Poor amenity, poor water quality	Upgrade as per Action S1B	costed in USMP	Upgrade - action S1B of USMP	Medium
10	Browns Creek Tunnel	Vegetated channel and sediment weir	5	The weir has been displaced. Significant erosion putting sewer lamp hole at risk	Immediate protection of sewer lamp hole required plus upgrades as per USMP action S1B.	costed in USMP	Upgrade - action S1B of USMP	High
12	Brunswick Street SES Depot	3x Litter Baskets and Sediment Trap	5	Baskets are damaged and non-operational, blocked. Not appropriate for site, little to no gross pollution.	Decommission baskets and frames.		Decommission	High

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Site	Site Name	Asset	Condition rating	Asset issues	Rectification works	Rectification Costs	Recommendation	Rectification Priority
16.1	37 Just Street, Goonellabah	1 of 2 Bio-retention basin	3	Poor design, weed infested, no extended detention. Not designed as a treatment train. Basin has suffered through development in catchment. Poor inlet design	Full renovation required including plant removal, soil renovation (top 2-300mm), clean all subsoil drains, possibly incorporate energy dissipation	\$10,000	Renovate	Med
19	Wanda Drive	Detention basin	2	Outlet not visible. Size of outlet warrants exclusion bars. Fencing is lost and sagging and not to council standard.	Clear discharge pipe area, install exclusion bars over headwall. Fencing upgrade.	\$20,000	Upgrade	Medium
24.1	GSAC (south)	Vegetated channels and Bio-retention basins	3	Poor solar access, gross pollution	Vegetation thinning for sunlight, install trash rack at inlet	\$25,000	Upgrade	High
29	Camilla Place	Retention pond	4	Uncontrolled overflow causing scour - difficult for personnel to access for maintenance	Renovation of rock armouring and chute to creek to prevent erosion	\$30,000	Redesign and construct	Medium
33	Avondale Avenue	Bio-Pond and Swale	3	Complicated design and maintenance	Future redesign to improve ease of maintenance and water quality outcomes	\$15,000	Plan for future upgrade when funding available	Medium
				Various Contingency and Low priorities where afforded.		\$100,000		Low
Total Rectification Cost Estimate						\$280,000		



4 Community consultation summary

Community consultation sessions have been undertaken with the 'Drains Action Group' at the Lismore Flood Recovery Office, The Channon Room. The discussions held with the group included not just the USMP, but also the implementation of current and up-coming drainage rectification programs. The group was very hopeful of a positive turnaround in light of the following aspects of the USMP:

- The USMP has a prioritised list of projects that are to be implemented to mitigate localised flooding.
- The USMP has a focus on functionality of our stormwater system and in particular the stormwater assets over the next 2-years.
- There was specific support for the implementation of a pro-active program to CCTV urban stormwater assets and the implementation of rectification works on a priority basis.

Community Consultation was also undertaken via a detailed survey and Voicebank through MARKYT completed by CATALYSE in December 2024. Whilst this survey was a review of the Community Strategic Plan, Delivery Plan and Operational Plan valuable information on the community's thoughts on stormwater issues was also communicated. This included specific concerns about the function and condition of the stormwater network. With comments on blockages and the need to improve the condition of the stormwater network and drainage systems.

Actions specifically identified in the MARKYT survey included

- The need to repair and upgrade existing drains
- Install additional drainage infrastructure
- And keeping drains clear of vegetation, rubbish and debris.

5 Funding position

Current funding options utilised by LCC to fund the USMP actions include:

- Opening reserve at end of June 2024 (\$2.971 million)
- Stormwater Management Service (SMS) Charge (approx. \$400k p.a.)
- General fund (\$469k p.a.)
- Northern Rivers Recovery and Resilience Program (NRRRP) flood recovery grant funding - \$1million to upgrading Browns Creek culverts.

Additional options which could be used to fund USMP actions include:

- Grant funding (subject to opportunities)
- Environmental levies or other special variation rates (likely unacceptable to the community)
- Developer contributions – Section 7.11 (refer Section 5.1)

As discussed in Section 2.2 and 2.3, there has been limited progress on the non-structural and new asset actions of the USMP. This has resulted in a perceived degree of underspending on stormwater management over the previous seven years and an accumulation of funds in the reserve. LCC has adequate financial capacity to fund USMP in the short term, however additional funding sources will be required beyond 2028 which should be raised through increased developer contributions. Grant funding opportunities should be identified and sought by LCC to augment the available funds.

5.1 Section 7.11 contributions

Local infrastructure contributions, also known as developer contributions, are charged by Councils when new development occurs to help fund infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management. Under the Environmental Planning and Assessment Act 1979, Section 7.11 contributions (previously known as section 94 contributions), may be charged by Councils where there is a demonstrated link between the development and the infrastructure to be funded.

Council's Section 7.11 contributions plan was adopted by Council in July 2024 and includes contributions for Stormwater Management. The stormwater management facilities proposed will cater for the demand of future development from 2024-2041. Figure 5-1 shows the sub-catchments that make up the urban area. It is recommended that Section 7.11 contributions from the corresponding catchments be used to contribute funding towards actions S1B (Zadoc to Bat Cave), S1C (Lismore Golf Course), S2C (Monaltrie Creek). A high-level plan for each sub-catchment would ideally be developed to allocate Section 7.11 contributions to stormwater projects which respond to the needs of the catchment and could be funded by the projected future development and associated contributions. Future USMP (e.g. 2028 - 2038) should be developed to include specific projects within the catchments of future developments which can be funded by the Section 7.11 contributions.

LCC must consider that the developer contributions will be paid as development occurs and where sub-catchment development is staggered and/or the full funding amount for the whole sub-catchment is required for larger end of catchment works (e.g., the Monaltrie Creek catchment), project delivery (and hence improved water quality/ quantity outcomes) may be delayed. It is recommended that developer contributions be used to fund staged projects which can be delivered incrementally as development occurs.

The contribution rate for stormwater management facilities is \$266.22 per person for residential, and \$32.44

per worker for non-residential. The cost to new development for stormwater management from 2024 - 2041 is forecast to be \$1,460,000. This is an average of \$86,000 per year, however actual funds generated will be dependent on the number of lots developer per year.

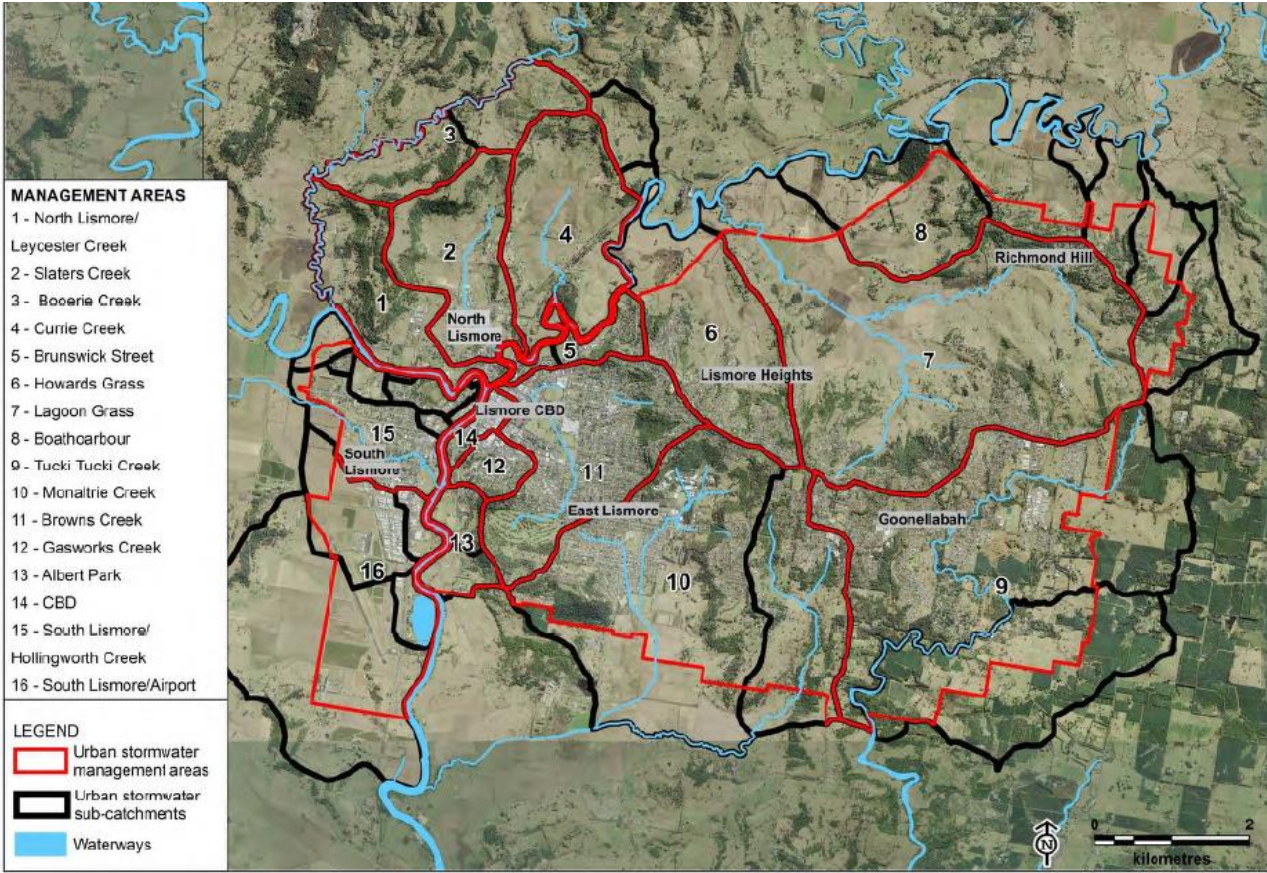


Figure 5-1 Urban Stormwater sub-catchments and management areas (Hydrosphere, 2016)



6 Revised List of Actions and Priority Levels

Based on the outcomes from the review of the implementation of the USMP actions, a revised list of actions is proposed with more specific tasks which could be undertaken to complete the action. The tasks in Table 6-1 (non-structural actions) and Table 6-2 (structural actions) provide examples of how the action could be completed. Alternative tasks may be pursued if appropriate, providing the desired outcomes of the action are achieved. For example, the type of staff training undertaken may be varied to suit staff needs, and alternative education campaigns for contractors may also be pursued if considered in line with the USMP aim and objectives.

Actions which are **not** included in the revised list are outlined in Table 6-3 along with the rationale for their exclusion.



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Table 6-1 Revised list of non-structural actions and tasks

Action ID	Tasks	Priority
USMP implementation –NS19	<ul style="list-style-type: none"> Annual meeting to review USMP actions and staffing requirements for delivery of the USMP (e.g., in July) (NS19) Collaboration with roadworks project managers to identify opportunities to include treatment systems or trunk drainage upgrades in roads projects and deliver on actions S18 and S19 Collaboration with Environmental Strategies to ensure riparian rehabilitation projects are delivered (S16) 	Critical
Training – NS4	Join the stormwater industry association and participate in conferences and training to increase internal capacity and knowledge (NS4).	High
	Undertake training course in asset management (e.g., short courses delivered through Local Government NSW, Asset Management Council, IPWEA) to increase capacity and skills in asset management (NS4).	Low
	Council staff to undertake training in water sensitive urban design / gross pollutant removal / stormwater management (NS4)	Low
Monitoring – NS17	<ul style="list-style-type: none"> Engage with relevant organisations (ROUS etc) on their existing waterway health monitoring program and gather baseline data on each waterway receiving urban stormwater Identify available monitoring data and ongoing monitoring programs in receiving waterways (Tucki Tucki Creek, Wilsons River, Monaltrie Creek and Lagoon Creek) through Southern Cross University, the Richmond River Keeper and Rous County Council (NS17). Design and implement waterway assessment and monitoring to address knowledge gaps and establish the context at each receiving waterway. This data will be used to inform actions in future revisions of the USMP and updates to the DCP (NS17). 	High
Education NS13, NS14, NS15, NS16,	Join and actively support the relevant organisations to deliver at least 1 educational workshop relating to urban stormwater management and pollution control (NS13).	Medium
	Include educational signage focussed on stormwater and deliver a community education programs and provide information to Council's website (NS14, NS15)	Low
	Use educational information and flyers from the "Get the Site Right" campaign and publish the information on Council's website. (NS14, NS16)	Medium
	Deliver training workshops to contractors using "Get the Site Right" principles (NS16).	Low
Planning NS5, NS8, NS9, NS22, NS23	Review and update Chapter 22 of the DCP in collaboration with Rous County Council to ensure it addresses the protection of the Wilsons River Source. Consider using the EPA risk-based framework to inform this process and monitoring data acquired through NS17 actions. (NS5)	High
	Implement procedures to ensure O&M plans received for stormwater assets at new developments are appropriate and are being submitted and accepted by the Assets teams (NS6)	Low



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Action ID	Tasks	Priority
	Develop procedures for handover of stormwater assets to Council (NS8)	Low
	<ul style="list-style-type: none"> Develop procedures for Council staff to monitor sediment and erosion control at construction sites (e.g., maintenance team to receive copy of sediment and erosion control plans of current construction projects) Council staff to monitor and enforce sediment and erosion control at construction site as part of asset inspection routine. Suspected issues to be reported to relevant staff in Council (NS9). Communicate to construction manager their obligations for protecting stormwater and inform them that Council is monitoring sites. Distribute "Get the Site Right" information (NS16). 	Medium
	<p>Review and update the contributions plan for stormwater so that developer contributions from future development fund sub-catchment-scale water quality and water detention projects that will mitigate the impacts from the developments (NS22).</p> <p>To begin this process, Council may consider developing a high-level strategy which identifies:</p> <ul style="list-style-type: none"> Stormwater treatment requirements to mitigate impacts future urban development areas and comply with Council's DCP Proposed stormwater treatment devices and location Estimated costs to deliver the strategy for each catchment/urban release area Ongoing maintenance requirements for each catchment/urban release area <p>This strategy could assist Council in setting developer contributions appropriately and demonstrate to developers the link between their contributions and stormwater outcomes. Further discussion is provided in Section 5.</p> <p>To be undertaken within existing budgets.</p>	Ongoing
	Include monitoring of privately owned stormwater quality treatment devices as part of routine asset inspection to ensure compliance with development conditions (NS23). Issue warnings to owners failing to maintain devices. To be undertaken within existing budgets	High
Asset Management NS1, NS2, NS3, NS10, NS11, NS12	<ol style="list-style-type: none"> Update the asset register (including age, condition, useful life, rectification works and maintenance requirements) (NS1) Update Asset Management Plan (incorporating asset data and expenditure requirements from asset register) (NS2) Develop a prioritised asset renewal programs for stormwater conduits, pits and treatment systems (NS3) (covered in AMP) Develop a prioritised maintenance program for stormwater conduits, pits and treatment systems (NS10) (covered in AMP) Develop procedures to prioritise reactive maintenance works (NS11) (covered in AMP) 	Critical
	Review and update "Internal Service Level Agreement for the general maintenance of Public Stormwater Treatment Devices that are currently utilised within Lismore's urban Sub catchment" to ensure treatment assets are adequately maintained and maintenance activities are cost-effective (NS12).	Medium

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Table 6-2 Revised list of structural actions and recommended task lists

Action ID	Issues	Action	Tasks	Priority
S1A	I1, I16, I29	Browns Creek naturalisation	<ul style="list-style-type: none"> Develop project feasibility and business case to progress project Refer Section 7 for more detailed scoping 	On hold
S1B	I11	Zadoc St to Bat Cave remediation	<ul style="list-style-type: none"> Scheduled works in progress 	In progress
S1C	I15	Detention basin at golf course	<ul style="list-style-type: none"> Investigate feasibility 	High
S2C	I14, I31	Monaltrie Creek catchment stormwater treatment system	<ul style="list-style-type: none"> Location and feasibility to be reviewed 	On hold
S6B	I20	Trinity Drive drainage modifications	<ul style="list-style-type: none"> Add creek line to maintenance run sheet to remove debris to prevent future culvert blockages Replace existing culvert with larger box culvert Install kerb inlet pits at creek 	Low
(N)S10	I24	Rehabilitate section of Casino Street and include new culvert road crossings from Casino Street to Hanlon Street and Caniaba Street.	<ul style="list-style-type: none"> Maintain drainage lines with regular mowing Upgrade drainage system if necessary 	Low
	I22	Maintain swale in railway corridor adjacent to South Lismore Public School	<ul style="list-style-type: none"> Maintain drainage lines with regular mowing Upgrade drainage system 	High
S11	I5	Gasworks Creek detention basin/channel vegetation	<ul style="list-style-type: none"> Sediment removal in channel upstream of pump station 	Medium
S9	I6	Camilla Place Retention basin maintenance	<ul style="list-style-type: none"> Continue regular asset inspection and maintenance for stormwater improvement devices Revegetate basins with appropriate plant species to improve amenity and water quality outcomes 	Low
S10	I12	Joy St Sediment Basin maintenance		Low
S12	I7	Kookaburra Terrace sedimentation basin (#3)		Medium
S13	I8	Kookaburra Terrace sedimentation basin (#2)		Low
S14	I9	Kookaburra Terrace sedimentation basin (#1)		Low
S15	I10	Just Street bioretention basin		Low
S16	I4	Riparian rehabilitation	<ul style="list-style-type: none"> Use available funding to fund riparian rehabilitation works, prioritising areas identified in other plans (e.g., the CZMP, LCC urban green corridors plan and Wilsons River VMP) 	Low
S17	I3	Newbridge St stormwater treatment system	<ul style="list-style-type: none"> Mowing and maintenance of swale during dry periods Undertake rehabilitation works (survey area, regrading, revegetation, construction of dedicated sediment capture and removal zone) 	Low

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Action ID	Issues	Action	Tasks	Priority
S18		Treatment systems (e.g., vegetated swales, GPTs, bioretention gardens) as part of roadworks	<ul style="list-style-type: none"> Identify opportunities to add stormwater quality treatment devices (e.g., vegetated swales, GPTs, bioretention gardens) or educational signage as part of road upgrades Undertake rectification works identified from the SQID audit (provided in Appendix C) 	Low
S20		Trunk drainage upgrades as part of roadworks	<ul style="list-style-type: none"> Funding to be contributed to renewal of drainage infrastructure following the asset renewal program (to be developed NS1, NS2, NS3) 	Medium
S20		2009/10 trunk drainage program loan repayment	<ul style="list-style-type: none"> No on-ground actions, ongoing loan re-payments 	N/A



6.1 Excluded projects

Projects which have been excluded from the future implementation plan are listed in Table 6-3 along with the rationale for their removal.

Table 6-3 Projects which are no longer included in the USMP

Action ID	Action	Rationale for removing action and alternative recommendation
NS7	Develop internal procedures for referral of designs and development applications to relevant staff with knowledge of stormwater management requirements.	This is performed as part of the DA process. NS7 is considered by to staff to reflect a day-to-day work rather than an action to be completed.
NS18	Where internal capability and resources are available, designs of minor works will be undertaken by Council's design team.	This is considered by to staff to reflect a day-to-day work rather than an action to be completed.
NS20	Specialist design and consulting services will be required to deliver the more complex and major projects. Costs for design have been included in capital works budget estimates and the implementation plan.	This is part of Council's ordinary operation.
NS21	Project Management services will be required to deliver the more complex and major projects.	This is part of Council's ordinary operation. The funding required to deliver project management has been incorporated into project costs.
S2A	Upper Monaltrie Creek sediment containment structures	Preliminary investigation revealed limitations to constructing the structures (refer to project report card in Appendix A). Addressing sediment issues should be considered in action S2C which should take a whole-of-catchment approach to addressing stormwater stressors on the surrounding and receiving environment.

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Action ID	Action	Rationale for removing action and alternative recommendation
S5	Terania St Stormwater upgrade	<p>This action aims to address localised flooding of Terania St (issue I19), which is classified as medium risk in the USMP with a risk score of 8.</p> <p>The surface level of the proposed piped drainage is below 8m AHD, very flat and is already subject to frequent inundation which may not be alleviated by the proposed works. Following the catastrophic flood in February 2022 a retreat of residences is planned for North Lismore due to flood risk and it is possible that the area remained undeveloped private land and hence a piped system is not appropriate. Alternatives to alleviate flooding in the area could be explored such as additional drainage (piped or swale) along Terania St and Pine St to discharge flows into Slaters Creek or Leyster Creek.</p> <p>This location should be added to the maintenance regime to ensure any blockages are removed from the stormwater swales and headwalls.</p>
S16	Riparian rehabilitation	<p>Income from the stormwater management service charge cannot be used for riparian restoration or management activities. Action S16 has been included in the implementation plan subject to alternative funding sources. Developer contributions could be used to fund riparian rehabilitation where there is a clear link between project and the development, i.e., the riparian rehabilitation would mitigate the impact of the development to receiving waters.</p>

7 Project Plans for Future Structural Projects

Project plans for some of the larger USMP projects recommended for progression over the remainder of the implementation period (S1A, S1B, S1C, S2C) are provided in the following sections.

7.1 Browns Creek (S1A, S1B and S1C)

Browns Creek has a catchment area of 455 ha and drains most of Central Lismore, the southern part of Lismore Heights and parts of East Lismore and Girards Hill, including the golf course. The creek drains to a large culvert ("the bat cave") before discharging into the Wilsons River. A risk analysis was conducted as part of the USMP which scored issues as either low (0-6), medium (7-8) or high (9-24) risk. Specific issues identified at Browns Creek and their risk score were:

- Poor water quality and localised flooding (I1 – High risk {16})
- The Bat Cave sediment weir is not accessible for maintenance and is ineffective (I11 – Medium risk {8})
- The northern section of Browns Creek channel is overgrown with weeds, restricting conveyance of flows to Bat Cave (I16 – High risk {11}) – Note drain cleaning has been completed during 2024/2025.
- Grass swales do not provide adequate stormwater conveyance (I29 – High risk {9})
- Stormwater from the golf course backs up underneath the Barnes property (I15 – High risk {15})

The following three projects from the USMP aim to address the issues:

- S1A Browns Creek Naturalisation
- S1B rehabilitate drainage line between Zadoc St and the Bat Cave
- S1C investigate options for provision of stormwater detention at the golf course

Key outcomes of the projects will include:

- Improved conveyance of runoff to the Wilsons River and reduced risk of localised flooding
- Stormwater treatment (gross pollutants, sediment and nutrients)
- Increased naturalisation of the creek/drainage system
- Improved public safety
- Ecological improvements

Project plans for actions S1A, S1B and S1C are provided in the following sections.

7.2 S1A Browns Creek Naturalisation

7.2.1 Background

In 2012 the Browns Creek Concept Master Plan was prepared by Storm Consulting which included conceptual designs to redevelop the park to include enhanced public recreation and provide improved stormwater outcomes. Some modifications were made to the plan prior to endorsement by LCC in 2013 with most elements within the plan being well supported. More background details are provided in Appendix 5 of the 2016 USMP, Volume 2.

A Lismore Regional Parklands Masterplan was prepared in 2020 by Vee Design which focuses on community use and recreation, however does not include any provision of stormwater improvement beyond naturalising the channel.

In 2023, LCC received grant funding from The Northern Rivers Reconstruction Corporation (NRRC) to widen Browns Creek where it passes under Brewster St. To date only preliminary investigations have been completed for this part of the project. In response to community feedback and Council priorities and the complexity and likely cost to implement the Browns Creek Naturalisation project is not considered a priority project for the 2025-2027 period.

7.2.2 Scope

Develop project feasibility and business case to progress installation of the upstream catchment GPT's within the Browns Creek catchment.

If LCC proceed with the channel naturalisation and stormwater treatment measures in Precinct 1, 2 and 3 as identified in the Browns Creek masterplan. AWC recommends extending the works to include the widening of Browns Creek under Brewster St, as per the NRCC project.

7.3 – Bat Cave rehabilitation

Action S1B of the USMP is: ***rehabilitation of the drainage line between Zadoc Street and the Bat Cave to improve flow conveyance, stormwater treatment and access for ongoing maintenance.***

7.3.1 Background

The drainage line between the Zadoc St pipe and the Bat Cave is actively eroding and presents public safety issues and puts a sewer lamp hole at risk of damage (refer Figure 7-2). The vulnerability of the lamp hole presents significant financial and environmental health risks.



Figure 7-1 Downstream of the existing pipe discharge point, 20th June 2022

To date the following is in progress

- 1) Armouring of channel or installation of box culvert between Zadoc St and Bat Cave
- 2) Creek rehabilitation of Browns Creek between Uralba St and the Bat Cave

Additional work that may be feasible under the USMP include

- Alternative, cost-effective measures to upgrading the culvert under the road to manage flows above the 20% AEP and mitigate flood impacts. Upgrading the culvert size under the road will be expensive and cheaper alternatives may be available to ensure that flows above the 20% AEP and up to the 2% AEP can be conveyed to Browns Creek with minimal damage to surrounding properties and infrastructure.
- Provision of a trash rack upstream of Zadoc St

7.3.2 Scope

AWC recommends the following works at the site (refer Figure 7-3):

- 3) Install graduated trash rack upstream between Dawson St and Zadoc St to protect the Browns Creek pump and prevent gross pollutants entering the Wilsons River
- 4) Upgrade drainage capacity of culvert under Zadoc St or flood impact mitigation measures to protect surrounding property and infrastructure (potential future works)

There is also an opportunity undertake bush regeneration works to improve the riparian vegetation between the proposed trash rack and Zadoc St. This could be undertaken as part of Action S16.

The works should be undertaken in two stages as follows:

- **Future Stages** – Install Trash rack upstream of Zadoc St (item 3) and investigate options and benefits for flood mitigation for flows above the 20% AEP up to the 2% AEP (item 4)



Figure 7-2 Recommended works for Action S1B

7.3.3 Cost estimates

A cost estimate for the works is provided in Table 7-3.

Table 7-1 Cost estimate for action S1B works

Stage	Item	Cost estimate
Stage 2	Options investigation and detailed design	\$10,000

Stage	Item	Cost estimate
	Install trash rack upstream between Dawson St and Zadoc St to prevent gross pollutants entering the Wilsons River and protect pump station.	\$120,000
	Stage 2 subtotal	\$120,000
	Contingency (20%)	\$25,000
	Total cost estimate	\$145,000
Future works	Upgrade drainage capacity of culvert under Zadoc St or investigate flood mitigation options	TBA

7.4 S1C Golf Course Stormwater Detention

7.4.1 Background

Additional detention systems within the golf course area (subject to liaison with golf club management) were recommended to reduce localised flooding at Barnes truss factory (91 Wyrallah Road) and surrounds. Investigations in August 2017 by the Council design team found that a very large detention basin would be required, 50,000m³ to attenuate the 1% AEP event and 20,000m³ for the 20% AEP event.

7.4.2 Recommendations

Flash flooding in this area is a significant issue impacting a number of properties. AWC recommend that Council continue to pursue a concept design of 50,000m³ of storage to mitigate flooding risks.

One option to investigate is the construction of a berm south of Eden Place and to the east of the creek line (refer Figure 7-4) with an outlet control at the drain passing underneath the factory. This could potentially provide the required detention storage with little disturbance to the golf course operations. An example of a similar style detention basin can be seen at Ann St, Coffs Harbour (constructed sometime between 2010 - 2015) shown in Figure 7-5. The design would need to consider safe conveyance of high flows (e.g., via roads) if the basin were to spill.

Recommendations from the USMP that Council consult with the Barnes truss factory landowner to explore the options for property buyback or modifications to the existing structure, should also be actioned.

It is recommended a concept design, cost estimate and consultation with the golf course management and owners of the Barnes truss factory site be completed within the remaining timeframe of the USMP (2025-2027).

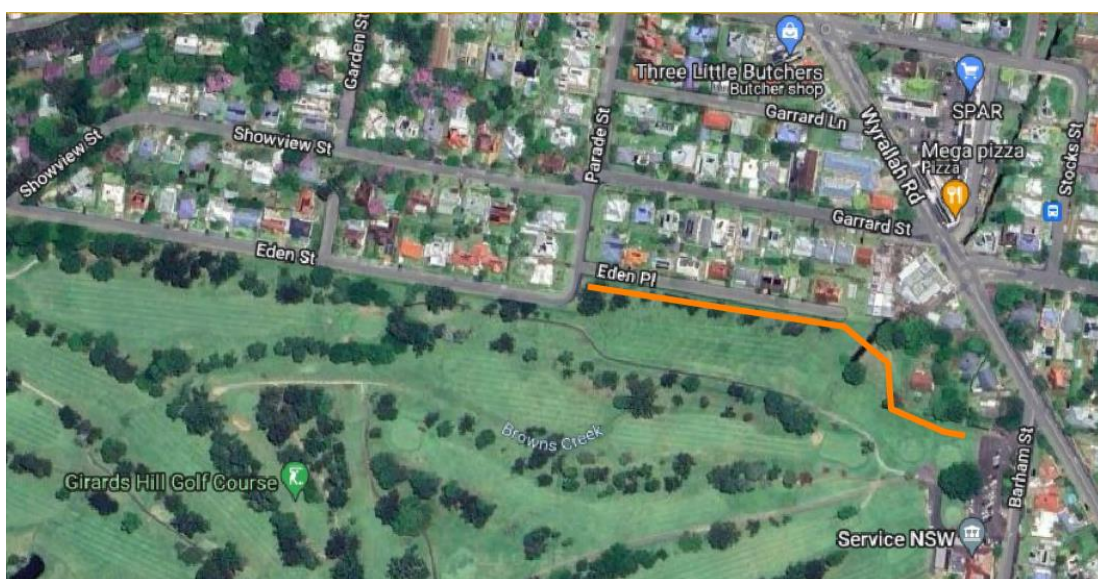


Figure 7-3 Potential berm location at Golf Course



Figure 7-4 Example of a detention basin at a similar site at Ann St Coffs Harbour

7.4.3 Scope

The following tasks are required to complete the project:

- Liaison with Barnes truss factory landowners
- Liaison with golf course management
- Develop project feasibility and business case to progress project

Excavation works at the golf course, upstream of the bund, should be considered in the design as to provide additional detention storage and as a source of fill. This could be in the form of a typical detention basin, a sand bunker, underground detention storage using proprietary products (e.g., Audrain Envirmodule), or an ephemeral water feature.

7.4.4 Cost estimates and project delivery plan

This project would address some of the flooding issues for many properties around the Barnes truss Factory

and Wyrallah Road shops vicinity. The project is also likely to provide benefits to the downstream areas of Browns Creek by attenuating peak flow rates. Opportunities for grant funding for flood risk mitigation works should be sought following to provide the required funding.

Future development of areas upstream of the golf course should include stringent flood attenuation measures given the flood risks downstream. Developer contributions from any future upstream development could be utilized to provide the funding required for the basin.

The proposed bund would require approximately 675m³ of fill. A cost estimate for the project is provided in Table 7-5 which considers importation of fill.

Table 7-2 Golf course detention basin cost estimate

Action/ Tasks	Cost estimate	Responsibility	Timing
Investigation, Concept design and modelling, stakeholder consultation	\$40,000	TBC	2024-25
Survey, detailed design	\$30,000		2025
Construction			2025/26
Preliminary works	\$6,000		
Tree removal	\$8,000		
Earthworks (construct bund)	\$70,000		
Outlet structures	\$20,000		
Plant out bund	\$3,000		
Subtotal	\$177,000		
Contingency (20%)	\$35,400		
Total cost estimate	\$212,400		

7.5 S2C Monaltrie Creek stormwater treatment

7.5.1 Background

The USMP identified that high sediment loads in Monaltrie Creek accumulates in the drain adjacent to Wade Park causing flooding of the drain behind the East Lismore Preschool. Approximately 80m³ of sediment is excavated from the area every 18 months however maintenance access to the area is constrained. The USMP risk assessment rated this issue as having 'high' risk.

The catchment upstream of Wade Park is 250ha. There are 2 detention basins at the University which buffer flows from 130ha of the catchment.

The USMP recommends constructing a sediment basin and wetland system with the construction of an end of catchment treatment system on Crawfords development area which would be incorporated into the future development of that land.

Future Scope

Future development contributions and SMS charges from the Monaltie Creek catchment could be collected to fund another wetland system further downstream. An indicative footprint for a future treatment system is shown in Figure 7-.



Figure 7-6 Potential location of future end of catchment treatment water treatment system

7.5.2 Cost estimates

An estimated \$557k is required to complete the proposed works. A cost break down for the project is provided in Table 7-6. This is not currently funded in the current 3-year program and priority of this project will be reviewed when the USMP is updated in 2027.

Table 7-3 Cost estimate for water treatment systems in Monaltrie Creek

No.	Description	Cost estimate (\$2023)
1	Investigation & design (concept and detailed)	\$100,000
2	Site establishment	\$20,000
3	Sediment pond and access ramps construction	\$100,000
4	Channel naturalisation & landscaping	\$50,000
5	Wetland system construction	\$425,000
	Subtotal	\$645,000
	Contingency (20%)	\$139,000
	Total estimate	\$834,000

8 Revised Implementation Program

The revised list of actions detailed in Section 6 have been compiled into a revised implementation program (Table 8-1). The revised implementation program extends beyond the original 10-year implementation period of the 2016-2026 USMP to capture the proposed delivery of the remaining major new asset and asset upgrade projects (S1A, S1B, S2C and S1C).

Two new projects have been added to the implementation program to address asset management issues and implementation of the USMP actions.

Conduits and Pits - CCTV Investigation and Rectification Works Project

To ensure that council has a comprehensive understanding of stormwater asset condition it is proposed to add a priority project to the USMP undertake CCTV inspections, cleaning to remove sediment/blockages and undertake condition assessments of the stormwater pits and conduits to inform future forward works programs. This project will also complement grant funded programs to undertake CCTV inspection of CBD stormwater conduits being delivered by the flood recovery team.

Funding has been included within the revised USMP to undertake CCTV inspections and cleaning of stormwater conduits over the next 3 years. Primary focus will be to inspect and clean stormwater conduits within the flood inundation zone and then expand inspections to the remainder of the network as funding permits.

It is anticipated the CCTV investigations could reveal some poor condition assets that will need funding to instigate upgrade/repairs. For example, there is a 750mm stormwater pipe at Victoria Street which has failed. The water and wastewater capital team have recently completed an emergency repair to address public safety and road collapse to a short section of pipe on Victoria Street. However, the remainder of the 750mm pipe which allows stormwater to release from parts of the CBD to the Wilsons River is collapsing and needs to be replaced. Detailed investigation and design for the replacement of this pipe is being progressed with a current cost estimate of \$450k for the works.

The image below (figure 8.1) are taken from CCTV footage taken on 12/10/22 of 750mm concrete pipes near Victoria Street. There has already been one major collapse on this line that has been temporarily repaired. However, the pipe is still failing, and other surface sinkholes still exist.



Figure 8-1 CCTV inspection 750 mm stormwater pipe near Victoria Street

Forward Capital Works Project

It is proposed to add a new project at a cost of \$400K over two years to the USMP to undertake necessary actions to develop a forward works program for urban stormwater. The project will include the engagement of a temporary (dedicated) resource over the two-year period to undertake the following activities

- Progress structural and non-structural actions in the revised USMP
- Provide input to update the asset management plan
- Progress options for seeking additional funding sources including grant opportunities
- Coordinate collection and validation of data relating to stormwater assets
- Progress works for extending the stormwater catchment model
- Determine service levels for maintenance of stormwater assets such as frequency of swale cleaning, and stormwater water quality.
- Develop methodology for prioritisation of stormwater related projects
- Develop a forward works program for renewals and new stormwater infrastructure
- Deliver an updated USMP in 2027 for the next 10 year period.

The total cost of the revised implementation program is estimated to be \$5,040,000 over (3) three years. The income to pay for the program includes approximately \$400,000 p.a. from the stormwater management service (SMS) charge, \$469,000 p.a. from Council's general fund and the existing \$2.971 million in reserves.

A conservative estimate of what might be raised through developer contributions for stormwater has **not** been included in the funding. \$1,460,000 is forecast for generation for stormwater management from 2024 - 2041 (17 years), with the actual funds collected based on lots developed per year. (note: it's closer to \$700 per lot, depending on the type of development).

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Table 8-1 Implementation plan

Action ID	Action	Location	3-year total (\$ '000)	Year 9 (\$ '000)	Year10 (\$ '000)	Year 11 (\$ '000)
				2024/25	2025/26	2026/27
Operations						
NS13, NS14, NS15, NS16	Community Education	Urban Area	20	10	5	5
NS4	Staff Training	Urban Area	10	0	5	5
	Forward Works Program Project	Urban Area	400	0	200	200
Conduits and Pits						
NS1, NS2, NS3	Asset Management	Urban Area	119.6	39.6	40	40
NS18	Survey and design (internal)	Urban Area	92.4	30.8	30.8	30.8
NS6, NS10, NS11, NS19	Administration and management	Urban Area	120	40	40	40
Stormwater treatment						
NS1, NS2, NS3	Asset Management	Urban Area	39.6	13.2	13.2	13.2
NS18	Survey and design (internal)	Urban Area	92.4	30.8	30.8	30.8
NS5, NS6, NS8, NS12, NS19	Administration and management	Urban Area	60	20	20	20
NS17	Water Quality Monitoring	Urban Area	30	10	10	10
Maintenance						
Conduits and Pits						
NS10	Urban Stormwater Drainage Maintenance	Urban Area	1307.5	409	472	481

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NS10	CCTV & Rectification Works - Programmed drainage maintenance	Urban Area	1000	600	200	200
NS10	Reactive drainage maintenance	Urban Area	502	100	102	102
<i>Stormwater Treatment</i>						
NS10	Routine treatment system maintenance	Urban Area	138.6	46.2	46.2	46.2
Asset Upgrades						
<i>Conduits and pits</i>						
S20	Trunk drainage upgrades as part of roadworks	Urban Area	150	50	50	50
S19	Stormwater Treatment Device Rectification	Urban Area	200	50	80	70
S1B	Option investigation and design - Zadoc Street culvert upgrade	11 – Browns Creek	130		10	120
<i>Stormwater Treatment</i>						
S11	Gasworks Creek detention basin/channel vegetation and sedimentation removal	12 – Gasworks Creek	35	35		
New Assets						
<i>Conduits and Pits</i>						
S20	2009/10 trunk drainage program loan repayment	Urban Area	89.8	30.0	29.9	29.9

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S1C	Lismore Workers golf course detention basin/s - Investigation and design options	11 – Browns Creek	212.4	40	35.4	
	Capital Renewals Urban Drainage	Urban Area	1242	192	214	236
<i>Treatment Systems</i>						
	New Treatment Systems GPT's. Swales	Urban Area	50	0	20	30
Total Program (including Funding from SMS Reserves)			5040	1747	1653	1640
Available funding – General Fund (O&M)				469	471	481
Available funding – General Fund (Capital)				192	214	236
Available Funding – SMS Charge				403	405	407
Opening SMS Reserves			2971	2288	1725	1209



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9 Conclusion

The implementation of the USMP to date has achieved some success to deliver improved stormwater outcomes to the community. Many structural actions have been completed or progressed, however, most of the non-structural actions have had limited progress towards completion. Disruptions due to major floods and staff having other duties have meant there has not been enough time dedicated to the USMP implementation. To summarise:

- The USMP has been successful in delivering all the site-specific “maintenance” actions and many of the “asset upgrade” actions.
- There has been limited progress towards “new asset” and “non-structural” actions.
- Human resourcing to deliver the USMP has been challenging for staff due to having other primary day-to-day responsibilities.
- To assist Council in delivering the program going forward, further detail on the scope for remaining actions is provided in Sections 5 and 6 of this report.
- There is sufficient funding to deliver the majority of the projects in the implementation plan, however, some additional funding will need to be sought from other avenues, e.g., Section 7.11 developer contributions and grant funding.
- Given the size and complexity of some of the remaining actions (e.g., S1A, S1B, S1C, S2C) Council may require additional human resources to deliver the implementation plan.
- An audit of Council’s stormwater treatment devices was undertaken (refer Section 3) and recommendations made for improving the performance of these devices provided in Appendix C.

10 References

Hydrosphere Consulting, 2016, *Lismore Urban Stormwater Management Plan Volume 1: USMP Implementation Program*

Hydrosphere Consulting, 2016, *Lismore Urban Stormwater Management Plan Volume 2: Background Information*

Lismore City Council, 2020, Lismore Park Draft Plan of Management

Morrison Low, 2023, *Strategic Asset Management Plan*, prepared for Lismore City Council

Storm Consulting, 2012, Browns Creek Lismore Park Concept Master Plan

Vee Design, 2020, Lismore Regional Parklands Master Plan Report

Appendix A – Completed Project Report Cards

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Project S1C: Lismore Workers Golf Detention Basin	
Project Type	New Asset
Locality	1 – Browns Creek
Actions proposed in USMP	Additional detention systems within the golf course area (subject to Liaison with golf club management)
Historic issue/s	Stormwater from the East Lismore ridge and the golf course is not adequately detained and localised flooding occurs on the floodplain at Barnes truss factory on Wyrallah Road.
Project objective	Improve local drainage, reduce localised flooding near Barnes truss factory.
Action status	Incomplete
Description of actual works undertaken	Investigations in August 2017 by Council design team found that a very large 20,000m ³ detention basin would be required for only a 5-year ARI event and a 50,000m ³ for a 100-year ARI event. These were considered to be too large to be compatible with the Golf Course site. Four smaller basins at various locations were also investigated but were deemed to provide very little mitigation to localised flooding. An alternative solution was implemented to reduce localised flooding along Garrard Street, East Lismore. Two new kerb and inlet pits were installed, increasing capacity on the corner of Gerrard and Wyrallah Rd. A new 600 x 300mm Box Culvert and 2x new pits were installed in front of 29 and 31 Garrard. New fill and levels corrected into a shallow swale for overland flow between 25 and 31 Garrard. New inlet in front of 25 Garrard increasing the existing size. Removed siltation in all other surface drains.
Approx. catchment size	~80ha
Budget allocated in USMP	\$82,000
Actual cost	\$71,642
Photos	
<div>During works: 15 July 2019</div> 	<div>During works: 15 July 2019</div> 
Project outcomes	Larger inlets in two locations in Garrard Street and Wyrallah Road. New box culverts including cleaning pits and overflow swale. Siltation removed from open drains.
Successes/ failures/ lessons learnt	Approximately 50,000m ³ of stormwater detention required at the golf course to prevent flooding at Barnes truss factory.
Future recommendations	Flooding of Browns Creek at the Barnes truss factory is a significant issue, assessed as carrying “high risk” in the USMP. It is recommended that Council further investigate a design that incorporates the required detention storage at the site.
Community feedback	Residents from 27b and 29 Garrard St spoken to advised they had moved in after the works were completed, and subsequently had no feedback to report. The factory appears to be

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Project S1C: Lismore Workers Golf Detention Basin	
	unoccupied.
WAE drawings / design drawings	Design drawings produced in 2018. Plan no.: 5115,TRIM no.: EF17/189 CDR19/188
Additional comments	Flash flooding from localised stormwater flows occurred at this location in 2020., impacting the factory and surrounding area (Garrad St, Garrad Lane).



Project: S2A Monaltrie Creek –Sediment traps	
Responsibility	Manager Integrated Planning
Project Type	New Asset/Asset Upgrade – Stormwater Treatment
Locality	10 – Monaltrie Creek
Actions proposed in USMP	Upper Monaltrie Creek sediment containment structures (S2A) Design and construction of dedicated sediment containment structures upstream of industry drive to prevent sedimentation in the downstream drain.
Historic issue/s	Sediment and debris accumulating in the downstream drainage channel behind businesses on Industry drive, contributing to flooding in this area. There is also large amounts of sediment accumulation further downstream, adjacent to Wades Park.
Project objective	Capture sediment originating in the upper catchment.
Action Status	Incomplete
Description of actual works undertaken	Project investigations revealed that the catchment was too large for a single sediment basin, and that shallow rock in the area would inhibit construction. Further investigation found that installation on a pipe from Rifle Range Road along Industry Drive could alleviate flooding but would be cost prohibitive (~\$500,000).
Date completed	~2020
Approx. catchment size	43 ha
Budget allocated in USMP	S2A Total = \$55,000 S2B Total = \$74,000 Combined total = \$129,000
Actual cost	\$94,780 (S2A and S2B combined) (\$34,220 remaining)
Project outcomes	Capacity restored to the creek and bank protection against scour and erosion. Flood protection barrier installed.
Successes/ failures/ lessons learnt	Project was ultimately unsuccessful due to site constraints. However, findings from the catchment investigations will be used to develop stormwater treatment at a catchment scale as part of action S2C.
Future recommendations	Consider debris control to manage culvert capacity during major events. The recommended pipework from Rifle Road to Industry Drive should be further investigated. Sediment capture should be considered in a catchment-wide approach as part of project S2C – Monaltrie Creek catchment stormwater treatment system.
Community feedback	N/A - No works undertaken to get feedback on
WAE drawings / design drawings	Investigation undertaken by Ardill & Payne

Project: S2B Monaltrie Creek – Rehabilitation of drainage/creeks and sediment traps	
Responsibility	Manager Integrated Planning
Project Type	New Asset/Asset Upgrade – Stormwater Treatment
Locality	10 – Monaltrie Creek
Actions proposed in USMP	Maintenance and rehabilitation of the drainage lines is required to remove sediment and weeds and clear culvert blockages (S2B).
Historic issue/s	Localised flooding occurs at the storage sheds at Industry Drive and the surrounding area. The culvert was blocked with debris during site visit in 2015 and the drain filled up in heavy during rainfall.
Project objective	To reduce flooding at storage shed on industry drive and surrounding area.
Action Status	Complete
Description of actual works undertaken	Maintenance and rehabilitation of the drain was completed for 220m (out of a total 480m). Including channel clearing and regrading, geometry adjustment, scour protection, revegetation, and flood barrier installed.
Date completed	2020
Approx. catchment size	43 ha
Budget allocated in USMP	S2A Total = \$55,000 S2B Total = \$74,000 Combined total = \$129,000
Budget for this project	\$82,000 (S2A and S2B combined)
Actual cost	\$94,780 (S2A and S2B combined) (\$34,220 remaining for S2A and S2B)
Photos	
 <p>Before: Culvert under road is blocked with debris, July 2015</p>	 <p>Before: Erosion of drainage line downstream of storage shed, 2015</p>
During:	After:

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Project outcomes	Capacity restored to the creek and bank protection against scour and erosion.
Successes/ failures/ lessons learnt	Successful project, a good practical and cost-effective outcome (\$430/m).
Future recommendations	Consider debris control to manage culvert capacity during major events.
Community feedback	Positive verbal feedback provided to Council by adjacent businesses on Industry Road following completion of works.
WAE drawings / design drawings	As Executed drawings available, issued 5/03/2021 by Ardil Payne


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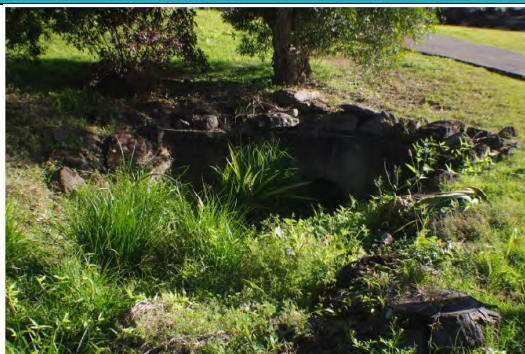


Project S3 – Union Street Stormwater Upgrade	
Project Type	Asset Upgrade
Locality	15 – South Lismore/ Hollingworth Creek
Actions proposed in USMP	Clearing of tree roots, potentially line drainage pipes,
Historic issue/s	Flooding of Union Street parking area and shopfronts near Elliot Road intersection during heavy rain.
Project objective	Improve drainage of Union Street and reduce localised flooding.
Description of actual works undertaken	Removal of a large bucket and debris within the stormwater pipe in the adjacent Laneway between Elliott Rd and Engine St.
Approx. catchment size	9 ha
Budget allocated in USMP	\$19,000
Actual cost	\$1,300
Project outcomes	Investigations into lidar levels, flooding risk and consultation.
Successes/ failures/ lessons learnt	Investigations found that the removal of debris in the pipe resolved the issue of localised flooding.
Future recommendations	Nil.
Community feedback	Positive feedback received from owners who were happy with the outcomes.

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Project S4 – Snow Street Reshaping and Coral Tree Removal	
Project Type	Asset Upgrade
Locality	16 – South Lismore/ Airport
Actions proposed in USMP	<ul style="list-style-type: none"> Ongoing channel maintenance to remove weeds Enlargement and reshaping of the channel to provide temporary storage of overflows and allow continued conveyance from the upstream system.
Historic issue/s	High downstream tailwater in the channel limits flow capacity through the pipes and downstream channel. Excessive weed growth was also limiting the capacity for detention in the channel when the pipe surcharged.
Project objective	
Description of actual works undertaken	<p>Works completed September 2023 including:</p> <ul style="list-style-type: none"> Significant Coral Tree removal (approx. 1800m²) including stump grinding Removal of siltation from the basin area Realignment of the small creek line Installation of hay bales for erosion control and vegetation seeding Removal of siltation from exit pipes and entry pits and the removal of general flood debris from the site. <p>A small break in the existing pipe has been scheduled for repair</p>
Approx. catchment size	unknown
Budget allocated in USMP	\$5,000
Actual cost	\$4,800
Photos – Before (2015)	 <p>Photo: D Baldwin</p>

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Photos – After (2023)		
Project outcomes	Improved flow conveyance	
Successes/ failures/ lessons learnt	Additional budget could have allowed for more reshaping works to be completed and hence further capacity increases.	
Future recommendations	Revegetation works would improve the amenity (particularly to screen large graffiti wall.	
Community feedback	TBC	



Project S6A and S6B: Trinity Drive Inspection and Restorative Maintenance	
Project Type	Asset Upgrade
Locality	6 – Howards Grass
Actions proposed in USMP	<i>Restorative Maintenance</i>
Historic issue/s	A large amount of water flows to the headwall at the Trinity Drive crossing and surcharges over the road and into the opposite residential property (no. 12). The culvert and stormwater outlet may be undersized for the flows. The outlet also was blocked with weeds and rubbish.
Project objective	To address localised flooding of Trinity Drive.
Description of actual works undertaken	Investigations and a design completed for improvements. Completion of earthworks to make a mound in front of 12 Trinity Drive and lowering of flood way on opposite side of the driveway to 12 Trinity Drive to direct overland flows away from 12 Trinity drive.
Approx. catchment size	10ha
Budget allocated in USMP	\$3,000 (S6A) \$35,000 (S6B) Total = \$38,000
Actual cost	\$6,430
Photos	
 <p>Before: Trinity Drive stormwater inlet (adjacent to 13 Trinity Drive) (Hydrosphere, 2016b)</p>	 <p>Before: Stormwater outlet adjacent to 12 Trinity Drive (Hydrosphere, 2016b)</p>
 <p>After (July 2022): Mound and garden bed constructed to divert overland flows away from 12 Trinity Drive</p>	 <p>After (July 2022): Mound and garden bed constructed to divert overland flows away from 12 Trinity Drive</p>
Photos	




After (August 2023): garden bed converted to grass mound.


Project outcomes	Overflow path has been changed to ensure flows are diverted to the driveway access to 12 Trinity Drive and then to the creek. Achieved through construction of mound and the lowering of the nature strip on the opposite side of the driveway. Hydraulic Capacity Assessment Report completed by Willow and Sparrow in March 2022.
Successes/ failures/ lessons learnt	The Hydraulic Capacity Assessment Report concludes that the culvert is undersized. Willow and Sparrow recommend duplicating the Ø900mm pipe. Council's Design Officer (N. Pletting) commented that a box culvert with kerb inlet pits would be more resilient against blockage (as per email RE: Trinity Drive Culvert Capacity Assessment Report, 8/04/2022).
Future recommendations	<ol style="list-style-type: none"> 1) Regularly maintain culvert to control debris and prevent blockage 2) Construct box culvert with concrete apron and wings and 2 x kerb inlet pits (\$185,000)
Community feedback	Resident from 12 Trinity Drive originally agreed to the design but later requested the garden bed be replaced with a grass mound to facilitate mowing. Resident from 10 Trinity Drive reported that he was unaware of any issues since the culvert blockage was cleared.
WAE drawings / design drawings	Concept design for a duplication of the 900mm pipe under the road prepared by Willow and Sparrow.

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Project S8: 37-41 Cathcart Street Drainage Modifications	
Project Type	Asset Upgrade
Locality	12 – Gasworks Creek
Actions proposed in USMP	Restorative Maintenance
Historic issue/s	Localised flooding of Cathcart St
Project objective	Improve drainage of Cathcart St to prevent flows overtopping the road outside 37 – 41 Cathcart St
Description of actual works undertaken	Installation of asphalt hobs and concrete layback kerbs to direct water path into new box culverts. Tree Removal and existing gutter damage repairs. New AC for the road.
Approx. catchment size	>2ha
Budget allocated in USMP	\$70,000
Actual cost	\$108,753
Photos	
<p>After:</p> 	<p>After:</p> 
Project outcomes	All works complete as per design, including additional AC Hob and Concrete Kerb works. Flows now contained within the road and directed into.
Successes/ failures/ lessons learnt	Budget estimate was inaccurate, but within the means of the USMP overall budget. An Additional \$38,000 was used from the USMP budget for 'Treatment Systems as part of roadworks' – S19.
Future recommendations	None.
Community feedback	None received.
WAE drawings / design drawings	As Constructed – Lismore CC 2018

Project S14: Kookaburra Terrace Sedimentation Basin (#3)	
Project Type	Asset Upgrade
Locality	9 – Tucki Tucki Creek
Actions proposed in USMP	Excavation for subsoil drainage, scour control at the headwall, re-vegetation with suitable species to increase water quality improvement, increase general amenity of the area and reduce long-term maintenance.
Historic issue/s	Kookaburra Terrace sedimentation basin (63 Kookaburra Terrace) is waterlogged and provides low water quality improvement
Project objective	To repair and renew existing bio-retention basin
Description of actual works undertaken	Removed excess silt and weeds. Renewed underground drainage pipes. Repaired existing stormwater pit. Returfed damaged areas. Undertaken June 2020.
Approx. catchment size	~5ha
Budget allocated in USMP	\$8,000
Actual cost	\$8,222
Photos	
<p>Before:</p> 	





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Photos	
After (June 2020): <div></div>	
Project outcomes	System renewed and working effectively.
Successes/ failures/ lessons learnt	Requires regular clean out (every 3-4 years).
Future recommendations	Regular maintenance required. Due for clean out sediment accumulation at outlet zone. Planting in the basin would improve water quality outcomes.
Community feedback	None received.
WAE drawings / design drawings	N/A

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Project S15: Just Street Bioretention Basin	
Project Type	Asset Upgrade
Locality	9 – Tucki Tucki
Actions proposed in USMP	Excavation of silt and replanting and possibly filter media replacement to provide water quality improvement. Improved sediment and erosion controls during subdivision construction are also required.
Historic issue/s	Large amounts of silt in Just Street bioretention basin
Project objective	Restore basin functionality so that it is capturing sediment, removing nutrients and reducing peak flow rates.
Description of actual works undertaken	Silt and sediment removed. Drainage outlet cleared and restored.
Approx. catchment size	~1.5ha
Budget allocated in USMP	\$8,000
Actual cost	\$950
Photos	
Before: 1 June 2017	Before: 1 June 2017
	
During works: 7 February 2019	During works: 7 February 2019
	
Project outcomes	All siltation removed including weeds. Drainage checked and cleared.
Successes/ failures/ lessons learnt	Regular inspection and maintenance required.
Future recommendations	
Community feedback	TBC

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Project S18: Treatment Systems as part of Roadworks	
Project Type	New Assets
Locality	Hamley Road & Captain Rous Park
Actions proposed in USMP	Action S18 refers to installing “stormwater treatment systems” opportunistically where road works are planned. Examples of treatment systems include bioretention filters, litter collection systems and educational signage.
Historic issue/s	Poor water quality of stormwater runoff.
Description of actual works undertaken	Installation of new stormwater pits, kerb inlets and headwalls to address ponding at Hamley Road (next to Capitan Rous Park)
Approx. catchment size	~2ha
Budget allocated in USMP	\$175,000 (to be used for various works)
Actual cost	\$69,497
Photos	
Before: July 2019 	Before: July 2019 
After: 7 October 2020 	After: 7 October 2020 
Project outcomes	Improved drainage, flows now directed to pipe network, localised ponding in the street reduced. Collection of silt and leaves etc at the bottom of Captain Rous Park before entering the stormwater system, leading to less localised flooding at the lower end of Hamley Street.
Successes/ failures/ lessons learnt	Successful project. Additional comments below.

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Future recommendations	Inclusion of site-specific water quality improvement measures (bioretention filters, litter collection systems, vegetated swales, detention basins) in roadworks projects.
Community feedback	TBC
WAE drawings / design drawings	N/a
Additional comments	Good outcomes achieved, however the project does not achieve the intended outcomes of the action S18 (stormwater treatment systems as part of roadworks).



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Appendix B – WSD Asset Audit Results

Table 0- 1 details the outcomes from the audit of 38 of Councils stormwater devices undertaken in May 2023.

Table 0- 1 Stormwater Treatment Devices Audit Results

Site	Site Name	Address/ Location	Catchment	Asset Description	Catchment Area (ha)	Condition (1-5)	Useful Life (yrs.)	Maintenance Required	Recommended Service Level Per Annum	Asset issues	Rectification / works	Rectification Costs	Recommendation	Rectification Priority
1	CBD	Lismore Rowing Club	Browns Creek	CBD Litter Trap	9	2	10		4	Direct screening baskets litter trap. Baskets block prematurely suggesting storage is undersized for catchment area. The basket removal makes maintenance labour intensive and complicated.	Upgrade to vertical trash rack for suction cleaning	\$40,000	Upgrade	Low
2	Bridge Street	43 Bridge Street North Lismore	Browns Creek	Rain Garden	0.5	3	15		4	No extended detention depth	Add riser outlet to create extended detention depth	\$3,000	Retrofit	Low
3.0	Woodlark Street	Crn Molesworth and Woodlark St	Browns Creek	Rain Garden	0	4	0		4	Flow bypasses the basin via the inlet pipe, no treatment provided. The asset has sustained damage by flood including loss of soil, plants and damage to kerb.	Option 1) redesign to ensure flows reach basin, include extended detention depth and appropriate media and plants or Option 2) decommission as biofiltration and convert to garden	\$5,000	Repurpose as a garden	Med
3.1	Woodlark Street	Crn Molesworth St	Browns Creek	Rain Garden	0	4	0		4	The asset has sustained damage by flood including loss of soil, plants and damage to kerb. Piped flows bypass the basin, are piped directly to outlet. no treatment provided.	Option 1) redesign to ensure flows reach basin and appropriate media and plants or Option 2) decommission as biofiltration and convert to garden	\$5,000	Repurpose as a garden	Med
3.2	Woodlark Street	Crn Keen St	Browns Creek	Rain Garden	0	3	0		4	There is no extended detention depth and no space to create it. Flows bypass the basin, no treatment provided.	Repurpose as a garden for public domain	\$5,000	Repurpose	Med
3.3	Woodlark Street	Crn Keen St	Browns Creek	Rain Garden	0	3	0		4	There is no extended detention depth and no space to create it. Flows bypass the basin, no treatment provided.	Repurpose as a garden for public domain	\$5,000	Repurpose	Med
4.1	Carrington Street (Magellan)	At Magellan St and Eggins Lane Corners Lismore	Browns Creek	Rain Garden	0.02	3	0		4	No extended detention depth (EDD) hence no treatment provided, the basin is only acting as a garden with passive watering	Option 1) redesign to ensure flows reach basin and appropriate media and plants or Option 2) decommission as biofiltration and convert to garden	\$5,000	Repurpose	Low
4.2	Carrington Street (Eggins Lane)	At Magellan St and Eggins Lane Corners Lismore	Browns Creek	Rain Garden	0.02	3	0		4	No EDD hence no treatment provided, the basin is only acting as a garden with passive watering.	Lower garden bed and replant to create extended detention	\$10,000	Retrofit	Low
4.3	Carrington Street	At Magellan St and Eggins Lane Corners Lismore	Browns Creek	Rain Garden	0.02	3	0		4	No EDD hence no treatment provided, the basin is only acting as a garden with passive watering	Lower garden bed and replant to create extended detention	\$10,000	Retrofit	Low
4.4	Carrington Street	At Magellan St and Eggins Lane Corners Lismore	Browns Creek	Rain Garden	0.02	3	0		4	No EDD hence no treatment provided, the basin is only acting as a garden with passive watering	Lower garden bed and replant to create extended detention	\$10,000	Retrofit	Low
5	Nesbitt Park Carpark	119 Casino St South Lismore	Leycester St	Rain Garden	0.03	3	5		4	Slotted ag pipe with sock, media likely blocked (asset ~13 yrs old) hence little water quality improvement.	None			
6	Cambell Crescent	Behind 43 Campbell Crescent Goonellabah	Tucki Tucki Creek	RSF 6000 EcoSol Inline Device	8	4	15	Comprehensive clean (due to blockage) and inspection needed	4	Technology and size not suitable for catchment. Gross pollution found in catchment. GPT was blocked and requires cleaning.	Repurpose as a trash rack with sump. Upgrade lids to grated to simplify monitoring and maintenance	\$60,000	Upgrade	High



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Site	Site Name	Address/ Location	Catchment	Asset Description	Catchment Area (ha)	Condition (1-5)	Useful Life (yrs.)	Maintenance Required	Recommended Service Level Per Annum	Asset issues	Rectification / works	Rectification Costs	Recommendation	Rectification Priority
8	Gas works Creek	245 Keen St to 12 Junction St, East Lismore	Gasworks Creek	Natural Creek	37	2	35	Remove coral trees, plant rushes on banks	2	Nil	Remove coral trees, plant rushes on banks	\$2,000	Maintain	
7	Junction Street Flood Gate/Pump Station	11 Junction Street, East Lismore	Browns Creek	Retention basin	12	2	30		4	na	Creek Rehabilitation (re-profile banks and revegetate) Refer Action S11 of USMP	costed in USMP	Upgrade - action S11 of USMP	Low
9	Browns Creek approaching "Bat Cave"	Dawson St and Uralba Street	Browns Creek	Natural Channel	445	3	15		4	Poor amenity, poor water quality	Upgrade as per Action S1B	costed in USMP	Upgrade - action S1B of USMP	Med
10	Browns Creek Tunnel	Bat Cave - Dawson Street West	Browns Creek	Vegetated channel and sediment weir	304	5	5	Immediate protection of sewer lamp hole	4	The weir has been displaced. Significant erosion putting sewer lamp hole at risk	Immediate protection of sewer lamp hole required plus upgrades as per USMP action S1B.	costed in USMP	Upgrade - action S1B of USMP	High
11	Corner of Diadem and Magellan Streets	Lismore Park CBD	Browns Creek	Vegetated natural channel	59	2	50		4	nil	GPT to be integrated as part of Browns Creek upgrade (USMP action S1A)	costed in USMP	Add GPT as part of Browns Creek upgrade (\$1A)	Low
12	Brunswick Street SES Depot	61 Brunswick Street, Lismore	Tucki Tucki Creek	3x Litter Baskets and Sediment Trap	SES depot	5	0		4	Baskets are damaged and non-operational, blocked. Not appropriate for site, very little gross pollution.	Decommission baskets and frames		Decommission	High
13	Birdwing Gully	36 Kadina Street, Goonellabah	Tucki Tucki Creek	Litter Trap (net tech)	2	3	5	Reattach net onto collar (stable catchment)	4	Difficult to maintain, net continually falls off collar	Decommission and upgrade to graduated trash rack	\$15,000	Upgrade	Low
14	Nature Court	Behind 6 Nature Court, Goonellabah	Tucki Tucki Creek	Litter Trap and small sediment basin	30	3	5	Sediment removal	4	Screen is ineffective	Screen could be removed		Maintain	
15	Ravenswood Drive in Pine Park	28B Ravenswood Dr, Goonellabah	Tucki Tucki Creek	Sediment Trap and armoured channel	tbc	4	5	Clean out required	4	Overly complex to maintain and nil benefit, pond silted up, coral trees present at outlet	Decommission. Install pipe, backfill and landscape. Install simple trash rack at outlet - see audit report	\$15,000	Upgrade to trash rack	Low
16	52 Just Street, Goonellabah	Opp 52 Just St Goonellabah	Tucki Tucki Creek	1 of 2 Bio-retention basin	3	3	15	Extensive clean out required and full basin reset	4	Weed infested, no extended detention. Basin has suffered through development in catchment - poor inlet design	Full renovation required including plant removal, soil renovation (top 2-300mm), clean all subsoil drains, possibly incorporate energy dissipation	\$10,000	Renovate	Low
16.1	37 Just Street, Goonellabah	Opp 52 Just St Goonellabah	Tucki Tucki Creek	1 of 2 Bio-retention basin	11	3	15	Extensive clean out required and full basin reset	4	Poor design, weed infested, no extended detention. not designed as a treatment train. Basin has suffered through development in catchment - poor inlet design	Full renovation required including plant removal, soil renovation (top 2-300mm), clean all subsoil drains, possibly incorporate energy dissipation	\$10,000	Renovate	Med
17.1	44 Kookaburra Terrace	88 Kookaburra Terrace Goonellabah	Tucki Tucki Creek	retention basin	3	2	20		5	Basin becomes wet and can be rutted out during mowing with the tractor due to weight.	Prepare retrofit design to include native plants to exclude mowing soft/wet areas.	\$10,000	Retrofit with plants	Low
18.0	Intersection Kookaburra Terrace and Waratah way	60 Kookaburra Terrace	Tucki Tucki Creek	retention basin	7	2	20		5	nil	Prepare retrofit design to include native plants to exclude mowing soft/wet areas.	\$10,000	Retrofit with plants	Low

Lismore USMP review, Lismore City Council

Site	Site Name	Address/ Location	Catchment	Asset Description	Catchment Area (ha)	Condition (1-5)	Useful Life (yrs.)	Maintenance Required	Recommended Service Level Per Annum	Asset issues	Rectification / works	Rectification Costs	Recommendation	Rectification Priority
18.1	Kookaburra Terrace opp Grevillia Grove	60 Kookaburra Terrace	Tucki Tucki Creek	retention basin	8	2	20		5	nil	Prepare retrofit design to include native plants to exclude mowing soft/wet areas.	\$10,000	Retrofit with plants	Low
19	Wanda Drive	22 Wanda Dr, East Lismore	Gundarimba Creek	Detention basin	17	3	30		5	Outlet not visible. Size of outlet warrants exclusion bars. Fencing is lost and sagging and not to council standard.	Clear discharge pipe area, install exclusion bars over headwall. Fencing upgrade.	\$20,000	Upgrade	Med
20	Rotary Drive (top)	Behind 1 Rotary Dixon Place, Lismore		Armoured channel	11	2	15	Remove litter	4	Nil	Additional planting	\$2,000	Additional planting	Low
24	GSAC (north)	65 Oliver Ave, Goonellabah	Tucki Tucki Creek	Vegetated channels and Bio-retention basins	0.2	2	30	Clear downstream of outlet to lower backwater	4	Nil	Nil	\$0	Maintenance	
24.1	GSAC (south)	65 Oliver Ave, Goonellabah	Tucki Tucki Creek	Vegetated channels and Bio-retention basins	0.3	3	15	Litter removal, replanting.	4	Poor solar access, gross pollution	Vegetation thinning for sunlight, install trash rack at inlet	\$25,000	Upgrade	High
25	South Lismore Bowling Club	2 Caniaba St Soth Lismore - adj to carpark in Nesbitt Park	Leycester Creek	Retention basin	20	2	30		6	Low areas difficult to maintain due to waterlogging	Retrofit with wetland plants - will reduce slashing area and improve ecological value and water quality treatment - consider improved public amenity	\$10,000	Retrofit with plants	Low
26	Nesbitt Park	next to Rural Buying Service	Leycester Creek	Vegetated natural channel	tbc	2	30	Weeding and litter removal	4	Gross pollution and sediment loads accumulating in the channel	Retrofit trash rack on inlet from industrial area adjacent	\$15,000	Retrofit GPT/ trash rack	Low
29	Camilla Place	933 Oliver Av Goonellabah. Between 6 and 7 Camilla	Tucki Tucki Creek	Retention pond	11	4	5	Silt removal, weeding	4	Uncontrolled overflow causing scour - difficult for personnel to access for maintenance	Renovation of rock armouring and chute to creek to prevent erosion	\$30,000	Redesign and construct	Med
30	Gasworks Creek on Keen Street	245 Keen St, East Lismore	Not in maintenance running sheet	Litter Baskets	56	3	15	Clean out baskets and culverts	4	Baskets and weir are too close to culvert and sediment is dropping out into the pipe, difficult to maintain.	Consider future upgrade GPT to simplify maintenance and improve performance.	\$25,000	Plan for future upgrade when funding available	
32	Clifford Park	4 Cassia Dr Goonellabah - in gravel carpark	Tucki Tucki Creek	grass swale then vegetated Swale	tbc	3	15	Weeding and vegetation maintenance, clear around outlet	4	Channel choked up and very difficult to access pipes and headwall	Renovation/ upgrade as part of carpark works	\$10,000	Upgrade as part of car park upgrade	Low
33	Avondale Avenue	In front of 35 Avondale, East Lismore	Browns Creek	Bio-Pond and Swale	0.3	3	5	Cleanout and reset required	4	Complicated design and maintenance	Future redesign to improve ease of maintenance and water quality outcomes	\$15,000	Plan for future upgrade when funding available	Med
34	Slaters Creek	10 Flick Street - western end of Alexander Prd, North Lismore	Leycester Creek	Constructed Wetland	240	2	35	Clear and locate outlets	4	some erosion in main channel/high flow bypass	Clearing and planting of western bank		Maintain	Med
35	Magellan Street	Adj 48 Brewster Street, Lismore - Richards Oval	Browns Creek	Swale/Drain Revegetation	304	2	35		4	Nil	Nil			
37	Gasworks Creek - Keen St to Junction St	253 - 257 Keen St	Gasworks Creek	Swale/Drain Revegetation	0.04	2	20	Clean out sediment and vegetation debris	4	Nil	Nil		Maintain	
S2B	Industry Drive USMP action S2B	1 Industry Drive	Gundarimba	Drain and flood barrier	17	2	20					\$10,000	Consider debris control or exclusion bars to facilitate debris capture and removal	Low

Lismore USMP review, Lismore City Council

Site	Site Name	Address/ Location	Catchment	Asset Description	Catchment Area (ha)	Condition (1-5)	Useful Life (yrs.)	Maintenance Required	Recommended Service Level Per Annum	Asset issues	Rectification / works	Rectification Costs	Recommendation	Rectification Priority
Additional assets not included in Audit														
21	Opposite GSAC	65 Oliver Ave, Goonellabah	Tucki Tucki Creek	Rip Rap	1,4				2					
22	Dudley Drive	Maybe 19 Dudley Dr, Goonellabah	Tucki Tucki Creek	Rip Rap	39				2					
23	Joy Street Reserve	23 Joy Street, Goonellabah	Tucki Tucki Creek	Sediment basin and natural wetland	7				4					
27	McKenzie Park	on both sides of Bridge Street - 1 Pitt St, North Lismore	Slaters Creek	Vegetated natural channel					2					
36	Nesbitt Park	119 Casino St, South Lismore - Nesbitt Carpark	See #26											
38	GSAC	65 Oliver Ave, Goonellabah	Tucki Tucki Creek	Bio-retention Basins					4					
39	GSAC		Tucki Tucki Creek	Eastern Side of Creek					4					
40	Albert Park	338 Keen St, East Lismore	Tucki Tucki Creek	Swale/Drain Revegetation					4					



An updated maintenance schedule is provided in Table 0- 2 which details the tasks and frequency for maintaining stormwater assets. The frequency written in red indicates that we are recommending a change to the existing cycle.

Table 0- 2 Updated maintenance schedule

Asset No.	Stormwater Asset	Activities to be performed	Recommended Maintenance Frequency	Work order	Date completed	Estimated quantity removed (m³)
1	CBD Litter Trap at Lismore Rowing Club	<ul style="list-style-type: none"> Empty litter baskets 	3 Monthly	TBA		
2	1 x Bio- retention Rain Garden on Bridge St	<ul style="list-style-type: none"> Pick up litter 	3 Monthly	TBA		
3	4 x Bio-retention Rain Gardens on Woodlark St	<ul style="list-style-type: none"> Remove weeds and dead plant material Ensure base of garden bed (including mulch) is at least 50mm lower than the overflow pit 	3 Monthly	TBA		
4	4 x Bio-retention Rain Gardens on Carrington St	<ul style="list-style-type: none"> Clip/prune and remove old plant growth 	3 Monthly	TBA		
5	Bio-retention Rain Garden at Nesbitt Park car park	<ul style="list-style-type: none"> Remove sediments/litter inside of overflow pit 	3 Monthly	TBA		
6	EcoSol RSF 6000 behind Campbell Crescent	<ul style="list-style-type: none"> Remove all gross pollutants (litter) and sediment in the open concrete chamber Clear debris from the outlet pipe within the open chamber (leading to the headwall) Remove sediments and litter from inside the sealed chamber using suction machine 	3 Monthly	TBA		
7	Retention basin at Junction Street Flood Gate/Pump Station	<ul style="list-style-type: none"> Ensure basin is at least 200mm lower than the invert level of the lowest overflow pipe Remove silt and debris Ensure stormwater pipe under Junction St is clear from all large debris Remove all litter Clear all debris around the grate at the lowest flood gate/overflow pipe Remove and/or report large debris (e.g., shopping trolleys) Mow/brush cut banks of channel 	3 Monthly	TBA		

Lismore USMP review, Lismore City Council

Asset No.	Stormwater Asset	Activities to be performed	Recommended Maintenance Frequency	Work order	Date completed	Estimated quantity removed (m³)
8	Gas Works Creek natural swale and natural channel between Junction and Keen St	<ul style="list-style-type: none"> Remove large debris from stormwater pipes under Junction St Litter collection at Keen St end. Litter collection at Junction St 	3 Monthly	TBA		
9	Browns Creek Main Natural Channel approaching "Bat Cave"	<ul style="list-style-type: none"> Slashing along the edge and banks of the main Brown's Creek natural channel starting from Uralba St to the entrance to "Bat Cave". Litter removal Report shopping trolleys to stormwater team 	3 Monthly	TBA		
10	Vegetated channel and sediment trapping weir at the junction coming into Browns Creek Tunnel	<ul style="list-style-type: none"> Litter removal at the at the beginning of the natural channel near Little Keen Street Community Garden and at the weir just before 'Bat Cave' 	3 Monthly	TBA		
11	Vegetated natural channel on the corner of Diadem and Magellan Streets	<ul style="list-style-type: none"> Litter collection at the beginning (and along as required) of the natural channel and particularly at the Diadem St end where the 3 pipes enter the natural channel 	3 Monthly	TBA		
13	Birdwing Gully Litter Traps (Net Tech and Litter Basket)	<ul style="list-style-type: none"> Litter removal from inside Net Tech device and litter basket (located inside stormwater pit below footpath) Litter Collection outside the trap along the armoured channel leading into Tucki Tucki Creek (if over-spill has occurred) 	3 Monthly	TBA		

Asset No.	Stormwater Asset	Activities to be performed	Recommended Maintenance Frequency	Work order	Date completed	Estimated quantity removed (m³)
14	Litter Trap behind Nature Court	<ul style="list-style-type: none"> Litter collection outside the trap (along the armoured channel leading into Tucki Tucki Creek) Remove sediment build up inside the trap and along the armoured channel 	3 Monthly	TBA		
15	Sediment Trap and armoured channel behind Ravenswood Drive in Pine Park	<ul style="list-style-type: none"> Safely access and remove sediments/litter within the concrete sediment trapping device Litter collection along the armoured channel (on the other side of the walking track) leading into Tucki Tucki Creek 	3 Monthly	TBA		
16	1 of 2 Bio-retention basin on Just Street, Goonellabah	<ul style="list-style-type: none"> Litter collection within the basin and along the concrete overflow down to the channel leading into Tucki Tucki Creek Remove excess sediment build up within the basin 	3 Monthly	TBA		
17	Series of 1 of 4 Bio-retention basins behind Kookaburra Terrace and Waratah way	<ul style="list-style-type: none"> Litter collection inside the basins Ensure outlet pipe inside the overflow chamber is clear from debris Slash/mow inside and edges of the basin 	5 times/yr between Summer and Autumn	TBA		
18	Series of 3 of 4 Bio-retention basins behind Kookaburra Terrace and Waratah way	<ul style="list-style-type: none"> Litter collection inside the basin Ensure outlet pipe inside the overflow chamber is clear from debris Slash/mow inside and on the edges of the basins 	5 times/yr between Summer and Autumn	TBA		
19	Detention basin on Wanda Drive	<ul style="list-style-type: none"> Litter Collection inside the basin. Ensure outlet pipe inside the overflow chamber is clear from debris Slash/mow inside and on the edges of the basin 	5 times/yr between Summer and Autumn	TBA		
20	Armoured channel - top of Rotary Drive	<ul style="list-style-type: none"> Litter and sediment removal along and at the end of the armoured channel 	3 monthly	TBA		

Asset No.	Stormwater Asset	Activities to be performed	Recommended Maintenance Frequency	Work order	Date completed	Estimated quantity removed (m³)
21	Rip Rap opposite GSAC	<ul style="list-style-type: none"> Litter and sediment removal along armoured channel Litter removal along flow path between the armoured channel and the tributary draining into Tucki Tucki creek 	6 monthly	TBA		
22	Rip Rap at Dudley Drive	<ul style="list-style-type: none"> Litter removal at and along flow path between the armoured channel and the tributary draining into Tucki Tucki creek 	6 monthly	TBA		
23	Sediment basin and natural wetland at Joy Street Reserve	<ul style="list-style-type: none"> Litter collection inside the wetland and on the other side of the rock gabion wall Ensure sediment level is at least 200 mm below the Gabion wall (can also use existing level marker) 	3 monthly	TBA		
24	GSAC vegetated channels and Bio-retention basins	<ul style="list-style-type: none"> Litter collection inside the basins/channels and on the creek side of the spillways Ensure outlet pipes inside the overflow chambers are clear from debris. 	3 monthly	TBA		
25	Retention basin behind South Lismore Bowling Club	<ul style="list-style-type: none"> Litter collection inside and around the basin Ensure outlet pipe inside the overflow chamber is clear from debris Slash/mow inside and edges of the basin. 	2 monthly	TBA		
26	Vegetated natural channel @ Nesbitt Park next to Rural Buying Service	<ul style="list-style-type: none"> Litter collection at stormwater pipe entering the natural channel at the northeast corner of Landmark car park Litter collection inside and along the vegetated channel 	3 monthly	TBA		
27	Vegetated natural channel @ McKenzie Park on both sides of Bridge Street	<ul style="list-style-type: none"> Litter collection inside and along the vegetated channel Ensure stormwater pipe under Bridge St is clear from all debris 	6 monthly	TBA		
29	Retention pond at the end of Camilla Place - Goonellabah	<ul style="list-style-type: none"> Litter collection inside the retention pond and around the exit pipe/headwall on creek side 	3 monthly	TBA		
30	345 Keen St – Headwall to Gasworks Creek	<ul style="list-style-type: none"> Remove litter from litter traps Remove any loose silt/gravel from concrete apron. 	3 monthly	TBA		

Lismore USMP review, Lismore City Council

Asset No.	Stormwater Asset	Activities to be performed	Recommended Maintenance Frequency	Work order	Date completed	Estimated quantity removed (m³)
31	5x Litter Cages in CBD	• Remove litter from litter traps. Remove loose silt/ gravel from concrete apron	3 monthly Discontinue – cages have been decommissioned	TBA		
32	Vegetated swale in Clifford Park gravel carpark.	<ul style="list-style-type: none"> • Litter collection • Weed removal • Silt and debris removal • Pruning as required 	3 monthly	TBA		
33	Bio-pond in front of 35 Avondale Avenue	<ul style="list-style-type: none"> • Litter collection • Weed removal • Remove silt build up 	3 monthly	TBA		



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Quarterly Budget Review Statement 31 March 2025

Lismore City Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25**Table of Contents****page**

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Lismore City Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Responsible Accounting Officer's Statement

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulation 2021: 31 March 2025.

The Quarterly Budget Review Statement for Lismore City Council for the quarter ended 31 March 2025 indicates that Council's underlying projected financial position at 30 June 2025 will be satisfactory at year end, having regard to the projected estimates of income and expenditure as contained in the original adopted budget forecast.

The operating deficit before capital grants and contributions has favourably decreased by \$1,812,113 to a projected deficit of (\$11,284,124). This is mainly due to a \$3.125 million increase of interest and investment revenue compared to the original budget. This improvement mainly relates to interest earned on natural disaster advance funding, which is to be internally restricted. Ongoing losses before capital grants and contributions is not considered sustainable in the long term and action is being taken to address this as part of the ongoing development of Council's Long Term Financial Plan.

Recovery from the catastrophic floods events of February and March 2022 remains a significant focus. Budgets for these works have been adjusted between operating and capital income and expenditure in relation to flood recovery portfolio administration costs that cannot be capitalised.

The capital works program shows an overall projected decrease of (\$12,645,616), which is mainly due to reallocation of flood portfolio management costs. Flood recovery works were originally budgeted as 100% capital works. However, administration costs associated with the flood recovery portfolio cannot be capitalised. This adjustment is intended to reduce the operating component embedded within the capital works budget. The revised capital works program is now \$144,378,379.

The unrestricted cash result has reduced by (\$31,056) to a projected surplus of \$300,623. Whilst the cash position at 31 March 2025 appears favourable, budgets will need to be monitored closely to ensure Council's financial position remains satisfactory.

Long-Term Financial Plan

Consistent with the requirements of the Integrated Planning and Reporting Framework, Council has an adopted Long Term Financial Plan setting out Council's projected income and expenditure across a 10 year time horizon. This is currently being reviewed and will be updated as part of the 2025/2026 budget process.

Flood recovery works are expected to take several years to complete and are included in the Long Term Financial Plan. State and Federal Government organisations have pledged to support large portions of the recovery work and insurance will cover some of the damage to property however rebuilding is expected to take several years and will be hampered by lack of access to contractors and materials.

In regards to the statement on Contracts and Consultancy, the content is based on information provided at the time of preparing the March 2025 Quarterly Budget Review Statement.

No assessment of the accuracy of this information was undertaken.

Council is working towards a corporate approach to this reporting and this will be incorporated into future QBRS reporting.

Signed:



Date:

06/05/2025

Kulwant Singh-Pangly
Responsible Accounting Officer

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & expenses budget review statement

Budget review for the quarter ended 31 March 2025

Income & expenses - Council Consolidated

(\$000's)	Original budget 2024/25	Carry forwards	Sep QBRS	Approved Dec QBRS	Revised budget 2024/25	Variations for this Mar QTR	Notes	Projected year end result	Actual YTD figures
Income									
Rates and annual charges	66,821,495	0	0	0	66,821,495	0	1	66,821,495	65,188,877
User charges and fees	23,003,500	0	350,000	0	23,353,500	0	2	23,353,500	17,188,323
Other revenues	7,269,100	0	0	0	7,269,100	31,225	3	7,300,325	5,925,200
Grants and contributions - operating	22,708,500	0	605,890	79,400	23,393,790	10,629,598	4	34,023,388	24,245,851
Grants and contributions - capital	116,282,925	2,044,764	1,053,295	2,818,006	122,198,990	(10,583,398)	5	111,615,592	88,932,050
Interest and investment revenue	5,104,883	0	0	0	5,104,883	3,125,110	6	8,229,993	5,370,076
Net gain from disposal of assets	0	0	0	0	0	0		0	136,184
Share of interests in joint ventures	0	0	0		0			0	
Total income from continuing operations	241,190,403	2,044,764	2,009,185	2,897,406	248,141,758	3,202,535		251,344,293	206,986,562
Expenses									
Employee benefits and on-costs	42,085,249	216,200	25,000	0	42,326,449	3,644,926	7	45,971,375	36,155,889
Borrowing costs	1,606,000	0	0	0	1,606,000	0	8	1,606,000	1,059,191
Materials and services	51,996,002	63,600	969,660	352,426	53,381,688	8,328,894	9	61,710,582	46,223,596
Depreciation and amortisation	36,443,800	0	(1,642,700)	0	34,801,100	0	10	34,801,100	30,495,827
Other expenses	3,476,068	0	0	0	3,476,068	0	11	3,476,068	2,173,023
Net Loss from disposal of assets	3,438,700	0	0	0	3,438,700	0	12	3,438,700	131,937
Share of interests in joint ventures	9,000	0	0		9,000	0	13	9,000	0
Total expenses from continuing operations	139,054,819	279,800	(648,040)	352,426	139,039,005	11,973,820		151,012,825	116,239,464
Net operating result from continuing operations	102,135,584	1,764,964	2,657,225	2,544,980	109,102,753	(8,771,285)		100,331,468	90,747,098
Discontinued operations - surplus/(deficit)	0	0	0	0	0			0	0
Net operating result from all operations	102,135,584	1,764,964	2,657,225	2,544,980	109,102,753	(8,771,285)		100,331,468	90,747,098
Net Operating Result before Capital Items	(14,147,341)	(279,800)	1,603,930	(273,026)	(13,096,237)	1,812,113		(11,284,124)	1,815,049

More commentary on variations has been included in the QBRS.

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & expenses budget review statement

Budget review for the quarter ended 31 March 2025

Income & expenses - Council Consolidated

(\$000's)	Original budget 2024/25	Carry forwards	Sep QBRS	Approved Dec QBRS	Revised budget 2024/25	Variations for this Mar QTR	Notes	Projected year end result	Actual YTD figures
Funding Sources (Consolidated)									
Subtract Funds Deployed for Non-operating Purposes									
Acquisition of Assets	(133,882,825)	(12,690,402)	(7,234,175)	(3,216,593)	(157,023,995)	12,645,616		(144,378,379)	
Investment in Associates	(9,000)	0	0	0	(9,000)	0	14	(9,000)	
Acquisition of Assets Net Loss (Non-cash)	3,438,700	0	0	0	3,438,700	0		3,438,700	
Repayment of Principal on Loans	(5,132,000)	0	0	0	(5,132,000)	0	15	(5,132,000)	
Non-Cash Dedications	(700,000)	0	0	0	(700,000)	0		(700,000)	
Add Funds received from Non-operating Purposes									
Proceeds from Sale of Assets	817,300	0	0	0	817,300	0	16	817,300	
Subtract Unexpended Grants and Contributions Received During Year									
Developer Contributions (Section 7.11) Net Movement	(1,194,100)	0	0	0	(1,194,100)	0	17	(1,194,100)	
Reverse Expenses Not Involving a Flow of Funds									
Depreciation	36,443,800	0	(1,642,700)	0	34,801,100	0		34,801,100	
WDV Assets disposed	0	0	0	0	0	0		0	
Total funding required from other than operations	1,917,459	(10,925,438)	(6,219,650)	(671,613)	(15,899,242)	3,874,331		(12,024,911)	
Non-operating Funds Employed									
Loan Funds New	0	0	0	0	0	0	18	0	
Loan Funds Unexpended	0	0	0	0	0	0	18	0	
Unexpended Grants Used	0	3,946,173	2,971,905	(38,867)	6,879,211	0	19	6,879,211	
Developer Contributions Used	1,025,452	0	240,000	288,880	1,554,332	0	20	1,554,332	
Repayments / (Advances to) by Deferred Debtors	0	0	0	0	0	0		0	
Reserve Funds Utilised - Transfer From	0	6,979,265	2,148,645	1,060,000	10,187,910	881,528	21	11,069,438	
Reserve Funds Future Use - Transfer To	(2,811,832)	0	1,054,700	(633,400)	(2,390,532)	(4,786,915)	22	(7,177,447)	
Increase/(Decrease) in Unfunded Operations*	131,079	0	195,600	5,000	331,679	(31,056)	23	300,623	

*Unfunded refers to variations that have an impact on the Net Cash Position.

More commentary on variations has been included in the QBRS.

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & Expenses (Consolidated)**Detailed changes recommended**

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
1	Rates & Annual Charges		
Revenues		There have been no reportable changes to budget during the period	
2	User Fees & Charges		
Revenues		There have been no reportable changes to budget during the period	
3	Other revenues		
Revenues		Art Gallery - Grant funding received from the Art Gallery of NSW to purchase equipment for delivering public programs	31,225
4	Grants and contributions - operating		
Revenues		Water - Grant funding received from the NSW Reconstruction Authority for Bruxner Highway Sewer and Water Concept Design and Cost Estimation	46,200
		Flood Recovery - the Flood Recovery Portfolio staff associated with administration and finance are not able to be capitalised. This adjustment is for the operational component of those salaries and wages. This is funded from operating natural disaster grants.	3,083,398
		Flood Recovery - the Flood Recovery Portfolio contractor staff associated with administration and finance are not able to be capitalised. This adjustment is for the operational component of those contractor costs. This is funded from operating natural disaster grants.	7,500,000

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & Expenses (Consolidated)**Detailed changes recommended**

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
5	Grants and contributions - capital		
Revenues		Flood Recovery Roads - flood recovery works were originally budgeted as 100% capital works. However, administration costs associated with the flood recovery portfolio cannot be capitalised. This adjustment is intended to reduce the operating component embedded within the capital works budget.	(10,583,398)
6	Interest and investment revenue		
Revenues		Flood Recovery - Allocation of budget for interest revenue generated from advance funding. This is being internally restricted in reserves for the purpose of assisting with flood restoration works where required.	3,125,110

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & Expenses (Consolidated)**Detailed changes recommended**

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
7	Employee benefits and on-costs		
Expenses		Water - Transfer funds from Water Reserves to cover maintenance expenses for the new treatment plant in Nimbin. This is due to increased biological growth during warmer months and the frequent cleaning necessary to maintain the plant and ensure the production of quality water.	100,000
		Water - Transfer funds from Water Reserves to cover increased expenditures on reactive work, landscaping, and fleet management related to water pump station maintenance.	50,000
		Sewer - Transfer funds from reserves to cover increased salaries and wages costs, mostly related to overtime from callouts and emergency works.	168,411
		Water - Transfer funds from reserves to cover increased salaries and wages costs, mostly related to overtime from callouts and emergency works.	243,117
		Flood Recovery - the Flood Recovery Portfolio staff associated with administration and finance are not able to be capitalised. This adjustment is for the operational component of those salaries and wages. This is funded from operating natural disaster grants.	3,083,398
8	Borrowing costs		
Expenses		There have been no reportable changes to budget during the period	
9	Materials and services		
Expenses		Water - Grant funding received from the NSW Reconstruction Authority for Bruxner Highway Sewer and Water Concept Design and Cost Estimation	46,200
		Art Gallery - Grant funding received from the Art Gallery of NSW to purchase equipment for delivering public programs	31,225
		Records Management - Transfer from DA Archiving Fee reserves to fund additional labour hire employees to assist with records archiving activities	10,075
		Water - Transfer from Water Reserves to fund increased plant hire costs in water operations.	100,000
		Water - Transfer from Water Reserves to fund increased wages and salaries costs. Previously, there were vacancies in water operations; however, these positions have now been filled.	100,000

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & Expenses (Consolidated)**Detailed changes recommended**

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
		Water - Transfer from Water Reserve to fund various expenses, including technology hire, printing, cleaning, and professional memberships.	120,000
		Buildings - Reallocation of capital renewal budgets, now covered by flood recovery funds to operational budgets.	108,000
		Waste - Allocation of budgets for Landfill Development Planning, Lismore Recycling and Recovery Centre (LRRC) Master Plan and Resource Recovery and Circular Economy projects.	313,394
		Flood Recovery - the Flood Recovery Portfolio contractor staff associated with administration and finance are not able to be capitalised. This adjustment is for the operational component of those salaries and wages. This is funded from operating natural disaster grants.	7,500,000

10	Depreciation, amortisation and impairment
-----------	--

Expenses	There have been no reportable changes to budget during the period
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11	Other expenses
-----------	-----------------------

Expenses	There have been no reportable changes to budget during the period
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12	Net Loss from disposal of assets
-----------	---

Expenses	There have been no reportable changes to budget during the period
-----------------	---

13	Share of interests in joint ventures
-----------	---

Expenses	There have been no reportable changes to budget during the period
-----------------	---

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & Expenses (Consolidated)**Detailed changes recommended**

Budget Variations being recommended include the following material items:

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Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
14	Investment in Associates		
Funding		There have been no reportable changes to budget during the period	
15	Repayment of Principal on Loans		
Funding		There have been no reportable changes to budget during the period	
16	Proceeds from Sale of Assets		
Funding		There have been no reportable changes to budget during the period	
17	Developer Contributions (Section 7.11) Net Movement		
Funding		There have been no reportable changes to budget during the period	
18	Loan Funds New		
Funding		There have been no reportable changes to budget during the period	
18	Loan Funds Unexpended		
Funding		There have been no reportable changes to budget during the period	
19	Unexpended Grants Used		
Funding		There have been no reportable changes to budget during the period	
20	Developer Contributions Used		
Funding		There have been no reportable changes to budget during the period	

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & Expenses (Consolidated)**Detailed changes recommended**

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
21	Reserve Funds Utilised - Transfer From		
Funding		Water - Transfer funds from Water Reserves to cover maintenance expenses for the new treatment plant in Nimbin. This is due to increased biological growth during warmer months and the frequent cleaning necessary to maintain the plant and ensure the production of quality water.	100,000
		Water - Transfer funds from Water Reserves to cover increased expenditures on reactive work, landscaping, and fleet management related to water pump station maintenance.	50,000
		Water - Transfer from Water Reserves to fund increased plant hire costs in water operations.	100,000
		Water - Transfer from Water Reserves to fund increased wages and salaries costs. Previously, there were vacancies in water operations; however, these positions have now been filled.	100,000
		Water - Transfer from Water Reserve to fund various expenses, including technology hire, printing, cleaning, and professional memberships.	120,000
		Sewer - Transfer funds from reserves to cover increased salaries and wages costs, mostly related to overtime from callouts and emergency works.	168,411
		Water - Transfer funds from reserves to cover increased salaries and wages costs, mostly related to overtime from callouts and emergency works.	243,117
22	Reserve Funds Future Use - Transfer To		
Funding		Roads - Reallocation of funding for the Simeoni Drive Roundabout Project due to delays in capital works caused by Ex-Tropical Cyclone Alfred	(294,200)
		Records Management - Transfer of revenue to internal reserves to fund future records archiving related activities	(20,981)
		Waste - Transfer of budget related to Mass Haul Road project to the Public Infrastructure & Building Assets reserve.	(875,304)
		Bridges - Transfer to reserves of budget related to the Robert White Bridge has been made due to the pending structural analysis. The associated works are scheduled for completion in the 2025/2026 financial year.	(471,320)
		Flood Recovery - Transfer of interest revenue generated from advance funding to internal reserves.	(3,125,110)

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Income & Expenses (Consolidated)**Detailed changes recommended**

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Note: Positive numbers represent favourable variances, negative unfavourable.

Notes	Program	Description	Changes
23	Increase/(Decrease) in Unfunded Operations*		
		Records Management - Council charges fees for archiving, scanning, and recording documents related to development applications. These fees should be internally restricted to be spent on related records management activities. Council has historically allocated a revenue budget, however, the funding was not internally restricted and was absorbed into Council's general operations. This adjustment now ensures these fees will be internally restricted. This change will negatively impact the 2024/2025 unrestricted cash surplus.	(31,056)

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Capital budget review statement

Budget review for the quarter ended 31 March 2025

Capital budget - Council Consolidated

(\$000's)	Original budget 2024/25	Carry forwards	Sep QBRs	Dec QBRs	Revised budget 2023/24	Variations for this Mar QTR	Notes	Projected year end result	Actual YTD figures
Capital expenditure									
New assets									
- Plant & equipment	-	-	53,100	30,000	83,100	-	1	83,100	-
- Roads, Bridges, Footpath, Cycleways	-	-	-	189,880	189,880	-	2	189,880	-
- Stormwater Drainage	-	-	-	-	-	-	3	-	-
- Land & buildings & Other Structures	1,721,600	2,527,115	602,300	3,377,334	8,228,349	-	4	8,228,349	6,093,528
- Water	150,000	-	-	-	150,000	122,144	5	272,144	49,862
- Wastewater	150,000	2,032,986	-	-	2,182,986	-	6	2,182,986	1,375,189
- Remediation and Restoration	-	-	-	-	-	-	7	-	-
- Other Assets	-	-	-	-	-	-	8	-	-
Renewal assets (replacement)									
- Plant & equipment	3,000,000	1,090,600	-	-	4,090,600	-	1	4,090,600	3,617,436
- Roads, Bridges, Footpath, Cycleways	74,496,160	3,246,781	5,912,775	(1,190,621)	82,465,095	(11,348,918)	2	71,116,177	46,838,927
- Stormwater Drainage	2,269,000	139,600	240,000	-	2,648,600	-	3	2,648,600	483,974
- Land, Buildings & Other Structures	33,768,164	2,042,175	426,000	-	36,236,339	(1,296,698)	4	34,939,641	30,235,496
- Water	6,811,283	1,279,007	-	-	8,090,290	(122,144)	5	7,968,146	3,815,229
- Wastewater	11,516,618	332,138	-	650,000	12,498,756	-	6	12,498,756	1,793,691
- Remediation/ Restoration	-	-	-	-	-	-	7	-	-
- Other Assets	-	-	-	160,000	160,000	-	8	160,000	-
Total capital expenditure	133,882,825	12,690,402	7,234,175	3,216,593	157,023,995	(12,645,616)		144,378,379	94,303,334
Capital funding									
Rates & other untied funding	1,848,648	-	40,000	-	1,888,648	(108,000)		1,780,648	
Capital grants & contributions	115,131,925	2,044,764	1,303,295	2,818,006	121,297,990	(10,583,398)		110,714,592	
Reserves:									
- External restrictions/reserves	6,224,800	3,644,131	-	650,000	10,518,931	-		10,518,931	
- Internal restrictions/reserves	6,445,600	3,055,334	2,703,975	(443,400)	11,761,509	(1,954,218)		9,807,291	
New loans	-	-	-	-	-	-		-	
New Loans - Unexpended	-	-	-	-	-	-		-	
Receipts from sale of assets									
- Plant & equipment	817,300	-	-	-	817,300	-		817,300	
- Land & buildings	-	-	-	-	-	-		-	
Unexpended Grants	550,000	3,946,173	2,946,905	(96,893)	7,346,185	-		7,346,185	
Section 64/S7.11 Contributions	2,164,552	-	240,000	288,880	2,693,432	-		2,693,432	
Developer Dedications	700,000	-	-	-	700,000	-		700,000	
Other Funding	-	-	-	-	-	-		-	
Total capital funding	133,882,825	12,690,402	7,234,175	3,216,593	157,023,995	(12,645,616)		144,378,379	-
Net capital funding - surplus/(deficit)	-	-	-	-	-	-		-	-

This statement should be read in conjunction with the attachment : Capital Budget Review Statement - Detailed changes recommended

Lismore City Council

Capital Budget Review Statement Detailed changes recommended

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

No impact on Council's Delivery Program is anticipated as a result of these variations.

Notes Details		Variation
1 - Plant & equipment	There have been no changes to budget during the period.	New Assets
		Renewal
	There have been no changes to budget during the period.	
2 - Roads, Bridges, Footpath, Cycleways	There have been no changes to budget during the period.	New Assets
		Renewal
	Roads - Transfer of funding to reserve for the Simeoni Drive Roundabout Project due to delays in capital works caused by Ex-Tropical Cyclone Alfred. Works have been scheduled to commence in 2025/2026 financial year.	(294,200)
	Bridges - Transfer to reserves of budget related to the Robert White Bridge has been made due to the pending structural analysis. The associated works are scheduled for completion in the 2025/2026 financial year.	(471,320)
	Flood Recovery Roads - flood recovery works were originally budgeted as 100% capital works. However, administration costs associated with the flood recovery portfolio cannot be capitalised. This adjustment is intended to reduce the operating component embedded within the capital works budget.	(10,583,398)
3 - Stormwater Drainage	There have been no changes to budget during the period.	New Assets
		Renewal
	There have been no changes to budget during the period.	
4 - Land & buildings & Other Structures	There have been no changes to budget during the period.	New Assets
		Renewal
	Buildings - Reallocation of capital renewal budgets, now covered by flood recovery funds to operational budgets.	(108,000)

Lismore City Council

Capital Budget Review Statement
Detailed changes recommended

Budget Variations being recommended include the following material items:

Funded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

Unfunded Variations - variations of \$10,000 or greater have been commented on in the QBRs.

No impact on Council's Delivery Program is anticipated as a result of these variations.

Notes Details	Variation
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Waste - A review of the Waste capital works program has resulted in a net decrease of the capital works budget for the 2024/2025 financial year. Major changes in the capital budgets are as follows:

\$1.199 million of funds have been transferred to reserves related to the Lismore Recycling & Recovery Centre and Mass Haul Road Access projects. \$332,300 reduction in the budget for the Waste Facility WiFi Connection Infrastructure project, which will now be delivered in the 2025/2026 financial year. \$180,208 increase in the capital budget for the Landfill Development Planning project. \$643,716 increase in the capital budget for the Waste Program Management project.	(1,188,698)
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5 - Water		New Assets
Water - Reallocate funds from the Water Reservoir Capital Renewal budget to cover the purchase of two utility vehicles.		122,144
		Renewal
Water - Reallocate funds from the Water Reservoir Capital Renewal budget to cover the purchase of two utility vehicles.		(122,144)
6 - Wastewater		New Assets
There have been no changes to budget during the period.		
		Renewal
There have been no changes to budget during the period.		
7 - Remediation and Restoration		New Assets
There have been no changes to budget during the period.		
		Renewal
There have been no changes to budget during the period.		
8 - Other Assets		New Assets
There have been no changes to budget during the period.		
		Renewal
There have been no changes to budget during the period.		

Lismore City Council

Quarterly Budget Review Statement

for the period 01/01/25 to 31/03/25

Cash & investments budget review statement

Budget review for the quarter ended 31 March 2025

Cash & investments - Council Consolidated

(\$000's)	Opening Balance 2024/25	Working Capital 2024/25	Approved 2024/25	Original budget 2024/25	Approved Carry forwards	Sep QBRs	Changes Dec QBRs	Revised budget 2023/24	Variations for this Mar QTR	Projected year end result
Externally restricted										
Developer Contributions - General	9,825,000	-	168,648	9,993,648	-	(240,000)	(288,880)	9,464,768	-	9,464,768
Unexpended Grants - General Fund	94,842,000	-	(550,000)	94,292,000	(3,946,173)	(2,971,905)	38,867	87,412,789	-	87,412,789
Water Supplies	13,604,000	-	(71,396)	13,532,604	(1,279,007)	(250,000)	-	12,003,597	(713,117)	11,290,480
Wastewater Supplies	44,534,000	-	3,086,502	47,620,502	(2,365,124)	-	(870,000)	44,385,378	(168,411)	44,216,967
Stormwater Management	2,971,000	-	(675,500)	2,295,500	-	-	-	2,295,500	-	2,295,500
Domestic Waste Management	-	-	-	-	-	-	-	-	-	-
Waste Minimisation	1,592,000	-	(875,829)	716,171	-	-	-	716,171	-	716,171
Trust fund	1,744,000	-	-	1,744,000	-	-	-	1,744,000	-	1,744,000
Art gallery gift account	458,000	-	-	458,000	-	-	-	458,000	-	458,000
Flood Appeal	-	-	-	-	-	-	-	-	-	-
Total externally restricted	169,570,000		1,082,425	170,652,425	(7,590,304)	(3,461,905)	(1,120,013)	158,480,203	(881,528)	157,598,675
(1) Funds that must be spent for a specific purpose										
Internally restricted										
Special Rate Variation	1,349,000	-	(190,500)	1,158,500	-	(93,000)	-	1,065,500	-	1,065,500
Fleet Replacement Reserve	-	-	2,578,726	2,578,726	-	-	(30,000)	2,548,726	-	2,548,726
Carry forward revote works	6,085,000	6,164,247	(75,271)	12,173,976	(2,244,534)	(2,860,345)	473,400	7,542,497	3,911,611	11,454,108
Financial Assistance Grant paid in advance	-	7,914,300	-	7,914,300	-	-	-	7,914,300	-	7,914,300
Emergencies	-	1,100,000	-	1,100,000	-	-	-	1,100,000	-	1,100,000
Economic Development & Growth	-	1,000,000	-	1,000,000	-	-	-	1,000,000	-	1,000,000
Public Infrastructure and Building Assets	6,592,000	6,763,400	(3,445,000)	9,910,400	(1,090,600)	-	-	8,819,800	875,304	9,695,104
Total internally restricted	14,026,000	22,941,947	(1,132,045)	35,835,902	(3,335,134)	(2,953,345)	443,400	29,990,823	4,786,915	34,777,738
(2) Funds that Council has earmarked for a specific purpose										
Unrestricted (ie. available after the above Restrictions)	-	-	131,079	131,079	-	195,600	5,000	331,679	(31,056)	300,623
Interest on Reserves	-	-	3,030,100	3,030,100	-	-	-	3,030,100	-	3,030,100
Total Cash & investments	183,596,000	22,941,947	3,111,559	209,649,506	(10,925,438)	(6,219,650)	(671,613)	191,832,805	3,874,331	195,707,136

Note:

Council accurately determines its investments portfolio on a externally/internally restricted basis annually.
Estimates are provided as part of the monthly Investments Report.

Investments with various financial institutions have been made in accordance with the Local Government Act 1993, Local Government (General) Regulation 2021 and Council's Investment Policy.

Lismore City Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Cash & investments budget review statement

Comment on Cash & Investments position

A detailed commentary is provided as part of the monthly report to Council on Investments. The latest report is for 31/03/2025.

Cash

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.

The date of completion of this bank reconciliation is 31/03/2025.

Investments

Investments have been invested in accordance with Council's Investment Policy.

The face value of Cash and Investments is \$112,909,861 as at 31/03/2025.

Lismore City Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Key Performance Indicators (KPI) Budget Review Statement

Budget review for the quarter ended 31 March 2025

(\$000's)	Current Projection Indicator 2024/25	Original Indicator 2024/25	Prior Period Indicator* 2023/24
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The Council monitors the following Key Performance Indicators:

1. Operating Performance Ratio

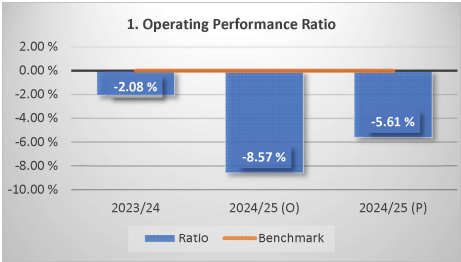
Total continuing Operating revenue (exc Capital Grants & Contributions) - Operating Exp (excluding loss on sale of assets)	-5.61 %	-8.57 %	-2.08 %
Total continuing Operating revenues			

This ratio measures Council's achievement of containing operating expenditure within operating revenue.

Benchmark is greater than 0%

Note: Council is addressing the Operating Performance Ratio as part of its Long Term Financial Plan.

March 2025 - Unfavourable



2. Own Source Operating Revenue Ratio

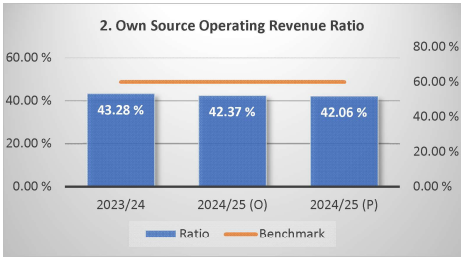
Total continuing operating revenue (excl all Grants & Cont.)	42.06 %	42.37 %	43.28 %
Total continuing operating revenue			

This ratio measures Council's fiscal flexibility. It measures a council's reliance on external funding sources such as operating grants and contributions. Council's financial flexibility improves the higher the level of its own source of revenue.

Benchmark is greater than 60%

Note: this indicator is currently being impacted by significant natural disaster funding outside the scope of business as usual operations and previous natural disaster events. This is likely to continue over the next 2 to 3 years as restoration works are completed.

March 2025 - Unfavourable



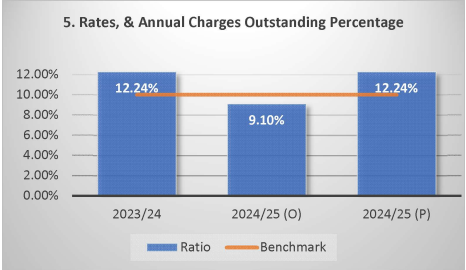
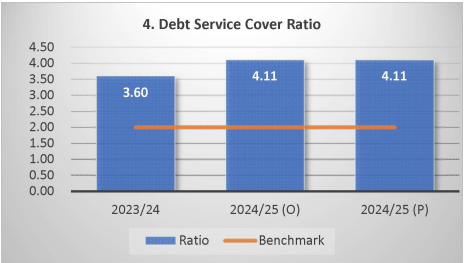
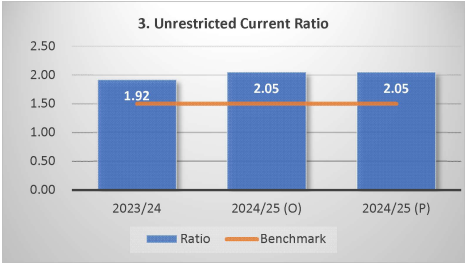
Lismore City Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Key Performance Indicators (KPI) Budget Review Statement

Budget review for the quarter ended 31 March 2025

(\$000's)	Current Projection Indicator 2024/25	Original Indicator 2024/25	Prior Period Indicator* 2023/24
3. Unrestricted current ratio <i>Estimated</i>			
Current assets less all external restrictions	2.05	2.05	1.92
Current liabilities less specific purpose liabilities			
The unrestricted current ratio represents Council's ability to meet short-term obligations as they fall due. Restrictions placed on various funding sources (e.g. Section 7.11 developer contributions) exclude these funds from being used in day to day operations.			
Benchmark is greater than 1.5x			
March 2025 - Favourable			
4. Debt Service Cover Ratio			
Operating Result before capital excluding int & depn	4.11	4.11	3.60
Principal Repayments and Borrowing Costs			
This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.			
Benchmark is greater than 2.			
March 2025 - Favourable			
5. Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage			
Rates, Annual and Extra Charges Outstanding	12.24 %	9.10 %	12.24 %
Rates, Annual and Extra Charges Collectible			
Note: this ratio is to assess the impact of uncollected rates and annual charges on liquidity and the adequacy of recovery efforts. This percentage is based on the amount outstanding as a percentage of the amount to be collected for rates and annual charges for the current year and outstanding from previous years. The ratio will decline as Council moves towards the financial year end and rates instalments are due and paid.			
Benchmark is less than 10%.			
March 2025 - Unfavourable			



Lismore City Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Key Performance Indicators (KPI) Budget Review Statement

Budget review for the quarter ended 31 March 2025

(\$000's)	Current Projection Indicator 2024/25	Original Indicator 2024/25	Prior Period Indicator* 2023/24
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6. Cash Expense Ratio

Current year's cash and cash equivalent plus all term deposits
Payments form cashflow of operating and financing activities

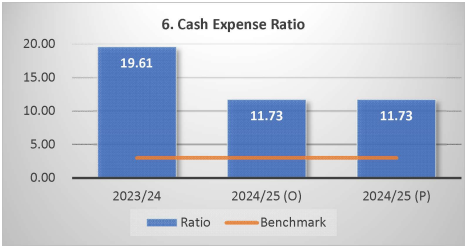
11.73 11.73 19.61

The liquidity ratio indicates the number of months a council can continue paying for its

The ratio is reported on a consolidated basis and does not separate between restricted and unrestricted funds.

Benchmark is greater than 3 months.

March 2025 - Favourable



7. Building & Infrastructure Renewals Ratio

Asset Renewals (Building and Infrastructure)
Depreciation, Amortisation & Impairment

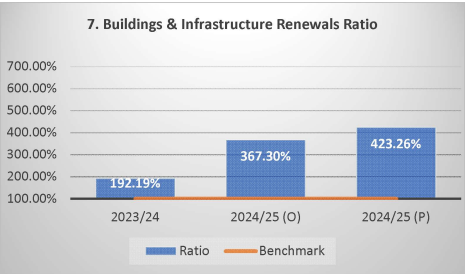
423.26 % 367.30 % 192.19 %

Benchmark is greater than 100%.

The ratio is a snap shot of what is expected to be spent on renewals for the 2023/2024 year only. The final ratio may be impacted due to delays in completion of budgeted works as a result of weather or realignment of priorities as a result of additional grant funding received throughout the year. Adjustments to natural disaster estimates have been made throughout the year and will continue to have a significant impact on this ratio.

* Note: the 2023/24 indicator of 192.19% was favourably impacted by the inclusion of natural disaster works. Adjusted for these works and the impact of impairment reversals, this ratio would have been 154.21% for 2023/24.

March 2025 - Favourable



Lismore City Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Contracts Budget Review Statement

Budget review for the quarter ended 31 March 2025
Part A - Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
No contracts have been advised						

Information contained in the reports is based on the information supplied by Heads of Departments.

Notes:

- 1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
- 2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
- 3. Contracts for employment are not required to be included.

Lismore City Council

Quarterly Budget Review Statement
for the period 01/01/25 to 31/03/25

Consultancy & Legal Expenses Budget Review Statement

Consultancy & Legal Expenses Overview

Expense	YTD Expenditure	Budgeted (Y/N)
Consultancy	685,004	Y*
Legal Expenses	401,749	Y*

Consultants*

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors. Amounts previously categorised and reported as consultancy expenses have been reviewed and expenditure that does not fit within the definition of a consultant removed from the report.

This amount represents the net costs incurred as at 31 March 2025

Legal Expenses**

This amount represents the net costs incurred as at 31 March 2025



ADVISORY GROUPS

TERMS OF REFERENCE

1. Introduction

Lismore City Council's approach to community engagement is built upon a spectrum developed by the International Association for Public Participation (IAP2). IAP2 is an internationally recognised platform used to provide guidance to the public service, not-for-profit sector, private industry and communities.

IAP2 identifies five different levels of engagement reflecting five levels of influence. Collaboration is the fourth level of influence, requiring us to partner with the public in each aspect of the decision, including the development of alternatives and the identification of a preferred solution. We achieve this through the use of stakeholder advisory groups.

The role of the advisory groups is to provide advice to Council that is strategic, impartial and based on experience, to improve the lives of people living, working, playing in and visiting the Lismore local government area.

We commit to looking to our advisory groups for advice and innovation in formulating solutions, and to incorporate advice and recommendations into the decision-making process to the maximum extent possible.

2. Representatives

At the first Council meeting following an election, new councillor representatives will be appointed for the term. Representatives are appointed by resolution of Council.

Six months following a Council election, all community representative positions within advisory groups will be declared vacant and an expression of interest process will be undertaken to select the representatives for the following term.

If a vacancy occurs, Council may refer to previous expression of interest applications to select a suitable replacement or leave the position vacant. Council may conduct a new expression of interest process when there are at least three vacancies. Vacancies occurring within six months prior to a council election will not be filled.

Advisory groups may be dissolved by resolution of Council. This will result in all representative positions being terminated. Individual representatives may be replaced by resolution of Council if absent from three consecutive meetings or if they resign.

3. Structure

Aboriginal Advisory Group (AAG)

- At least two councillors - one Chairperson and one Deputy Chairperson
- One representative from Ngulingah Local Aboriginal Land Council
- A maximum of eight community representatives

Disability Inclusion Advisory Group (DIAG)

- At least two councillors - one Chairperson and one Deputy Chairperson
- A maximum of eight community representatives

Koala Advisory Group (KAG)

- At least two councillors - one Chairperson and one Deputy Chairperson
- One representative from Friends of the Koala
- A maximum of eight community representatives

Lismore Villages Advisory Group (LVAG)

- At least two councillors - one Chairperson and one Deputy Chairperson
- Two community representatives from Rural South
- Two community representatives from Clunes - Bexhill & District
- Two community representatives from Richmond Hill - Lindendale & District
- Two community representatives from Nimbin & District
- Two community representatives from Modanville - Dunoon & District
- Two community representatives from Rural North West

The Lismore Villages Advisory Group village area boundaries appear in Appendix A.

Sister City Advisory Group (SCAG)

- At least two councillors - one Chairperson and one Deputy Chairperson
- A maximum of eight community representatives

4. Meetings

Advisory groups will meet at least three times each year at Council's corporate office. Audio Visual Link access will be made available if required. The date and time of the initial meeting will be determined by Council. Subsequent meeting dates and times will be determined by advisory group representatives.

The duration of advisory group meetings will be a maximum of two hours.

The agenda for each advisory group meeting will include up to six items for discussion plus an item for general business. The agenda will be provided to representatives prior to each meeting. Notes of the discussion will be taken by the Chairperson and shared with other councillors at the next Council briefing. Voting is not required.

Representatives must adhere to Lismore City Council's Code of Conduct for Committee Members, Delegates of Council and Council Advisers.

Visitors and guests are welcome to attend advisory group meetings as observers.

5. Limitations

Advisory groups are unable to direct council officers or commit Council to any expenditure or specific course of action.

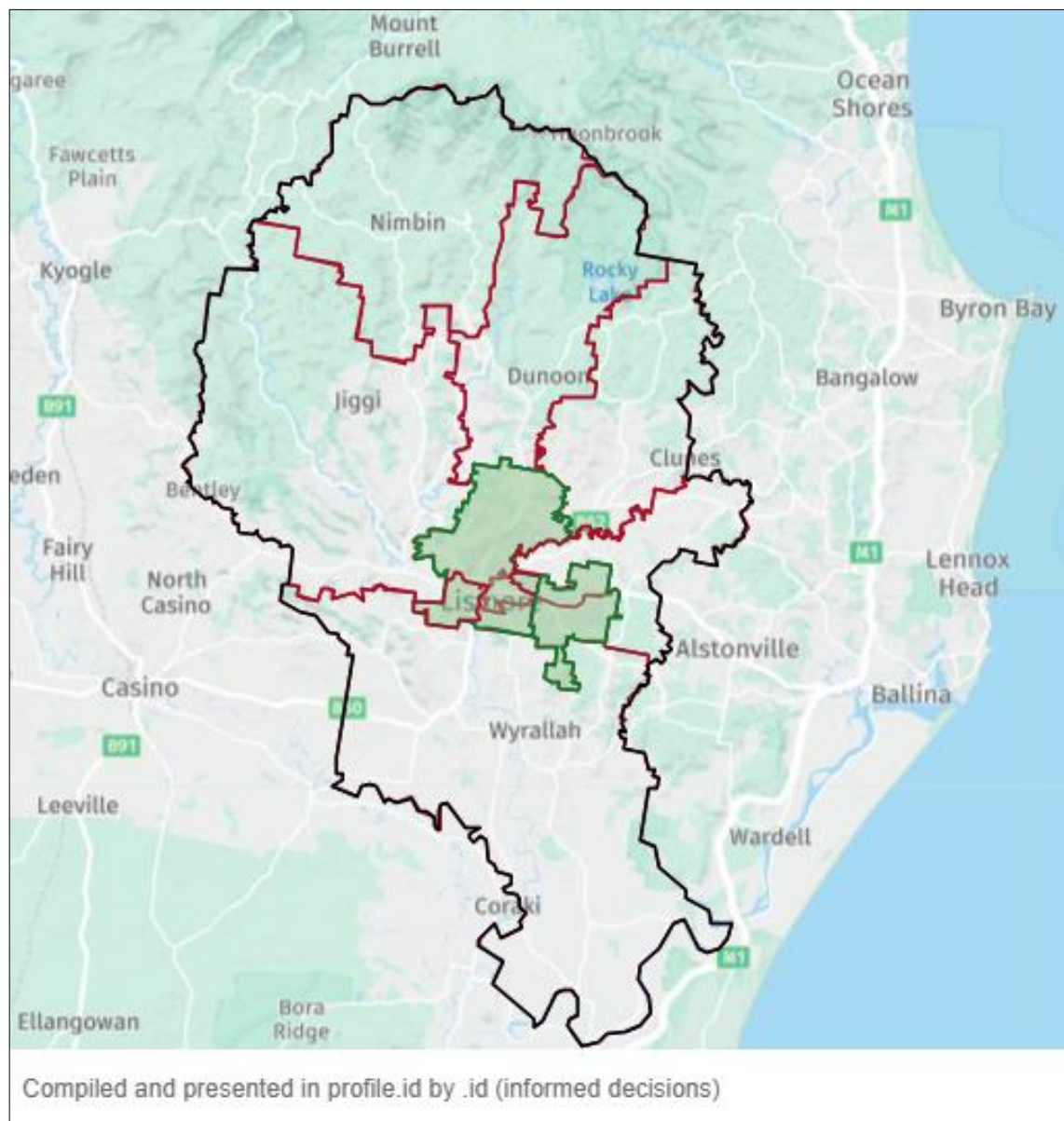
Representatives are not authorised to speak publicly or issue media releases on behalf of advisory groups.

6. Review of Terms of Reference

The Advisory Groups Terms of Reference will be reviewed by Council at least once each council term. Advisory groups can recommend changes to the Terms of Reference for consideration by Council.

APPENDIX ALismore Villages Advisory Group (LVAG) Village Area Boundaries

- Rural South (eg: Wyrallah, Tuckurimba)
- Clunes - Bexhill & District
- Richmond Hill - Lindendale & District
- Nimbin & District
- Modanville - Dunoon & District
- Rural North West (eg: Leycester, Jiggi)



Survey Responses

02 April 2025 - 30 April 2025

Aboriginal Advisory Group (AAG) - EOI
Application 2025

Your Say Lismore

Project: Expression of Interest - Advisory Groups 2025



VISITORS					
18					
CONTRIBUTORS			RESPONSES		
3			3		
0	0	3	0	0	3
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Apr 07, 2025 18:50:23 pm

Last Seen: Apr 07, 2025 18:50:23 pm

IP Address: n/a

Q1. Name	Bradley walker
Q2. Phone	
Q3. Email	
Q4. Address	
Q5. Do you identify as Aboriginal and/or Torres Strait Islander origin?	Aboriginal
Q6. What contribution could you make to the AAG?	Community input and advise council on youth issues we face in community and the solutions already in place to implement they the AAG
Q7. Do you represent a particular community group or perspective?	1.I'm the community leader of goonellabah 2.I'm the CEO of the magpie centre indigenous corporation 3. Sit in the circle sentencing program 4. Sit on the RAP committee at social futures 5.sit on the butterfly RAP committee
Q8. What skills and knowledge can you bring to the AAG?	1.Community knowledge 2.reconciliation 3.closing the Gap 4.lived experience 5.Advocacy for our community 6.cultural awareness



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Apr 09, 2025 06:01:39 am

Last Seen: Apr 09, 2025 06:01:39 am

IP Address: n/a

Q1. Name

Mebbingarri Cindy Roberts

Q2. Phone

Q3. Email

Q4. Address

Q5. Do you identify as Aboriginal and/or Torres Strait Islander origin?

Aboriginal

Q6. What contribution could you make to the AAG?

I' am a local woman with much knowledge of country & community

Q7. Do you represent a particular community group or perspective?

The Aboriginal communities

Q8. What skills and knowledge can you bring to the AAG?

I carry many skills qualifications in different sectors & a cultural educator, activists, creative arts very vocal on issues of matter.



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Apr 15, 2025 11:31:51 am

Last Seen: Apr 15, 2025 11:31:51 am

IP Address: n/a

Q1. Name

Tim Roberts

Q2. Phone

Q3. Email

Q4. Address

Q5. Do you identify as Aboriginal and/or Torres Strait Islander origin?

Aboriginal

Q6. What contribution could you make to the AAG?

- Knowledge of Lismore City Councils RAP - accountability

Q7. Do you represent a particular community group or perspective?

- Local Community and Business Community - Local Aboriginal Businesses

Q8. What skills and knowledge can you bring to the AAG?

Archaeologist and Aboriginal Cultural Heritage Management Specialist. . Previous AAG Member. Understanding of Local and state legislation. JP

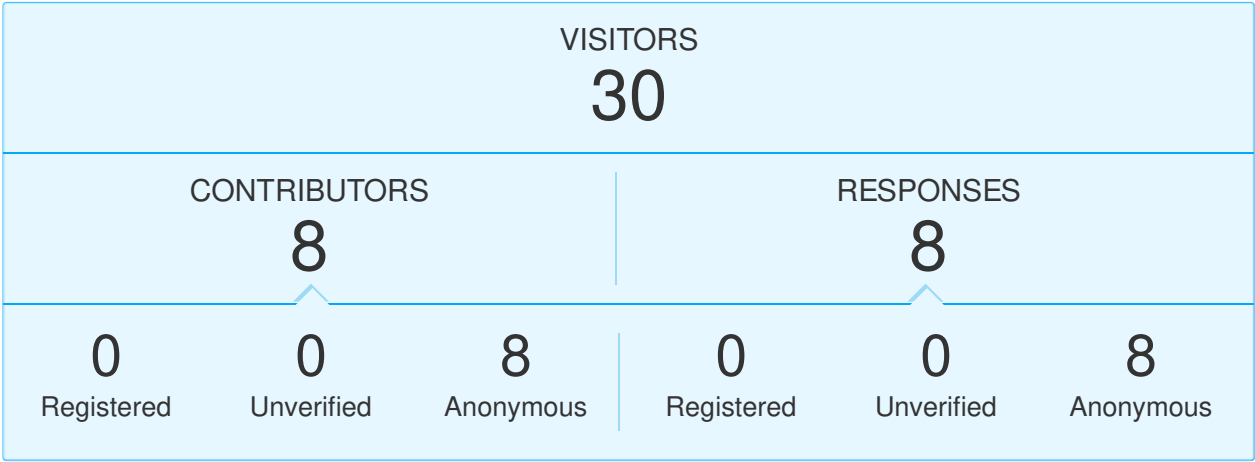
Survey Responses

02 April 2025 - 30 April 2025

Sister City Advisory Group (SCAG) - EOI
Application 2025

Your Say Lismore

Project: Expression of Interest - Advisory Groups 2025



**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Apr 08, 2025 01:16:36 am**Last Seen:** Apr 08, 2025 01:16:36 am**IP Address:** n/a

Q1. Name	Micheal Lynch
Q2. Phone	[REDACTED]
Q3. Email	[REDACTED]
Q4. Address	[REDACTED] East Lismore NSW 2480
Q5. Do you have experience with sister city relationships?	Yes
Q6. What contribution could you make to the SCAG?	<p>I would help with introducing new cultural experiences for Lismore city as well encourage our sister city partners to invest more in Lismore in terms of new industry opportunities like in agriculture, housing for international students and boost better our international public profile.</p>
Q7. Do you represent a particular community group or perspective?	<p>Yes as a First Nations Gadigal man and person with a disability I am also heavily involved with SCU Lismore Japanese cultural centre and have well over 17 years experience with dealing with Japanese people. I am also related to Fr. Tony Glenn long distant relative and have always been moved by his generous heart and reconciliation story</p>
Q8. What skills and knowledge can you bring to the SCAG?	<p>As a First Nations person I am quite aware of our cultural needs of each person to be respected as a person with a disability i am very aware of different issues which may impact culture and how to gently respond to help change negative conceptions of what living with a disability can be like. I also have excellent connections internationally and would be persuaded to leverage that to drive our circular economy.</p>

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Apr 09, 2025 06:11:12 am**Last Seen:** Apr 09, 2025 06:11:12 am**IP Address:** n/a

Q1. Name	Mebbingarri Cindy Roberts
Q2. Phone	[REDACTED]
Q3. Email	[REDACTED]
Q4. Address	[REDACTED]
Q5. Do you have experience with sister city relationships?	Yes
Q6. What contribution could you make to the SCAG?	Having Cultural Relations is a important connection.
Q7. Do you represent a particular community group or perspective?	The Aboriginal people
Q8. What skills and knowledge can you bring to the SCAG?	Cultural business relations & build a stronger partnerships between our communities by cultural, economic, and educational exchange, and promoting international understanding and friendship.

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Apr 12, 2025 16:14:32 pm**Last Seen:** Apr 12, 2025 16:14:32 pm**IP Address:** n/a

Q1. Name	Tazuko McLaren OAM
Q2. Phone	[REDACTED]
Q3. Email	[REDACTED]
Q4. Address	[REDACTED] Ballina 2478 NSW
Q5. Do you have experience with sister city relationships?	Yes
Q6. What contribution could you make to the SCAG?	<p>I am the chairperson of the Japan Centre (Fr Tony Gylmn memorial house) committee Inc I can teach young people the incredible history of the reconciliation work between Japan and Australia after the war by the Lismore born late Fr Tony Gylmn and his brother Fr Paul Glynn Lismore became the first sister city with Japanese city Yamato Takada City in Nara in Australia in 1963 due to Fr Paul Glynn s negotiations with the mayors of Lismore and Yamato Takada city also their love and devotion to japan and their reconciliation work</p>
Q7. Do you represent a particular community group or perspective?	<p>The chair person Japan Centre Committee Lismore Inc</p>
Q8. What skills and knowledge can you bring to the SCAG?	<p>As the Japanese liaison officer and lectur</p>

**Respondent No:** 4**Login:** Anonymous**Email:** n/a**Responded At:** Apr 14, 2025 10:29:48 am**Last Seen:** Apr 14, 2025 10:29:48 am**IP Address:** n/a

Q1. Name	Bradley walker
Q2. Phone	[REDACTED]
Q3. Email	[REDACTED]
Q4. Address	[REDACTED] goonellabah
Q5. Do you have experience with sister city relationships?	No
Q6. What contribution could you make to the SCAG?	Cultural awareness from the oldest living culture in the world
Q7. Do you represent a particular community group or perspective?	Maggie centre indigenous corporation
Q8. What skills and knowledge can you bring to the SCAG?	Reconciliation cultural partnership

**Respondent No:** 5**Login:** Anonymous**Email:** n/a**Responded At:** Apr 15, 2025 12:12:47 pm**Last Seen:** Apr 15, 2025 12:12:47 pm**IP Address:** n/a

Q1. **Name** Matthew Healy

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED]

Q5. **Do you have experience with sister city relationships?** Yes

Q6. **What contribution could you make to the SCAG?**

As both a local business owner and a former Sister City Exchange Student (1988) I offer an unique insight into the experience/programme.

Q7. **Do you represent a particular community group or perspective?**

As both a local business owner and a former Sister City Exchange Student (1988) I offer an unique insight into the experience/programme.

Q8. **What skills and knowledge can you bring to the SCAG?**

As both a local business owner and a former Sister City Exchange Student (1988) I offer an unique insight into the experience/programme.



Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Apr 23, 2025 11:37:34 am
Last Seen: Apr 23, 2025 11:37:34 am
IP Address: n/a

Q1. Name

Elizabeth Olivieri

Q2. Phone

Q3. Email

Q4. Address

, Goonellabah

Q5. Do you have experience with sister city relationships?

Yes

Q6. What contribution could you make to the SCAG?

I care deeply about Lismore's connections with our Sister Cities and the role they play in building opportunities and lasting friendships across cultures. Over the past 2 years, in my former role with Lismore City Council (I have left LCC employment as at March 2025), I've coordinated the Lismore–Yamato Takada Student Exchange Program and the 2024 Delegation Visit, which gave me a real appreciation for how powerful people to people connections can be. I've built strong working relationships with the team at Yamato Takada City Council and I'm familiar with the history and heart behind Lismore's Sister City friendships. I'd bring those connections, along with a passion for storytelling and community engagement, to help promote the relationships and program and keep it growing. I'd love to see us explore opportunities for business collaboration, tourism promotion and other partnerships across all of Lismore's Sister Cities. I believe there is also scope to deepen educational and digital exchange programs that connect our communities beyond formal visits.

Q7. Do you represent a particular community group or perspective?

I don't formally represent a specific group, but my work as the previous Servicing Officer for the Sister City Advisory Group at Lismore City Council has given me the chance to connect with a wide cross-section of the community—including young people, families, artists, local businesses and schools. I try to bring an inclusive perspective to everything I do and I'm often thinking about how we can make programs like the Sister City partnerships feel more welcoming and relevant to different people across our region. I'd bring that community-minded lens to the group, making sure we're thinking about both who's involved and who's missing from the conversation. I'm also passionate about finding innovative ways to expand and grow our friendships, whether that's through cultural projects, business connections or new ideas that bring bigger and broader benefits to both communities.

Q8. What skills and knowledge can you bring to the SCAG?

I bring a mix of practical skills, including project management, working with diverse stakeholders, cross-cultural communication and the ability to share meaningful stories that connect people to the purpose behind the work. My knowledge includes coordinating exchange programs, developing promotional materials, organising cultural events and creating engagement strategies that are both meaningful and manageable. I'm confident in facilitating collaborative discussions, navigating logistics and supporting the strategic vision of the Sister City Advisory Group. I bring a heart for the Lismore community, a belief in the value of cultural diplomacy and a commitment to seeing Lismore and our Sister City connections thrive.

**Respondent No:** 7**Login:** Anonymous**Email:** n/a**Responded At:** Apr 24, 2025 17:07:06 pm**Last Seen:** Apr 24, 2025 17:07:06 pm**IP Address:** n/a

Q1. Name	Daniel Gubby
Q2. Phone	[REDACTED]
Q3. Email	[REDACTED]
Q4. Address	[REDACTED] Lismore Heights
Q5. Do you have experience with sister city relationships?	Yes
Q6. What contribution could you make to the SCAG?	Experience in this group over many years as well as understanding of connections between schools and other community groups to enhance sister city relationships, particularly with Yamato Takada..
Q7. Do you represent a particular community group or perspective?	The education sector.
Q8. What skills and knowledge can you bring to the SCAG?	Knowledge of child protection and working with children (exchange students), experience in organisation and administration from 14 years experience as a school principal. I have a passion for a Japanese culture. I am a qualified Japanese language teacher, and a Lismore resident for over 15 years.



Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Apr 26, 2025 21:09:11 pm
Last Seen: Apr 26, 2025 21:09:11 pm
IP Address: n/a

Q1. Name

Brandon Davis Yee

Q2. Phone

Q3. Email

Q4. Address

, Goonellabah, NSW

Q5. Do you have experience with sister city relationships?

Yes

Q6. What contribution could you make to the SCAG?

I wish to contribute to the strong relationship between our sister cities including: Yamato Takada in Japan, Conegliano and Vittorio Veneto in Italy. I have contributed my skills in the previous 2024-2025 Sister City Advisory committee and I wish to continue my efforts towards building stronger connections between our communities. I am able to contribute with the following in organising and assisting: - Yamato Takada student exchange - LisAmore festivities - Lantern Parade

Q7. Do you represent a particular community group or perspective?

As the Japanese teacher at Kadina High School, I am involved in building relations to our high school's very own sister school which is Yamato Takada Commercial High School. I believe in the continual development of student relations between our cities in different counties as these young students will then go on to build strong cultural bonds with people from many cultures and walks of life.

Q8. What skills and knowledge can you bring to the SCAG?

I am able to bring my previous experience on the Sister City Advisory committee, continuing to work closely with the connections I have made within the Lismore council and extending to various people within Yamato Takada city council. I am able to bring my leadership skills gained from teaching, and chaperoning the 2023 Yamato Takada student exchange. I can work closely with council to develop plans for future exchange programs to take place and run in a smoothly manner. My knowledge in the Japanese language and culture enables me to provide council insight into the proper mannerisms and etiquette when interacting with high officials.

Survey Responses

02 April 2025 - 30 April 2025

Disability Inclusion Advisory Group (DIAG) -
EOI Application 2025

Your Say Lismore

Project: Expression of Interest - Advisory Groups 2025



VISITORS					
26					
CONTRIBUTORS			RESPONSES		
10			10		
0	0	10	0	0	10
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Apr 07, 2025 20:50:08 pm**Last Seen:** Apr 07, 2025 20:50:08 pm**IP Address:** n/a

Q1. **Name** Diana Grobler

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED]

Goonellabah, NSW 2480

Q5. **Do you identify as someone living with a disability?**

Yes

Q6. **What contribution could you make to the DIAG?**

I am myself hearing impaired, though mild. I am also an experienced and qualified Orientation and Mobility Specialist working with Guide Dogs NSW/ACT with people with vision impairment. And prior to that I have a long history of working in allied health in various capacities with people with disabilities in a variety of contexts.

Q7. **Do you represent a particular community group or perspective?**

Yes, as above sensory impairment, particularly vision impairment.

Q8. **What skills and knowledge can you bring to the DIAG?**

A long history of working in Allied health with a wide base of special needs group across many disability types and age groups. Most particularly the last seven years working locally as an orientation and mobility specialist with Guide Dogs assisting people with low vision and blindness get around as safely and independently as possible. Several pertinent qualifications in sensory disability, and health science.

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Apr 07, 2025 23:46:46 pm**Last Seen:** Apr 07, 2025 23:46:46 pm**IP Address:** n/a

Q1. Name	Alicia Knight
Q2. Phone	0481364802
Q3. Email	[REDACTED]
Q4. Address	[REDACTED] Lismore
Q5. Do you identify as someone living with a disability?	Yes
Q6. What contribution could you make to the DIAG?	<p>My contribution would come from personal experience as I have a physical disability. Professionally I work for a local disability service provider as a support coordinator. In this role I've worked with and advocate for others living with a disability on a daily basis. I am passionate in what I do and I feel my knowledge compassion and lived experience would be a good contribution to the DIAG.</p>
Q7. Do you represent a particular community group or perspective?	<p>I'd say I represent people living with a disability. Apart from what I have mentioned above I'd come with no bias,</p>
Q8. What skills and knowledge can you bring to the DIAG?	<p>I've lived in Lismore since I was young. Being a local and seeing where improvements are needed to make Lismore a more inclusive and accessible. The knowledge I've gained during the time I've worked as an ndis Support Coordinator where I coordinate local support services, deal with the ndia, advocate for a people living with a disability. Having attended a meeting at the art gallery in the past for DIAG I found the community input interesting seeing how things work on that level. Skills would be: I'm able to work in a team environment with an open mind, I want to be apart of a group who can come together and make positive changes for people living with a disability in the local area.</p>

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Apr 08, 2025 01:22:53 am**Last Seen:** Apr 08, 2025 01:22:53 am**IP Address:** n/a

Q1. **Name** Micheal Lynch

Q2. **Phone** 0492147525

Q3. **Email**

Q4. **Address** East Lismore NSW 2480

Q5. **Do you identify as someone living with a disability?** Yes

Q6. **What contribution could you make to the DIAG?**

Bring valuable insights which could help our council be more disability Inclusion especially now post flood recovery and make our communities more visible to promote equality for all.

Q7. **Do you represent a particular community group or perspective?**

Yes, First Nations, Autism ADHD, and Dyslexia community

Q8. **What skills and knowledge can you bring to the DIAG?**

As mentioned earlier i bring valuable insights from well over 20 years experience and can offer my skills to help Lismore become more disability friendly.

**Respondent No:** 4**Login:** Anonymous**Email:** n/a**Responded At:** Apr 08, 2025 08:16:16 am**Last Seen:** Apr 08, 2025 08:16:16 am**IP Address:** n/a

Q1. Name	Brad Lancaster
Q2. Phone	[REDACTED]
Q3. Email	[REDACTED]
Q4. Address	[REDACTED], East Lismore
Q5. Do you identify as someone living with a disability?	Yes
Q6. What contribution could you make to the DIAG?	Been a chairperson for many years and member for 3 years, with my disability, our group has brought to attention of the council that maybe a planning change would be needed.
Q7. Do you represent a particular community group or perspective?	No, just looking out for people with disabilities and assist them in our society
Q8. What skills and knowledge can you bring to the DIAG?	Past experiences from this group

**Respondent No:** 5**Login:** Anonymous**Email:** n/a**Responded At:** Apr 12, 2025 08:18:49 am**Last Seen:** Apr 12, 2025 08:18:49 am**IP Address:** n/a

Q1. **Name** Daniel Trestrail

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED]

South Gundurimba

Q5. **Do you identify as someone living with a disability?**

Yes

Q6. **What contribution could you make to the DIAG?**

I am a decided believer in the rights of the individual. I would like to contribute to advice for councillors in there decisions that all people are considered, not just 'most people', such as of a particular group. Disability can affect every body.

Q7. **Do you represent a particular community group or perspective?**

No community group in particular, though I am a rural landholder.

Q8. **What skills and knowledge can you bring to the DIAG?**

I am a prior DIAG member, so am familiar with its current protocols. I am also a local government employee so understand the necessities of discretion & persistence.



Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Apr 14, 2025 09:58:02 am
Last Seen: Apr 14, 2025 09:58:02 am
IP Address: n/a

Q1. Name

Bridget Barker

Q2. Phone

Q3. Email

Q4. Address

Girards Hill NSW 2480

Q5. Do you identify as someone living with a disability?

No

Q6. What contribution could you make to the DIAG?

I am the parent of 2 neurodiverse children. I work in NSW government in Diversity & Inclusion and am passionate about inclusion for people with disability and about the benefits of diversity and inclusion in the workplace and in society. I am currently implementing the Legal Aid NSW Disability Inclusion Action Plan and am therefore considering specific actions to improve accessibility for clients and staff with disability. I work closely with the Australian Disability Network (ADN) on various projects. I am also participating in their PACE mentoring program as a mentor of someone with a disability looking to re-enter the workforce. I can therefore bring that experience to the DIAG.

Q7. Do you represent a particular community group or perspective?

I have the perspective of a parent who has, at times, advocated strongly for my children with disability. I can bring that perspective to this working group as well as the perspective of implementing diversity and inclusion projects within a large organisation. I am a member of 2 diversity staff networks and am cognisant of the barriers people with disability face when they interact with government.

Q8. What skills and knowledge can you bring to the DIAG?

I am a solicitor with excellent legal knowledge, communication and research skills, as well as skills in diversity & inclusion and project management. I have spent the last few years focusing on diversity and inclusion projects within Legal Aid NSW. I worked on Legal Aid's inaugural participation in the ADN Access & Inclusion Index, achieved accreditation for Legal Aid with Carers NSW and have drafted a manager's guide to inclusive practice. I therefore have recent experience considering the accessibility challenges faced by people with disability when they interact with different organisations in addition to those they encounter in their daily lives.

**Respondent No:** 7**Login:** Anonymous**Email:** n/a**Responded At:** Apr 23, 2025 09:18:32 am**Last Seen:** Apr 23, 2025 09:18:32 am**IP Address:** n/a

Q1. **Name** Kelly Anderson

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED]

Wardell NSW 2477

Q5. **Do you identify as someone living with a disability?**

No

Q6. **What contribution could you make to the DIAG?**

I am a Senior Operations Manager working for Northcott Disability services. I have worked in the Disability industry for 14 years starting off as a support worker working closely with customers who presented with all types of Disability.

Q7. **Do you represent a particular community group or perspective?**

I would be representing Northcott but bringing my perspective as a strong advocate and voice for people with Disability.

Q8. **What skills and knowledge can you bring to the DIAG?**

Having worked in the Disability industry for 14 years has given me a lot of insight into what a world can sometimes look like for someone with a Disability and how misunderstood those with a disability can be. We need to ensure our communities are inclusive and accessible for all people - particularly those with a disability.

**Respondent No:** 8**Login:** Anonymous**Email:** n/a**Responded At:** Apr 28, 2025 15:02:10 pm**Last Seen:** Apr 28, 2025 15:02:10 pm**IP Address:** n/a

Q1. **Name** Jenny London

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED], Girards Hill N.S.W.2480

Q5. **Do you identify as someone living with a disability?**

No

Q6. **What contribution could you make to the DIAG?**

I am a passionate advocate for people with disability. My daughter who is 47 has a moderate intellectual disability and I see the world through her eyes everyday. I am committed to attending all of the DIAG meetings. I am prepared to extend my involvement in the DIAG group whenever possible, relevant or necessary.

Q7. **Do you represent a particular community group or perspective?**

I am actively involved in the Lismore Community and I am constantly advocating for services and opportunities for people with disability. As the mother of a 47 year old young woman with a moderate intellectual disability I am very aware of the issues in our community for people with an intellectual disability. However I advocate for people with all types of disability. I hold a part-time position at REDinc a DisabilityService Provider servicing Lismore and the Northern Rivers Region.

Q8. **What skills and knowledge can you bring to the DIAG?**

I have worked in the disability sector for 55 years. I have been a member of the DIAG for the past 15 years. I was awarded the Lismore Citizen of the year in 1984 for services to disability in Lismore. I have a degree in Social Services and am a trained general nurse and midwife. I have seen and have been part of many changes to disability inclusion and acceptance for all those years. i currently have a part time position at REDinc. a Disability Service Provider based in Lismore, providing services to 500 people with disability and their families and Carers. I am in regular contact with people with many types of disability, their families and support staff.

**Respondent No:** 9**Login:** Anonymous**Email:** n/a**Responded At:** Apr 30, 2025 01:03:17 am**Last Seen:** Apr 30, 2025 01:03:17 am**IP Address:** n/a

Q1. **Name** John Zambelli

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED]

Goonellabah NSW 2480

Q5. **Do you identify as someone living with a disability?**

Yes

Q6. **What contribution could you make to the DIAG?**

I can provide a lived perspective as a person who lives with low vision & has lived in the local area for 35 years. I'm passionate about accessibility, safety & helping to improve the local area for everyone. I believe everything should be inclusive. I'm also articulate & able to engage in discussions to provide good advice. I can investigate issues & report on them or assist in accessibility audits to identify issues that need addressing such as footpaths, crossings, lack of useful tac tiles (TGSI) in important locations & online accessibility.

Q7. **Do you represent a particular community group or perspective?**

I represent a lived perspective for the blind & low vision community. I can also represent Aruma/Summerland Farm if the occasion arises.

Q8. **What skills and knowledge can you bring to the DIAG?**

I've been a member of the DIAG for the last 8 years. I bring experience & knowledge of existing, known issues that are yet to be resolved or actioned. I can report issues, assist in accessibility audits & providing good accessibility advice/solutions that best fits the needs of the community & the particular issue. I know some issues are unique & can sometimes require reports, audit's & or discussion to work out the most appropriate solution. I'm good with technology & have an understanding of how useful/not useful it is when installing tac tile indicators (TGSI) on footpaths as the locations are critical for direction guidance & safety through first hand experience navigating our community with my cane. Crossings are also important to get right. Online accessibility is another important aspect I have knowledge on. I work at Summerland Farm & have picked up good ideas to better assist a wider range of people living with a disability as it's a unique environment with a wide variety of people with a disability.

**Respondent No:** 10**Login:** Anonymous**Email:** n/a**Responded At:** Apr 30, 2025 14:43:08 pm**Last Seen:** Apr 30, 2025 14:43:08 pm**IP Address:** n/a

Q1. **Name** Elissa Caldwell

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED] bexhill

Q5. **Do you identify as someone living with a disability?**

Yes

Q6. **What contribution could you make to the DIAG?**

As an fifty year old who has learnt to read and write three times this life and to walk twice I understand through lived experience overcoming and adapting with physical disability (complex nervous system disorder, chronic pain, chostochroditis) and the importance of maintaining holistic well-being through community inclusion, access and education. I am currently completing training as a counsellor and understand via my own mental health (social anxiety and ptsd) and others the continuing stigma associated with seen and unseen disabilities. I like to continue my service on Diag, to be in the space of change.

Q7. **Do you represent a particular community group or perspective?**

Inclusion and acceptance of diversity and all individuals..

Q8. **What skills and knowledge can you bring to the DIAG?**

Experienced speaker, presenter, and trainer with over 30 years in publishing and digital marketing. Creative thinker and out of the box problem solver, able to pivot and adapt to changing situations whilst adhering policy and procedure.

Survey Responses

02 April 2025 - 30 April 2025

Koala Advisory Group (KAG) - EOI
Application 2025

Your Say Lismore

Project: Expression of Interest - Advisory Groups 2025



VISITORS					
17					
CONTRIBUTORS			RESPONSES		
2			2		
0	0	2	0	0	2
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2025 19:52:16 pm

Last Seen: Apr 29, 2025 19:52:16 pm

IP Address: n/a

Q1. Name Lucy Kinsley

Q2. Phone

[REDACTED]

Q3. Email

[REDACTED]

Q4. Address

[REDACTED] Wyrallah

Q5. Do you work or volunteer regularly with a koala organisation? Yes

Q6. What contribution could you make to the KAG?

I would work with all members to provide knowledge and advice for Council to develop the best practice for the protection of koalas in the Lismore City Council.

Q7. Do you represent a particular community group or perspective?

I have supported the protection of the koala in my council area. I believe koalas can be protected while working with local farmers to maintain their farms. The koalas should be promoted as a major tourist attraction. in the Lismore City Council.

Q8. What skills and knowledge can you bring to the KAG?

Ability to research reports and studies. Practical experience running a cattle farm in conjunction with the protection of koalas.



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Apr 30, 2025 14:54:25 pm

Last Seen: Apr 30, 2025 14:54:25 pm

IP Address: n/a

Q1. Name Elissa Caldwell

Q2. Phone

[REDACTED]

Q3. Email

[REDACTED]

Q4. Address

[REDACTED]

bexhill

Q5. Do you work or volunteer regularly with a koala organisation? Yes

Q6. What contribution could you make to the KAG?

I'm president of Bexhill Cooper Creek Landcare. I've spoken at local government events as a speaker on rewilding and conservation for resilience in the face of climate change. I'm currently rewilding an essential koala mating island. I am also active in providing native, spray free feed to carers in the area grown on our property including FOK. My uni minor was environmental studies and ecology Inc land degradation, soil erosion and management and demography. I would love to contribute my conservation work as a part of KAG.

Q7. Do you represent a particular community group or perspective?

Bexhill Coopers Creek Landcare as president.

Q8. What skills and knowledge can you bring to the KAG?

Speaker on rewilding and conservation. Blog at www.allcreaturesart.com #rewilding Trainer and presenter Team player. Reliable. Resourceful.

Survey Responses

02 April 2025 - 30 April 2025

Lismore Villages Advisory Group (LVAG) -
EOI Application 2025

Your Say Lismore

Project: Expression of Interest - Advisory Groups 2025



VISITORS					
52					
CONTRIBUTORS			RESPONSES		
5			5		
1	0	4	1	0	4
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Apr 09, 2025 10:04:29 am**Last Seen:** Apr 09, 2025 10:04:29 am**IP Address:** n/a

Q1. **Name** Gwen Trimble

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED] Nimbin NSW 2480

Q5. **Which Village Area do you represent?**

Nimbin & District

Q6. **What contribution could you make to the LVAG?**

As a 34-year Nimbin resident I am well known by and connected in the community, understand its issues. I am committed to facilitate understanding between Nimbin residents' needs and aspirations and their fit with Council's projects and constraints. I am keen to find opportunities to improve the village facilities and its appearance. I'm not focused a single issue or cause.

Q7. **Do you represent a particular community group or perspective?**

no, but volunteer on both the Nimbin Health and Welfare Association Management Committee and at the Nimbin Neighbourhood and Information Centre

Q8. **What skills and knowledge can you bring to the LVAG?**

Administrative and communication skills. Small business experience. Good problem-solving skills. Articulate. Experience with committee meeting technique. Have already served on the Nimbin Advisory Group so am familiar with the role.



Respondent No: 2

Login: Admo

Email: morganadrienne489@gmail
.com

Responded At: Apr 11, 2025 10:16:15 am

Last Seen: Apr 11, 2025 00:05:07 am

IP Address: 203.30.15.58

Q1. Name	Adrienne Morgan
Q2. Phone	[REDACTED]
Q3. Email	[REDACTED]
Q4. Address	[REDACTED] The Channon
Q5. Which Village Area do you represent?	Modanville - Dunoon & District
Q6. What contribution could you make to the LVAG?	I have a strong sense of community, have lived in the area, as a renter, for the best part of 13 years, am involved in running a musical event weekly in Lismore that has been running successfully for 15 months. As a renter and a property manager (until recently), I have a perspective on housing and people's needs, that could be valuable.
Q7. Do you represent a particular community group or perspective?	The Lismore Supper Club
Q8. What skills and knowledge can you bring to the LVAG?	Ex property manager for 19 years, involved in the music scene of the northern rivers- promoting events and performing. Photography.

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Apr 11, 2025 10:19:25 am**Last Seen:** Apr 11, 2025 10:19:25 am**IP Address:** n/a

Q1. **Name** Megan James

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED]

Nimbin NSW 2480

Q5. **Which Village Area do you represent?**

Nimbin & District

Q6. **What contribution could you make to the LVAG?**

I've had the experience of being a member of the Nimbin Advisory Group for over 5 years, so I understand the function of an advisory group. As a Longtime resident of Nimbin I am known and open to a great a great many people from different groups in Nimbin and Lismore and I can offer a balanced and informed perspective on issues that affect the Nimbin Community and how Council and staff can best respond to community needs. I am articulate and concise in my analysis and have good written communication skills.

Q7. **Do you represent a particular community group or perspective?**

I am a longtime member of Coordination Co-op at Tunttable Falls and have a particular interest in women's, children's and indigenous issues.

Q8. **What skills and knowledge can you bring to the LVAG?**

As a long-term resident of the Nimbin area (47 years), I have been active in much grassroots community development as a volunteer. My experience here ranges from the establishment of the school and preschool at Tunttable Falls to the establishment of the Nimbin Waste Transfer Station, as well as many other committee roles, including the now sadly defunct police liaison group. I also have a good understanding and knowledge of the changes that have occurred over the past 50 years. My background as a welfare worker in both local and remote communities has given me a strong appreciation of the needs of different groups within communities. I'm now retired so have time to devote to community consultation, for which I also have specific training and experience through my Masters Degree in Applied Anthropology and Participatory Development.

**Respondent No:** 4**Login:** Anonymous**Email:** n/a**Responded At:** Apr 13, 2025 23:44:05 pm**Last Seen:** Apr 13, 2025 23:44:05 pm**IP Address:** n/a

Q1. **Name** Joshua Scicluna

Q2. **Phone**



Q3. **Email**



Q4. **Address**

, Goonellabah

Q5. **Which Village Area do you represent?** Richmond Hill - Lindendale & District

Q6. **What contribution could you make to the LVAG?**

Transparent communication and perspective from a well educated and passionate young professional and member of the community. Having grown up in Skyline Rd between Goonellabah, Wyrallah and Tregeagle- I have the unique perspective of having seen this geographical and social community change over time, with my experiences both in professional fields and creative fields- I can offer great value in ways to nurture a healthy community and create further growth for the region in which I am passionate about.

Q7. **Do you represent a particular community group or perspective?**

Creative Industries, creative writing, young adult, young professionals who have grown up in the Northern Rivers.

Q8. **What skills and knowledge can you bring to the LVAG?**

As a writer by trade and AI start-up founder, I have a wealth of experience in communication and communities. My skills and knowledge involves AI, writing and business development. I believe I understand what creates a healthy and thriving community, and I am passionate about the Northern Rivers, my home and my neighbours.

**Respondent No:** 5**Login:** Anonymous**Email:** n/a**Responded At:** Apr 29, 2025 20:17:22 pm**Last Seen:** Apr 29, 2025 20:17:22 pm**IP Address:** n/a

Q1. **Name** Lucy Kinsley

Q2. **Phone**

[REDACTED]

Q3. **Email**

[REDACTED]

Q4. **Address**

[REDACTED] Wyrallah

Q5. **Which Village Area do you represent?** Rural South (e.g Wyrallah, Tuckurimba)

Q6. **What contribution could you make to the LVAG?**

I am very supportive of villages across the Lismore City Council area. I believe all residents should have the ability to express how their village areas develop and receive services.

Q7. **Do you represent a particular community group or perspective?**

I have a strong belief that all communities both urban and village areas should have representation to develop their local area. In my previous employment I ensured village areas were included to receive services where possible in the village and that all residents were made aware of the total services available to them in the Lismore and Goonellabah urban areas.

Q8. **What skills and knowledge can you bring to the LVAG?**

Ability to research reports and studies. Practical experience in community development and services. Ability to communicate with all members of the community. Knowledge of villages and rural areas across the Lismore City Council area.



Investment Summary Report
April 2025

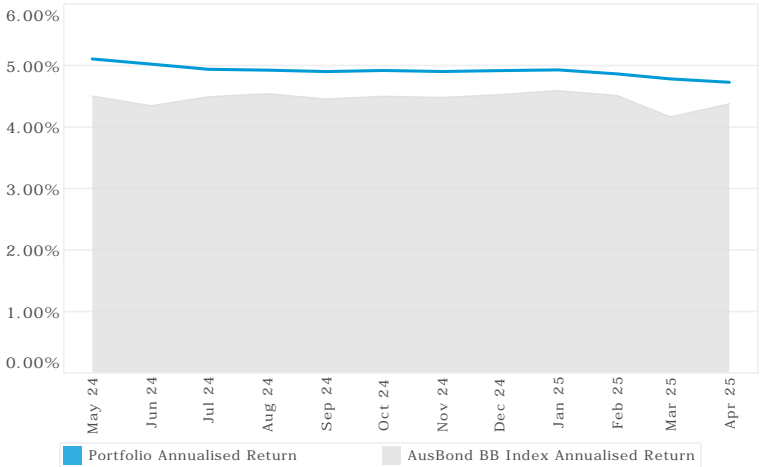


Lismore City Council
Executive Summary - April 2025



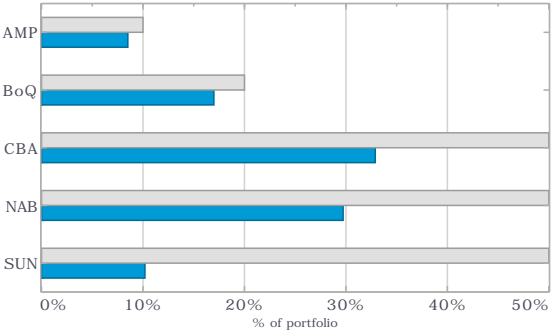
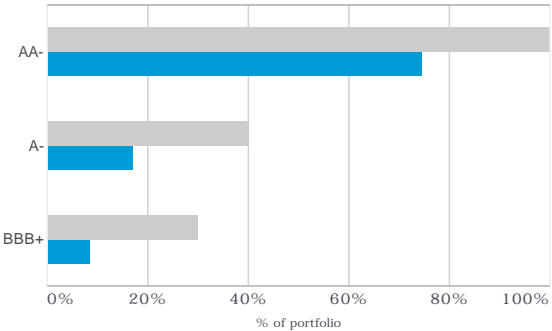
Investment HoldingsInvestment Performance

	Face Value (\$)	Current Value (\$)	Current Yield (%)
Cash	38,742,499	38,742,499	4.1794
Term Deposit	79,000,000	80,441,604	4.9284
	117,742,499	119,184,103	4.6819



Investment Policy Compliance

Total Credit ExposureIndividual Institutional ExposuresTerm to Maturities



	Face Value (\$)	Policy Max
Between 0 and 1 years	117,742,499	100% 100% a
	117,742,499	

Specific Sub Limits				
Between 3 and 10 years	0	0%	50%	a
Between 5 and 10 years	0	0%	25%	a

Portfolio ExposureInvestment Policy Limit



Lismore City Council Investment Holdings Report - April 2025



Cash Accounts

Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
14,841.60	2.5000%	AMP Bank	BBB+	14,841.60	545721	
38,727,657.39	4.1800%	Commonwealth Bank of Australia	AA-	38,727,657.39	543330	64
38,742,498.99	4.1794%			38,742,498.99		

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
6-May-25	2,000,000.00	5.0600%	National Australia Bank	AA-	2,000,000.00	1-Oct-24	2,058,779.18	545534	58,779.18	At Maturity	
20-May-25	6,000,000.00	5.1500%	Bank of Queensland	A-	6,000,000.00	20-Nov-24	6,137,145.21	545643	137,145.21	At Maturity	
27-May-25	1,000,000.00	5.0000%	National Australia Bank	AA-	1,000,000.00	25-Sep-24	1,029,863.01	545517	29,863.01	At Maturity	
10-Jun-25	2,000,000.00	5.1300%	Bank of Queensland	A-	2,000,000.00	12-Nov-24	2,047,786.30	545626	47,786.30	At Maturity	
10-Jun-25	5,000,000.00	4.8500%	National Australia Bank	AA-	5,000,000.00	10-Feb-25	5,053,150.68	545782	53,150.68	At Maturity	
17-Jun-25	2,000,000.00	5.0700%	Suncorp Bank	AA-	2,000,000.00	16-Oct-24	2,054,728.22	545569	54,728.22	At Maturity	
24-Jun-25	3,000,000.00	5.1500%	Bank of Queensland	A-	3,000,000.00	26-Nov-24	3,066,032.88	545653	66,032.88	At Maturity	
24-Jun-25	4,000,000.00	5.1700%	Bank of Queensland	A-	4,000,000.00	3-Dec-24	4,084,419.73	545668	84,419.73	At Maturity	
24-Jun-25	5,000,000.00	4.7500%	National Australia Bank	AA-	5,000,000.00	26-Mar-25	5,023,424.66	545958	23,424.66	At Maturity	
1-Jul-25	5,000,000.00	5.1500%	Bank of Queensland	A-	5,000,000.00	27-Nov-24	5,109,349.32	545652	109,349.32	At Maturity	
22-Jul-25	2,000,000.00	5.0000%	National Australia Bank	AA-	2,000,000.00	22-Oct-24	2,052,328.77	545578	52,328.77	At Maturity	
5-Aug-25	5,000,000.00	4.8300%	National Australia Bank	AA-	5,000,000.00	5-Feb-25	5,056,239.73	545771	56,239.73	At Maturity	
19-Aug-25	2,000,000.00	5.0000%	National Australia Bank	AA-	2,000,000.00	23-Aug-24	2,068,767.12	545381	68,767.12	At Maturity	
25-Aug-25	1,000,000.00	0.9500%	National Australia Bank	AA-	1,000,000.00	25-Aug-21	1,006,454.79	543414	6,454.79	Annually	12
28-Aug-25	5,000,000.00	5.0300%	National Australia Bank	AA-	5,000,000.00	29-Aug-24	5,168,815.07	545413	168,815.07	At Maturity	
28-Aug-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	29-Nov-24	5,106,890.41	545663	106,890.41	At Maturity	
2-Sep-25	5,000,000.00	5.1000%	AMP Bank	BBB+	5,000,000.00	2-Dec-24	5,104,794.52	545667	104,794.52	At Maturity	
10-Sep-25	5,000,000.00	5.1200%	Suncorp Bank	AA-	5,000,000.00	6-Nov-24	5,123,441.10	545608	123,441.10	At Maturity	
23-Sep-25	4,000,000.00	4.7500%	National Australia Bank	AA-	4,000,000.00	21-Feb-25	4,035,917.81	545807	35,917.81	At Maturity	
11-Nov-25	3,000,000.00	4.8200%	National Australia Bank	AA-	3,000,000.00	11-Feb-25	3,031,296.99	545787	31,296.99	At Maturity	
23-Dec-25	5,000,000.00	4.6500%	Suncorp Bank	AA-	5,000,000.00	23-Apr-25	5,005,095.89	546005	5,095.89	At Maturity	



Lismore City Council
Investment Holdings Report - April 2025



Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
25-Feb-26	2,000,000.00	4.7400%	Westpac Group	AA-	2,000,000.00	25-Feb-25	2,016,882.19	545826	16,882.19	Quarterly	
	79,000,000.00	4.9284%			79,000,000.00		80,441,603.58		1,441,603.58		



Lismore City Council
Accrued Interest Report - April 2025



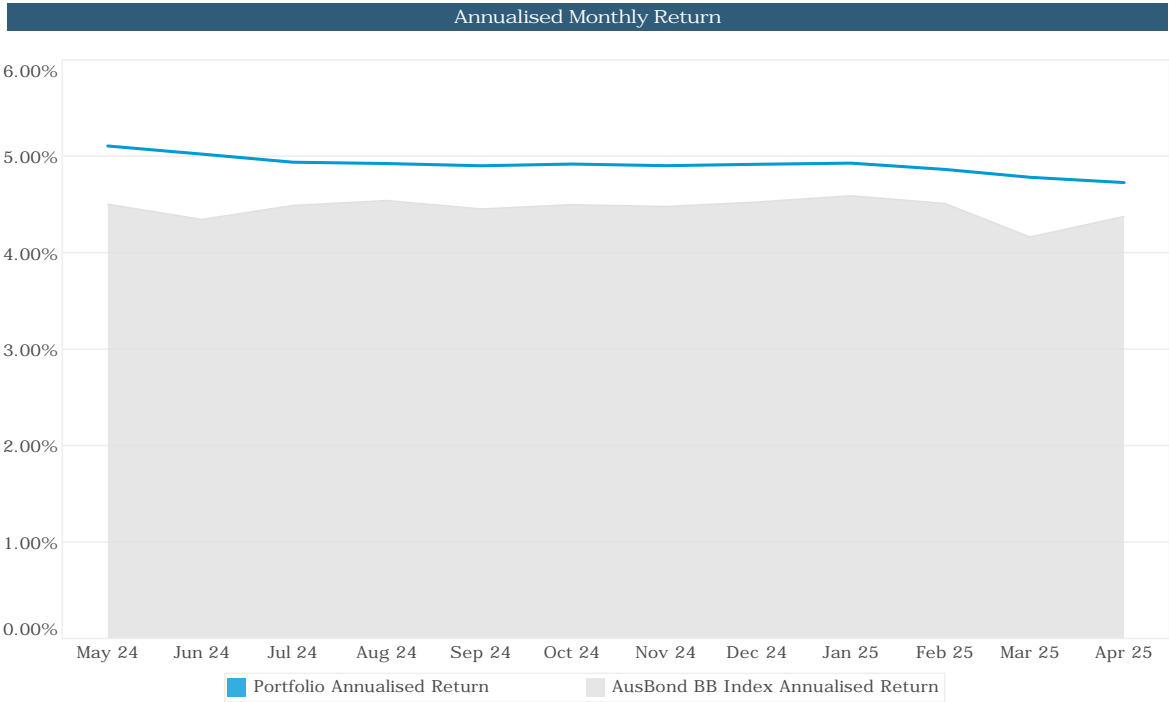
Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Cash									
Commonwealth Bank of Australia	543330					87,916.89	0	110,028.34	4.18%
AMP Bank	545721					31.45	0	30.50	2.50%
						87,948.34		110,058.84	4.18%
Term Deposits									
National Australia Bank	545033		5,000,000.00	23-Apr-24	23-Apr-25	255,000.00	22	15,369.86	5.10%
National Australia Bank	545534		2,000,000.00	1-Oct-24	6-May-25	0.00	30	8,317.81	5.06%
Bank of Queensland	545643		6,000,000.00	20-Nov-24	20-May-25	0.00	30	25,397.26	5.15%
National Australia Bank	545517		1,000,000.00	25-Sep-24	27-May-25	0.00	30	4,109.59	5.00%
Bank of Queensland	545626		2,000,000.00	12-Nov-24	10-Jun-25	0.00	30	8,432.88	5.13%
National Australia Bank	545782		5,000,000.00	10-Feb-25	10-Jun-25	0.00	30	19,931.50	4.85%
Suncorp Bank	545569		2,000,000.00	16-Oct-24	17-Jun-25	0.00	30	8,334.25	5.07%
Bank of Queensland	545653		3,000,000.00	26-Nov-24	24-Jun-25	0.00	30	12,698.63	5.15%
Bank of Queensland	545668		4,000,000.00	3-Dec-24	24-Jun-25	0.00	30	16,997.26	5.17%
National Australia Bank	545958		5,000,000.00	26-Mar-25	24-Jun-25	0.00	30	19,520.55	4.75%
Bank of Queensland	545652		5,000,000.00	27-Nov-24	1-Jul-25	0.00	30	21,164.39	5.15%
National Australia Bank	545578		2,000,000.00	22-Oct-24	22-Jul-25	0.00	30	8,219.18	5.00%
National Australia Bank	545771		5,000,000.00	5-Feb-25	5-Aug-25	0.00	30	19,849.32	4.83%
National Australia Bank	545381		2,000,000.00	23-Aug-24	19-Aug-25	0.00	30	8,219.17	5.00%
National Australia Bank	543414		1,000,000.00	25-Aug-21	25-Aug-25	0.00	30	780.82	0.95%
National Australia Bank	545413		5,000,000.00	29-Aug-24	28-Aug-25	0.00	30	20,671.23	5.03%
AMP Bank	545663		5,000,000.00	29-Nov-24	28-Aug-25	0.00	30	20,958.90	5.10%
AMP Bank	545667		5,000,000.00	2-Dec-24	2-Sep-25	0.00	30	20,958.90	5.10%
Suncorp Bank	545608		5,000,000.00	6-Nov-24	10-Sep-25	0.00	30	21,041.10	5.12%
National Australia Bank	545807		4,000,000.00	21-Feb-25	23-Sep-25	0.00	30	15,616.44	4.75%
National Australia Bank	545787		3,000,000.00	11-Feb-25	11-Nov-25	0.00	30	11,884.94	4.82%
Suncorp Bank	546005		5,000,000.00	23-Apr-25	23-Dec-25	0.00	8	5,095.89	4.65%

Lismore City Council
Accrued Interest Report - April 2025



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Westpac Group	545826		2,000,000.00	25-Feb-25	25-Feb-26	0.00	30	7,791.78	4.74%
						255,000.00		321,361.65	4.95%
<u>Grand Totals</u>						<u>342,948.34</u>		<u>431,420.49</u>	<u>4.73%</u>

Lismore City Council
Investment Performance Report - April 2025



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Apr 2025	4.73%	4.38%	0.35%
Last 3 months	4.79%	4.34%	0.45%
Last 6 months	4.85%	4.44%	0.41%
Financial Year to Date	4.88%	4.46%	0.42%
Last 12 months	4.91%	4.46%	0.45%



Lismore City Council Environmental Commitments Report - April 2025

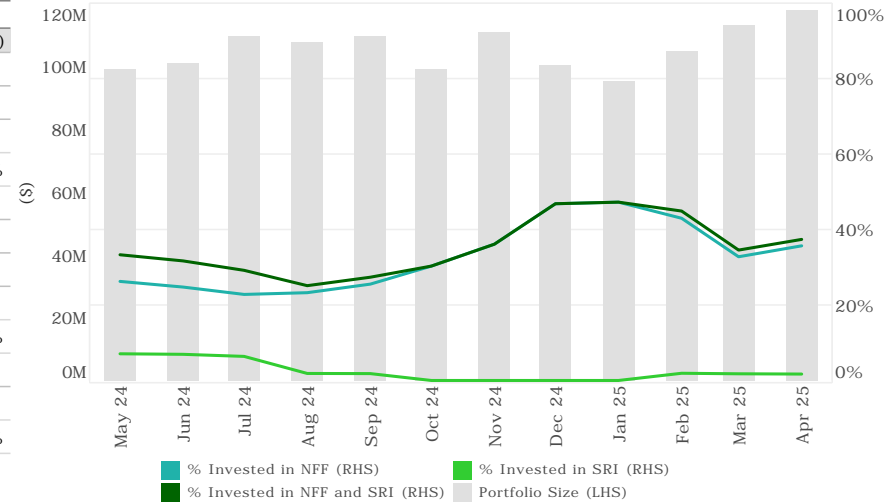


Current Breakdown				
ADI Lending Status *	Current Month (\$)		Previous Month (\$)	
Fossil Fuel Lending ADIs				
Commonwealth Bank of Australia	38,727,657		33,895,051	
National Australia Bank	35,000,000		40,000,000	
	73,727,657	63%	73,895,051	65%
Non Fossil Fuel Lending ADIs				
AMP Bank	10,014,842		10,014,810	
Bank of Queensland	20,000,000		20,000,000	
Suncorp Bank	12,000,000		7,000,000	
	42,014,842	36%	37,014,810	33%
Socially Responsible Investment				
Westpac Group (Green TD)	2,000,000		2,000,000	
	2,000,000	2%	2,000,000	2%
	117,742,499		112,909,861	

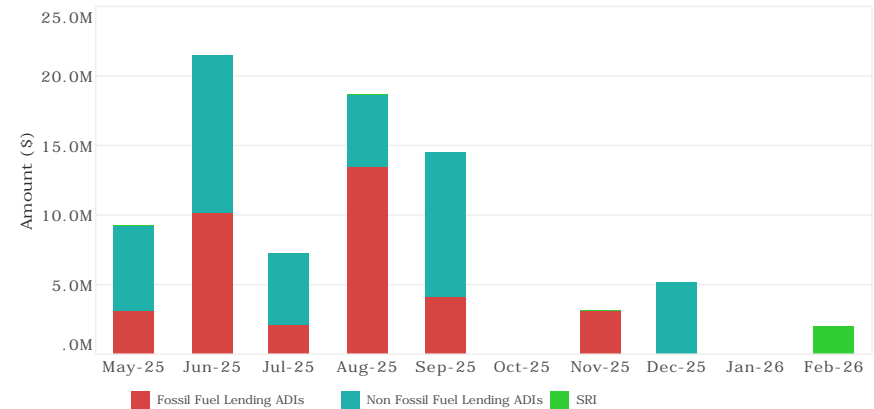
* source: Marketforces & APRA

Percentages may not add up to 100% due to rounding

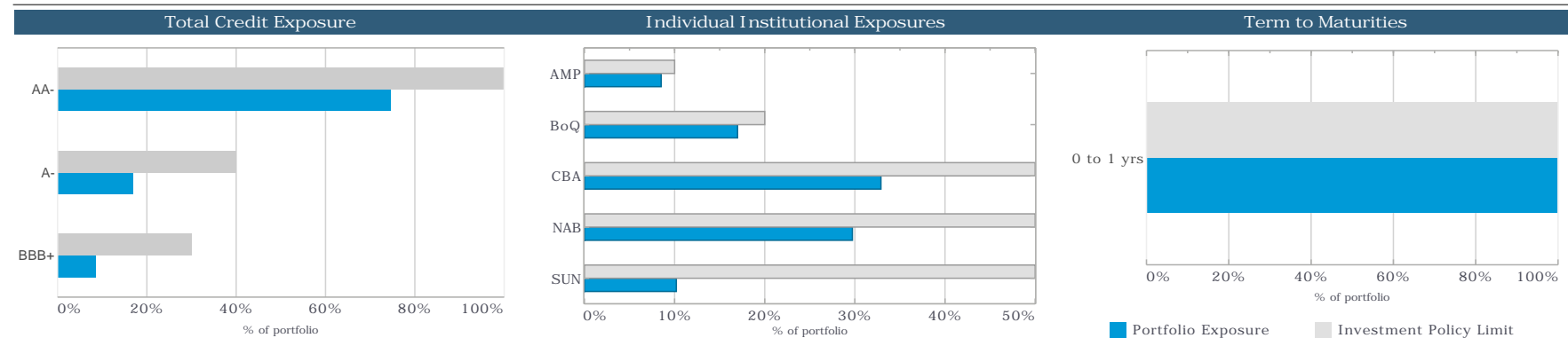
Historical Portfolio Exposure to NFF Lending ADIs and SRIs



Upcoming Maturities



Lismore City Council Investment Policy Compliance Report - April 2025



Credit Rating Group	Face Value (\$)		Policy Max	
AA-	87,727,657	75%	100%	a
A-	20,000,000	17%	40%	a
BBB+	10,014,842	9%	30%	a
117,742,499				

Institution	% of portfolio	Investment Policy Limit	
AMP Bank (BBB+)	9%	10%	a
Bank of Queensland (A-)	17%	20%	a
Commonwealth Bank of Australia (AA-)	33%	50%	a
National Australia Bank (AA-)	30%	50%	a
Suncorp Bank (AA-)	10%	50%	a
Westpac Group (AA-)	2%	50%	a

	Face Value (\$)		Policy Max	
Between 0 and 1 years	117,742,499	100%	100%	a
117,742,499				

Specific Sub Limits				
BBB+	10,014,842	9%	30%	a
A-	20,000,000	17%	40%	a

Specific Sub Limits				
Between 3 and 10 years	0	0%	50%	a
Between 5 and 10 years	0	0%	25%	a

a = compliant
r = non-compliant

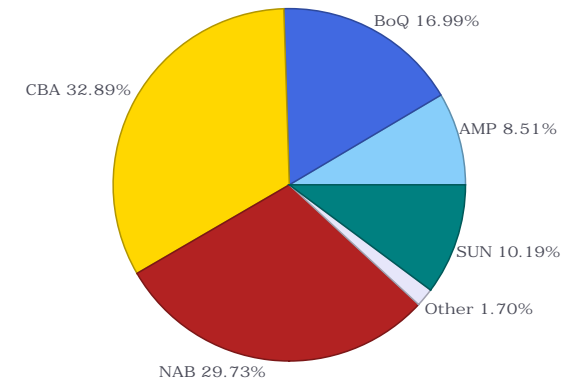
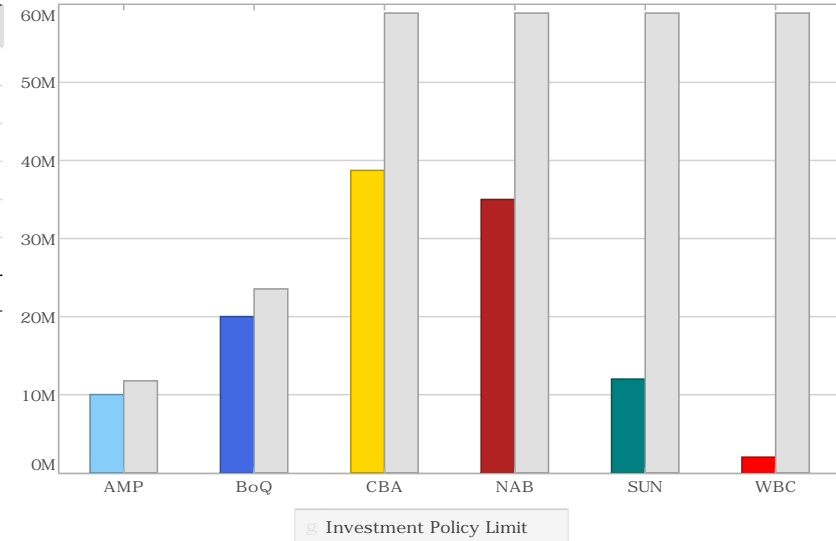
Lismore City Council Individual Institutional Exposures Report - April 2025



Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	10,014,842	9%	11,774,250	10%	1,759,408
Bank of Queensland (A-)	20,000,000	17%	23,548,500	20%	3,548,500
Commonwealth Bank of Australia (AA-)	38,727,657	33%	58,871,249	50%	20,143,592
National Australia Bank (AA-)	35,000,000	30%	58,871,249	50%	23,871,249
Suncorp Bank (AA-)	12,000,000	10%	58,871,249	50%	46,871,249
Westpac Group (AA-)	2,000,000	2%	58,871,249	50%	56,871,249
	117,742,499				

Individual Institutional Exposure Charts



Lismore City Council Cashflows Report - April 2025



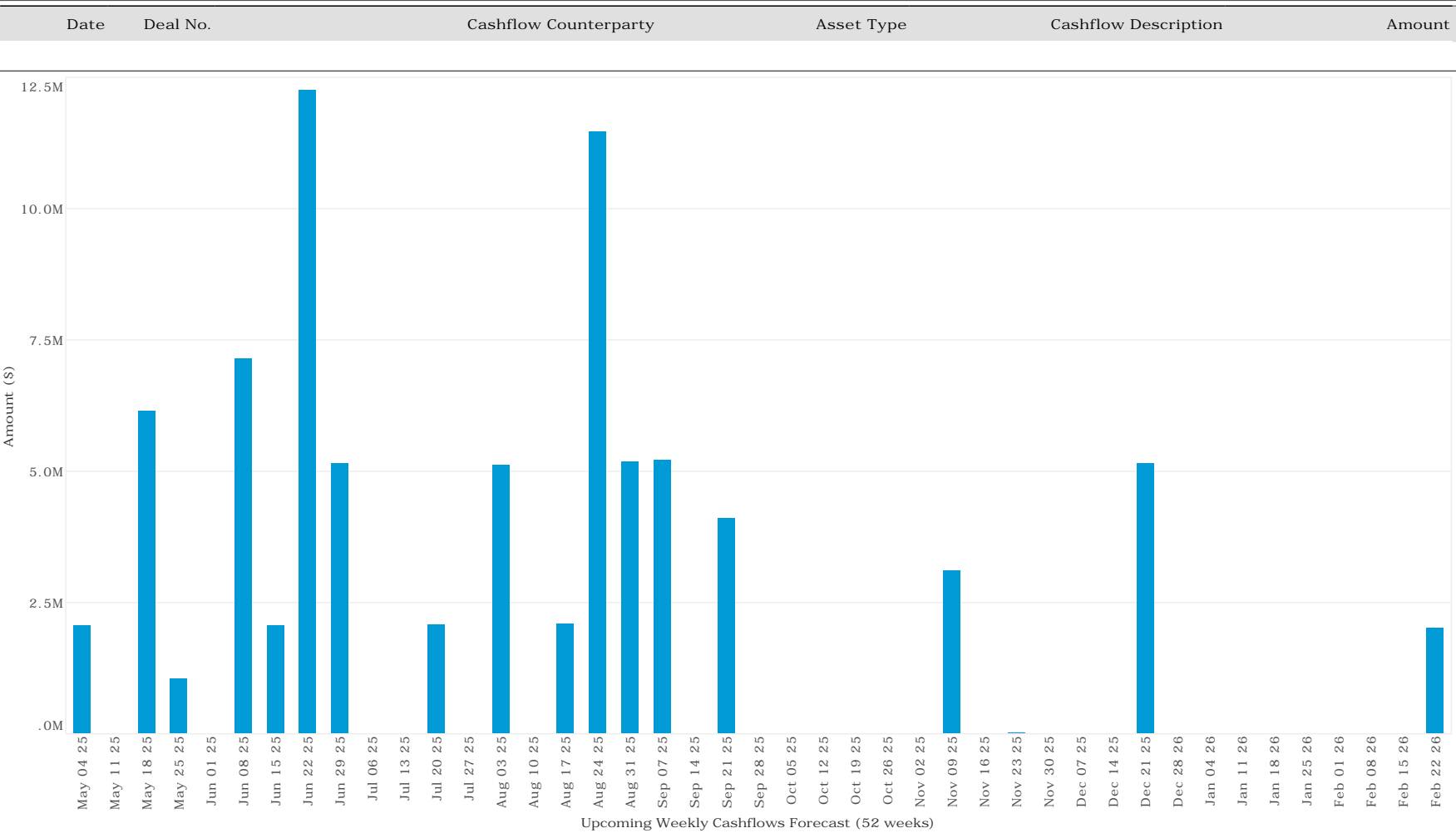
Actual Cashflows for April 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount		
23-Apr-25	545033	National Australia Bank	Term Deposit	Maturity: Face Value	5,000,000.00		
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	255,000.00		
		<u>Deal Total</u>			<u>5,255,000.00</u>		
23-Apr-25	546005	Suncorp Bank	Term Deposit	Settlement: Face Value	-5,000,000.00		
				<u>Deal Total</u>			<u>-5,000,000.00</u>
				Day Total			255,000.00
				<u>Total for Month</u>	<u>255,000.00</u>		

Forecast Cashflows for May 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount	
6-May-25	545534	National Australia Bank	Term Deposit	Maturity: Face Value	2,000,000.00	
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	60,165.48	
				Deal Total	2,060,165.48	
				Day Total	2,060,165.48	
20-May-25	545643	Bank of Queensland	Term Deposit	Maturity: Face Value	6,000,000.00	
		Bank of Queensland	Term Deposit	Maturity: Interest Received/Paid	153,230.14	
				Deal Total	6,153,230.14	
				Day Total	6,153,230.14	
26-May-25	545826	Westpac Group	Term Deposit	During: Interest Received/Paid Dates	23,375.34	
					Deal Total	23,375.34
				Day Total		23,375.34
27-May-25	545517	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00	
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	33,424.66	
				Deal Total	1,033,424.66	
				Day Total	1,033,424.66	
				Total for Month	9,270,195.62	

Lismore City Council
Cashflows Report - April 2025



Lismore City Council
Cashflows Report - April 2025

