



Council

An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on Tuesday 14 April 2026 at 10:00 AM

Members of Council are requested to attend.

Lismore City Council acknowledges the Widjabul Wia-bal people of the Bundjalung nation, traditional custodians of the land on which we meet.

Eber Butron
General Manager

9 April 2026



ETHICAL DECISION MAKING AND CONFLICTS OF INTEREST

A guiding checklist for councillors, staff and community committees

Ethical decision making

- Is the decision or conduct legal?
- Is it consistent with government policy, Council's objectives and Code of Conduct?
- What will the outcome be for you, your colleagues, the Council, anyone else?
- Does it raise a conflict of interest?
- Do you stand to gain personally at public expense?
- Can the decision be justified in terms of public interest?
- Would it withstand public scrutiny?

Conflict of interest

A conflict of interest is a clash between private interest and public duty. There are two types of conflict:

- Pecuniary – an interest that you have in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to yourself or another person or entity defined in part 4 of the Lismore City Council Code of Conduct with whom you are associated.
- Non-pecuniary – a private or personal interest that you have that does not amount to a pecuniary interest as defined in the Lismore City Council Code of Conduct. These commonly arise out of family or personal relationships, or out of involvement in sporting, social, religious or other cultural groups and associations, and may include an interest of a financial nature.

The test for conflict of interest

- Is it likely I could be influenced by personal interest in carrying out my public duty?
- Would a fair and reasonable person believe I could be so influenced?
- Conflict of interest is closely tied to the layperson's definition of "corruption" – using public office for private gain.
- Important to consider public perceptions of whether you have a conflict of interest.

Identifying problems

- Do I have private interests affected by a matter I am officially involved in?
- Is my official role one of influence or perceived influence over the matter?
- Do my private interests' conflict with my official role?

Disclosure and participation in meetings

- A councillor or a member of a Council Committee who has a pecuniary interest in any matter with which the Council is concerned and who is present at a meeting of the Council or Committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable.
- The councillor or member must not be present at, or in sight of, the meeting of the Council or Committee:
 - a. at any time during which the matter is being considered or discussed by the Council or Committee, or
 - b. at any time during which the Council or Committee is voting on any question in relation to the matter.

No Knowledge - a person does not breach this clause if the person did not know and could not reasonably be expected to have known that the matter under consideration at the meeting was a matter in which he or she had a pecuniary interest.

Non-pecuniary Interests - Must be disclosed in meetings.

There are a broad range of options available for managing conflicts & the option chosen will depend on an assessment of the circumstances of the matter, the nature of the interest and the significance of the issue being dealt with. Non-pecuniary conflicts of interests must be dealt with in at least one of the following ways:

- It may be appropriate that no action be taken where the potential for conflict is minimal. However, councillors should consider providing an explanation of why they consider a conflict does not exist.
- Limit involvement if practical (eg. participate in discussion but not in decision making or vice versa). Care needs to be taken when exercising this option.
- Remove the source of the conflict (eg. relinquishing or divesting the personal interest that creates the conflict)
- Have no involvement by absenting yourself from and not taking part in any debate or voting on the issue as of the provisions in the Code of Conduct (particularly if you have a significant non-pecuniary interest)

Whilst seeking advice is generally useful, the ultimate decision rests with the person concerned.

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Mayoral Minute(s) and Condolence Motions



Mayoral Minute

Subject Condolence Motion - Jenny Dowell OAM

TRIM Record No BP26/320:EF19/25-8

That Council:

1. receive and note the Condolence motion for Jenny Dowell OAM
2. forward a letter of condolence to the family from the Mayor

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/320:EF19/25-8

Mayoral Minute

Subject Condolence Motion - Rhoda Roberts AO

TRIM Record No BP26/321:EF19/25-8

That Council:

1. receive and note the Condolence motion for Rhoda Roberts AO
2. forward a letter of condolence to the family from the Mayor

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/321:EF19/25-8

Reports of Committees



Report of Committee

Briefings Committee - 3 March 2026

That the minutes be received and the recommendations contained therein be adopted.

Attachment/s

1. [Briefings Committee minutes 3 March 2026](#)

Briefings Committee Minutes 3 March 2026

MINUTES OF THE ORDINARY MEETING OF THE BRIEFINGS COMMITTEE OF THE CITY OF LISMORE HELD IN COUNCIL CHAMBERS ON TUESDAY 3 MARCH 2026 AT 6:00 PM

Please note: These minutes are subject to confirmation at the next Council meeting. Decisions recorded in the draft minutes are subject to the Council's Code of Meeting Practice in relation to rescinding decisions.

Present

Mayor, Councillor Krieg; Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Jensen, Knight-Smith, Rob (via audio-visual), Waters together with Mr Butron, General Manager; Ms Sullivan, Director People & Community; Ms Foy, Executive Director Flood Restoration Portfolio; Mr Potter, Director Water Waste & Open Spaces; Mr Singh-Pangly, Director Corporate Sustainability; Mr Clough, Director Waste & Resilience; Mr Baker, Deputy Director Waste & Resilience; Ms Heath, Project Manager; Mr Readman, Manager Technology & Innovation; Ms Sproule, Stakeholder Engagement Coordinator; Ms Lawsen, Risk Compliance Specialist; Mr Harty, Senior Financial Reporting & Operations Accountant; Mr Pitman, Technology Support Officer; Ms Cotterill, Manager Governance and Mrs Mitchell, Executive Officer.

Apologies and Applications for Leave of Absence or Attendance by Audio-Visual Link

1/26

RESOLVED that Council:

1. approve attendance by audio-visual link for Councillor Rob
2. accept an apology from Councillor Hall

(Councillors Bing/Jensen)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Disclosures of Interest

Nil

Briefings Committee Minutes

3 March 2026

Reports of the General Manager

7.1 Disability Inclusion Action Plan

MOTION moved that the Committee note the presentation on the Disability Inclusion Action Plan.

(Councillors Gordon/Bing)

RESOLVED that the session go into Committee of the Whole.

(Councillors Rob/Bing) (BP26/150)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Jensen, Knight-Smith, Krieg and Rob

Voting against: Councillors Guise and Waters

2/26 **RESOLVED** that the Committee note the presentation on the Disability Inclusion Action Plan.

(Councillors Gordon/Bing) (BP26/150)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

7.2 Investment Strategy

3/26 **RESOLVED** that the Committee note the presentation on the Investment Strategy.

(Councillors Bing/Gordon) (BP26/155)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Jensen, Krieg and Rob

Voting against: Councillors Guise, Knight-Smith and Waters

At this point the meeting adjourned for a short break to resolve technology issues, the time being 7:18PM

The meeting resumed at 7:26PM

Briefings Committee Minutes 3 March 2026

7.3 Flood Restoration Portfolio Capital Program

MOTION moved that the Committee note the presentation on the Flood Restoration Portfolio Capital Program.

(Councillors Battista/Bing)

Councillor Dalton-Earls returned to the meeting, the time being 7:29PM

4/26 **RESOLVED** that the Committee note the presentation on the Flood Restoration Portfolio Capital Program.

(Councillors Battista/Bing) (BP26/157)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Councillor Guise

Committee of the Whole

5/26 **RESOLVED** that the Committee leave Committee of the Whole and return to the meeting.

(Councillors Krieg/Bing)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Confidential Matters – Closed Committee Meeting

6/26 **RESOLVED** that Committee now exclude the press and public and meet in Closed Committee to consider the following matters;

Item	8.1 Flood Restoration Portfolio Waste Capital Program
Grounds for Closure	Section 10A(2) (c):
Public Interest	Discussion of this matter in an open meeting would on balance be contrary to the public interest because it relates to: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

(Councillors Gordon/Knight-Smith)

Briefings Committee Minutes 3 March 2026

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Jensen, Knight-Smith, Krieg and Rob

Voting against: Councillors Guise and Waters

Resumption of Open Committee

7/26 When the Committee had resumed its former sitting, the Mayor reported that the Committee, meeting in Closed Session, had RESOLVED:

8.1 Flood Restoration Portfolio Waste Capital Program

That the Committee note the presentation on the Flood Restoration Portfolio Waste Capital Program ahead of a report to the March Council meeting.

(Councillors Battista/Bing) (BP26/158)

Voting for: Councillors Bing, Dalton-Earls, Gordon, Jensen, Knight-Smith, Krieg and Rob

Voting against: Nil

Closure

This concluded the business and the meeting terminated at 9.20pm.

CONFIRMED > > 2026 at which meeting the signature herein was subscribed.

MAYOR

Reports of the General Manager



Report

Subject	Local Planning Panel
TRIM Record No	BP26/44:EF22/250
Prepared by	Executive Planner
Reason	To note legislative changes to planning laws and identify the initial establishment actions
Strategic Theme	Place
Strategy	Plan growth to ensure Lismore retains its place as a regional city and remains the heart of the Northern Rivers
Action	Provide strategic planning with diverse land uses, development opportunities and enabling infrastructure

Executive Summary

Recent reforms to the NSW planning system require Councils to establish and operate a Local Planning Panel (LPP). To facilitate the establishment of the LPP, it is recommended suitable candidates for the community representative role be sought by an Expression of Interest (EOI) process; and suitably qualified local professionals be encouraged to nominate themselves for inclusion in the State's approved pool of independent Panel Members. It is also noted that the LPP incorporates an additional fiscal commitment for Council, and it is recommended that the Minister for Planning be approached to discuss funding options.

Recommendation

That Council:

1. establishes a Local Planning Panel
2. seeks Expressions of Interest for the community representative Panel Member and for local professional to nominate themselves to the State's expert pool
3. seeks a meeting with the Minister for Planning, The Hon Paul Scully MP, to discuss options for funding the Local Planning Panel

Background

Mandatory Transition to a Local Planning Panel

A mandatory transition to LPP has been imposed by the NSW Government through amendments to the *Environmental Planning and Assessment Act 1979* and associated Ministerial Directions. This mandatory transition applies to all Councils across NSW.

These changes alter the way Development Applications are determined. A range of more sensitive development application types (e.g., regionally significant development; receiving community objection; involving conflict of interest; etc.) are now required to be determined by an independent panel rather than by Council staff or elected Councilors.

The reforms reflect the State's policy position aimed at standardising decision-making processes across NSW. These changes also aim to remove any perceived or actual influence at the local level, per recommendations from the Independent Commission Against Corruption.

NSW Councils are now required to take the necessary steps to establish their own LPP. The process is mandatory, however Council can still have some influence over the formation of our LPP, such as member selection and engagement with the community. It is noted that the State has foreshadowed that, should any Council not progress the establishment of an LPP in a timely manner, the State will intervene and impose the required arrangements.

Members of a Local Planning Panel

The LPP is comprised of four members, being a Chair; two professional Members; and one community representative Member.

The Chair and the two professional Members must be highly experienced professionals with backgrounds in planning, law, or related disciplines. These positions provide technical expertise relevant to the determination of development applications. These three positions must be selected from a pool of approved experts. This pool of experts is administered by the NSW Department of Planning, Housing and Infrastructure.

The community representative Member is intended to provide the local perspective, ensuring that community values and expectations are appropriately considered. Unlike the professional Members, the community representative Member does not need to be from the pool of experts and can be selected from the local community, subject to eligibility requirements.

Members from the Local Community

To support the establishment of the LPP, it is recommended Council engage the community seeking feedback from those interested in being appointed as a Member.

It is recommended the community representative Member be sought through an Expression of Interest (EOI) process. This process will inform the community of the reforms; provide opportunity for individuals to submit their EIO; and ultimately allow Council staff to formulate a list of suitable candidates for the community representative Member.

It is also recommended that any suitably qualified local professionals who would like to be considered for professional Member positions, be encouraged to nominate themselves for inclusion in the State's approved pool of experts. The EOI would ask local professionals with this intention to inform Council of their interest, so we can gauge the potential for local representation.

Funding Options

The operation of the new LPP burdens Council with additional fiscal commitments. There are expected resourcing components at an operational-level. However, there is also direct monetary obligations. For example, Council is required to pay LPP Members for their time, at rates set by the State. Additionally, Council must cover the costs of travel and accommodation for those LPP Members who typically reside out of area.

To address this additional burden, it is recommended that discussions be held with the Minister for Planning, the Hon Paul Scully MP, to discuss options for funding the LPP. These discussions would include request for the State to commit monetary contribution to cover the costs of this process that has been imposed upon Council.

Comments

Finance

Nil at this time.

Public consultation

Not required.

Conclusion

Councils are now required to establish and operate a Local Planning Panel (LPP). It is recommended an Expression of Interest (EOI) process be carried out to identify suitable candidates for the community representative role and also identify local professionals who will nominate themselves for inclusion in the State's approved pool. It is further recommended that funding options be discussed with the Minister for Planning, to cover the fiscal burden that the new LPP process imposes on Council.

Attachment/s

There are no attachments for this report.

Report

Subject	Planning Proposal - 803 Ballina Road - Rezoning R1 Residential to E1 Local Centre and Alteration of Minimum Lot Size
TRIM Record No	BP26/152:AF25/844
Prepared by	Development Assessment Officer
Reason	To seek Council endorsement to proceed to Gateway
Strategic Theme	Prosperity
Strategy	Support the growth of prosperous and vibrant communities
Action	Create vibrant, welcoming and attractive city and village centres

Executive Summary

A draft Planning Proposal was received in February 2025 to rezone the land at 803 Ballina Road, Goonellabah (Lot 22 DP835735) from R1 General Residential to E1 Local Centre. The site is located directly adjacent to East Point Shopping Village, which is currently zoned E1 Local Centre. The intent of the rezoning is to facilitate an expansion of the East Point retail centre.

The proposed rezoning would be achieved via changes to the Lismore Local Environmental Plan zoning, and minimum lot size maps. No changes are required to the *Lismore Local Environmental Plan 2012* written instrument.

The Planning Proposal includes a preliminary concept plan for how the expanded East Point Shopping Village might be redeveloped once the subject land has been rezoned.

The inclusion of a future service station on that plan, located at the corner of Ballina Road and Holland Street, necessitated preliminary assessment of the proposal by Transport for NSW (TfNSW), as Roads Authority for Ballina Road.

As detailed within this report, TfNSW request the proponent be required to enter into a State Voluntary Planning Agreement (SVPA) to ensure that appropriate roundabout upgrade works will be carried out before the development of any service station on this land.

The SVPA is requested by TfNSW to occur prior to the finalisation of the proposed rezoning.

The applicant has objected to this requirement and considers the upgrades works if required should not form part of the planning proposal process. Their formal letter objecting to this aspect of TfNSW request is provided at **Attachment 2**.

Council's Planning Department agrees with the contents of the objection and is of the opinion the SVPA should not be required by the Gateway Conditions or prior to the finalization of the planning proposal. The technical report provided at **Attachment 1** reflects this position.

If confirmed as required during the gateway process the SVPA will be a matter for the proponent of the rezoning to pursue with TfNSW during the rezoning process. Council does not need to be a party to the agreement.

An assessment of environmental and physical constraints associated with the proposed rezoning at this site has not revealed the need for further technical reporting, nor has it identified any significant impediments that cannot be resolved.

It is recommended that Council support the attached Planning Proposal for the purposes of seeking a Gateway Determination from the Department of Planning, Environment and Industry.

Recommendation

That Council:

1. support the Planning Proposal to amend the Lismore Local Environment Plan 2012 as detailed in Attachment 1 of this report to rezone the land at 803 Ballina Road, Goonellabah (Lot 22 DP835735) for the purpose of seeking a Gateway Determination
2. forward the Planning Proposal to the Department of Planning, Housing and Infrastructure with a request for a Gateway Determination
3. place the Planning Proposal on public exhibition and consult with government agencies in accordance with a Gateway Determination and report back to Council if any objections are raised by government agencies and/or if public submissions of objection are received during public exhibition

Background

In February 2025, Council received a draft Planning Proposal to rezone land at 803 Ballina Road, Goonellabah (Lot 22 DP835735) from R1 General Residential to E1 Local Centre.

The site is identified within Council's Growth & Realignment Strategy (GRS) as having potential for rezoning to provide for a small expansion of the East Point Shopping Village. It is included in *North Coast Regional Plan 2041* Urban Growth Area map for the Lismore LGA.

Location and Characteristics of the subject site



Figure 1: Site Location

The site has an area of 2,080m² and is rectangular in shape, with a frontage of 34.78m to Ballina Road on its northern boundary. It has a depth of 59.765m and is generally flat.

It contains a single storey dwelling with access via an existing driveway off Ballina Road, with a metal shed toward the rear of the site. Mature landscape trees are located along the site's boundaries.

East Point Shopping Village is located directly to the east, sharing the whole length of the adjoining boundary. Residential development borders the southern boundary of the site, accessed via Ida Place. Land to the east, known locally as Platypus Park, is currently vacant and was recently rezoned to R1 General Residential to facilitate a future residential estate.

The site is located approximately 7.5km by road from the Lismore CBD



Figure 2: The Site



Figure 3: Subject area and existing zoning

Strategic Need / Context

Local Strategic Planning Statement

The proposed rezoning is considered to be consistent with the Local Strategic Planning Statement (LSPS) Planning Priorities of *Liveable Places*, *Productive Economy* and *Connected Communities*.

Growth areas identified in *Lismore Growth & Realignment Strategy 2022* are consistent with the planning principals in the LSPS. The Strategy, endorsed in September 2023, identifies the subject land on Map 17 as having the potential to be rezoned to provide for an expansion of the East Point Shopping Village, noting that this could provide for improved walkability, liveability and access to services in new and existing nearby residential areas.



Figure 4: Extract from Lismore Growth & realignment Strategy

Environmental, Social and Economic Impact Assessment

Environmental and physical constraints

Ecological Information

The site is not mapped as containing areas of koala habitat nor is it mapped as containing high conservation vegetation. Trees on the site appear to have been planted as landscape plantings along the site's perimeter.

The site is generally flat and does not contain any streams or drainage lines.

Contaminated Land

The subject site land has historically been used for residential land uses, with aerial photography indicating that the existing dwelling has been in place since at least 1971. It is not identified as being potentially contaminated via Councils mapping and there has not been any use of the land over the last 50 years that would have been likely to result in soil contamination.

A formal Preliminary Site Investigation would be required with a future Development Application (DA) to confirm the low risk of contamination.

Bushfire

The site is not mapped as containing bushfire prone vegetation.

Stormwater Management

Due to the scale of the rezoning, and the future intended use, technical reporting in relation to stormwater management can be reasonably considered as part of a future Development Application (DA).

Social, economic and cultural heritage impacts

Aboriginal and European Cultural Heritage

A search of Heritage NSW AHIMS Web Services recorded no Aboriginal sites or places at or within 50m of the site.

The site does not contain, nor is close to, any items listed as having European Heritage.

Economic Impacts

The rezoning of the site to E1 Local Centre will provide for an expansion of the adjoining East Point Shopping Village, which will have positive economic impacts for the locality, by providing additional employment opportunities and allowing for an expansion of retail / commercial facilities close to an expanding residential area.

Social Impacts

Due to the nature and scale of the proposal there are not expected to be any adverse social impacts. A social impact assessment is not triggered by LCC's policy.

Servicing and infrastructure

Road Network

The request for rezoning includes a Concept Plan showing the indicative redevelopment of the East Point Shopping Village that would be facilitated by the rezoning of that property (see **Figure 5**).

The indicative plan shows future site access off Ballina Road at the property subject of this rezoning, in addition to the existing access off Holland Street.

It also shows the intent to develop a service station at the north-west corner of the Shopping Village site, adjacent to the Ballina Road / Holland Street roundabout.

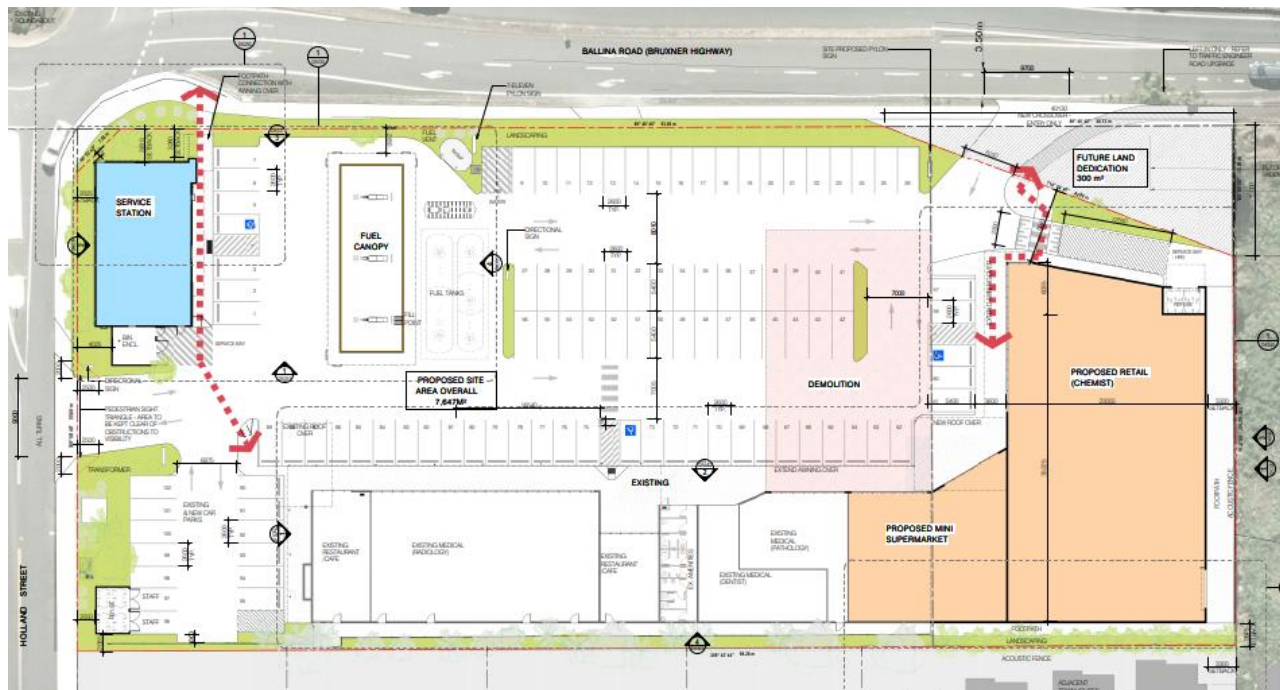


Figure 5: Indicative Plan for extension of East Point Shopping Village

Detailed assessment of the service station proposal is not required for consideration of the proposed rezoning, as it would be subject to a future development application process, and would be subject of a development application under the existing zoning of that site (a service station is a permissible use in the E1 zone).

A Traffic Engineering Report has been submitted in support of the rezoning, and it includes an assessment of the indicative future expansion of the shopping village, including consideration for the suggested shopping centre.

The assessment concludes that the additional traffic generation associated with the expansion, including the service station, will require an upgrade to the Ballina Road / Holland Street intersection, by way of an extension of the merge lane at the western exit of the roundabout.

The traffic report was reviewed by Transport for NSW (TfNSW), who requested a concept design for the recommended intersection works. On reviewing that concept design, TfNSW have advised that, as the Roads Authority for Ballina Road, they will require the proponent to enter into a State Voluntary Planning Agreement (SVPA) to ensure that the roundabout upgrade works will occur.

TfNSW have indicated that they will require that agreement to be in place before the proposed rezoning is finalised but acknowledge that the process of entering into the State VPA does not need to hold up the Gateway process for the rezoning.

The applicant has objected to this requirement and considers the upgrades, if required should not form part of the planning proposal process. Their formal letter objecting to this aspect of TfNSW request is provided at **Attachment 2**.

Council's Planning Department agrees with the contents of the objection and is of the opinion the SVPA should not be required by the Gateway Conditions or prior to the finalization of the planning proposal. The technical report provided at **Attachment 1** reflects this position.

If confirmed as required during the gateway process the SVPA will be a matter for the proponent of the rezoning to pursue with TfNSW during the rezoning process. Council does not need to be a party to the agreement.

For the purposes of this report, the traffic assessment undertaken is sufficient to conclude that the rezoning of the site as proposed will not result in significant impacts on the local road network.

Water and Sewerage Services

Reticulated water and sewerage services are available to the site. Council's Development Engineer has not raised any issues regarding capacity of the infrastructure to service a commercial extension of the East Point Shopping Village.

Further assessment and design would be undertaken at a subsequent Development Application (DA) stage.

Overview of the Planning Proposal

It is proposed to rezone the site from R1 General Residential to E1 Local Centre and to remove the 400m² minimum lot size standard that currently applies to the site.

This will be achieved by amending map sheets: LZN_005AB and LSZ_005AB.

No changes are required to the Lismore LEP 2012 written instrument.

Other officer comments

Council's Development Engineer has assessed the Planning Proposal as required and their comments are incorporated into the relevant sections of this report. They are supportive of the proposal to proceed to Gateway.

Public consultation

The Planning Proposal will be exhibited in line with any Gateway Determination received by the DPHI. Council's standard practice is to exhibit for a period of twenty-eight (28) days. If any objections are raised, a report will be provided back to Council for consideration should any objections be made during the consultation period. The Planning Proposal will also be referred to relevant NSW agencies, as determined by the Gateway Determination.

Conclusion

The attached Planning Proposal Technical Report (**Attachment 1**) evaluates the impacts of a proposed development at the site, and concludes the site is suitable for the rezoning as proposed.

It is recommended the Planning Proposal be submitted to DPHI for Gateway consideration and then put on public exhibition for public and agency input into the proposal.

Should any objections be made during the public exhibition stage the planning proposal will be reported back to Council. If no objections are received, the planning proposal will be finalised and made, as per the delegation of the Gateway Determination.

Attachment/s

1. [↔](#) Planning Proposal Technical Report - 803 Ballina Rd Goonellabah Rezoning - V2 (Over 7 pages)
2. [↓](#) 26.03.06 - LCC - Response to TNSW Comments



TfNSW has reviewed the 'LEP Amendment Request' prepared by Newton Denny Chapelle dated 24 February 2025, the Transport Impact Assessment (TIA) and supporting modelling prepared by Colliers dated 21 October 2025 and does not object to the Planning Proposal progressing to Gateway, noting the following.

1. The supporting TIA identifies the need for improvements to the Bruxner Highway and Holland Street intersection to support the future development of land resulting from the rezoning.
2. An appropriate mechanism, preferably a State Voluntary Planning Agreement (SVPA), should be negotiated to ensure the delivery of the required infrastructure by the proponent, as identified in the strategic design prepared by Colliers international Engineering & Design (Drawing number 23GCT0067-01 Rev B) dated 9 December 2025.

3. For any development on 803 Ballina Road (being the subject of the rezoning request), a Development Application (DA) will be required to facilitate development for commercial uses - either in isolation or as part of a broader redevelopment of the shopping centre at 799 Ballina Road.

At that time, a Traffic Impact Assessment will be required which assesses the final development concept. This may (or may not) be the same as that illustrated in the Planning Proposal documentation.

Given the location of the site fronting the Bruxner Highway, TNSW will have opportunity to comment on the DA and associated traffic assessments and apply suitable conditions at that time.

4. Whilst it is currently our client's intention to lodge a DA for development of the site as soon as possible, circumstances can change and the timing of approvals and construction are currently unknown.

Given the above, it is considered premature to 'lock in' a formal Planning Agreement for road upgrades as part of the current Planning Proposal.

Please be assured that our client is aware that any future DA involving commercial development of both 803 and 799 Ballina Road is likely to trigger upgrades to the Bruxner Highway / Holland Street intersection. They do not object to completing these works in due course. However, it is considered more appropriate that these works (and any associated Planning Agreements and the like) be deferred to Development Application stage.

We trust that the information provided herein is sufficient to enable Council and the Department to not require our client to enter into a formal planning agreement associated with road upgrades as part of the current Planning Proposal.

Should you require further information, please do not hesitate to contact NDC's Ms Karina Vikstrom on 02 6622 1011.

Yours sincerely,

NEWTON DENNY CHAPELLE



KARINA VIKSTROM
Town Planner. BTP. REAP.

Report

Subject	Lismore's Strategic Planning Framework
TRIM Record No	BP26/251:EF24/173
Prepared by	Strategic Planner Coordinator
Reason	To progress five (5) draft Strategies, that together make up the Strategic Planning Framework, to community consultation.
Strategic Theme	Place
Strategy	Plan growth to ensure Lismore retains its place as a regional city and remains the heart of the Northern Rivers
Action	Provide strategic planning with diverse land uses, development opportunities and enabling infrastructure

Executive Summary

Lismore now has a unique opportunity to shift decisively from disaster recovery to long-term renewal. The five draft strategies that make up the *Strategic Planning Framework* (the Framework) presented here—the Local Strategic Planning Statement (LSPS), Economic Development Strategy (EDS), Rural Land Use Strategy (RLUS), Biodiversity Management Strategy (BMS) and Resilience and Adaptation Strategy (RAS)—provide Council with a single, coordinated framework for stabilising the city, restoring investor confidence, and positioning Lismore to grow into a strong regional capital.

These strategies have been developed through rigorous analysis, extensive engagement and clear alignment with statutory requirements. Collectively, they set out how Lismore can reach a population of 60,000 and beyond, with 6,500 new jobs, alongside a future-ready infrastructure network without locking Council into unrealistic timeframes—growth proceed within this framework only as infrastructure allows.

To achieve the population and jobs target, the LSPS contains a new growth management plan for Lismore (superseding the existing Growth and Realignment Strategy) that identifies land for 10,000 new flood-free homes and ~400ha of additional employment land. The LSPS identifies this land as suitable for rezoning, allowing interested landowners to submit a rezoning application (Planning Proposal) to Council for assessment. The LSPS does not rezone any land directly.

The Framework strengthens Council's influence over where and how Lismore grows. The LSPS identifies completely flood-free land suitable for new housing, gives industry certainty on where future rezoning may be supported, and elevates Lismore's economic role across the Northern Rivers. The accompanying theme-based strategies address the most pressing issues raised by residents and businesses:

- housing shortages,
- lack of employment land,
- workforce pressures,
- rural land fragmentation,
- biodiversity decline and
- the escalating cost of natural hazards.

Together, they provide clear, implementable actions that reduce long-term financial risk, support business continuity, enable agricultural productivity, improve infrastructure planning, and help secure State and Federal funding by demonstrating that Lismore has its strategic house in order. They have been developed in accordance with ongoing state and federal projects, such as the NSW Northern Rivers Disaster Adaptation Plan and the CSIRO Northern Rivers Resilience Initiative. The Framework therefore must be read in context of both these programs.

Most importantly, the Framework demonstrates leadership. It provides a stable, forward-looking plan that responds directly to the lessons of recent disasters and the expectations of the community.

Progressing these strategies to public exhibition will allow residents to shape the details while giving Council the strategic platform needed to attract investment, coordinate infrastructure delivery, protect essential land and environmental assets, and restore confidence in Lismore's future.

This is a pivotal step toward making Lismore a safer, stronger and more competitive regional city. Adoption of the Framework now ensures Lismore sets the pace for regional renewal.

Recommendation

That:

1. The draft Strategies be placed on public exhibition;
 - a. Local Strategic Planning Statement;
 - b. Economic Development Strategy;
 - c. Rural Land Use Strategy;
 - d. Biodiversity Management Strategy and the
 - e. Resilience and Adaptation Strategy,
2. The General Manager has delegation to make housekeeping amendments (graphic and administrative) to the draft Strategies prior to the consultation
3. The consultation feedback and final Strategies be reported back to Council

Background

Under the Environmental Planning and Assessment Act 1979 (EP&A Act), all NSW councils must prepare and maintain a Local Strategic Planning Statement (LSPS). It is also a requirement that the LSPS be updated every seven years. As Lismore's LSPS was adopted in 2019/2020, it must therefore be reviewed and updated prior to 2027. The revised LSPS put forward here is set to meet this deadline.

The current LSPS was prepared at a place and time prior to Covid-19, the natural disaster and major flooding events of 2022 as well as being written prior to the recently adopted Community Strategic Plan: Reimagine Lismore. Because Lismore as a place has considerably changed because of these three key factors, and other macro and micro trends, significant updates to the LSPS are required.

The LSPS put forward here will therefore supersede the previous LSPS as well as the Growth and Realignment Strategy 2022 and its addendum.

This revised LSPS provides an integrated approach to Lismore's future by way of combining the LSPS and the growth management plans. This statutory document now sets:

- a clear vision,
- strategic directions and planning priorities, and
- land use management plans for at least 20 years.

The LSPS does not have a timeframe for its targets, rather it identifies what infrastructure will be required for the growth to be enabled.

Additionally, and importantly, the LSPS is supported by numerous themed and aligned strategies, including those put forward here:

- Economic Development,
- Rural Land Use,
- Biodiversity Management, and
- Resilience and Adaptation.

These strategies, together with Council's already adopted theme-based strategies, work together as a unified framework.

Their relationship is illustrated through Figure 1.



Figure 1 - Strategic Planning Framework - LSPS & theme-based strategies

These strategies have been developed to align with the objectives and deliverables of both the NSW Northern Rivers Disaster Adaptation Plan (DAP) and the federal government’s Northern Rivers Resilience Initiative (NRRRI) being run by CSIRO.

Staff recommend that the General Manager be delegated to make graphic and administrative changes between now and the community consultation. This allows staff to correct any errors and update graphics (images, diagrams, page layout) to improve the legibility and the visuals of the graphic. No changes to intent will be made.

Research and Stakeholder Feedback

A Background Report (attachment 6) was carried out prior to commencement of work on the LSPS and its accompanying strategies to determine the state of play in Lismore. It identifies the demographic, economic, spatial and environmental conditions shaping Lismore alongside legislative and policy conditions in the region. These factors then outline the key drivers that must inform the city's long-term planning.

The Report highlights significant regional and local trends shaping Lismore’s future. The Northern Rivers continues to experience strong population mobility driven by lifestyle migration, remote work and coastal affordability pressures. However, Lismore’s own population has been almost static for two decades, increasing only marginally from 42,721 in 2001 to an estimated residential population of 43,783 in 2024 (an average annual growth rate of 0.12%).

Housing supply and affordability remain central issues. The 2022 natural disaster and major flood has led to the roll-out of the Resilient Homes (buyback) Program in North, South and Central Lismore, severely restricting available stock. Vacancy rates across the region remain below 1.5%, while median

house prices in Lismore increased by 32.5% year-on-year to early 2025. Rental costs have risen significantly, with median rents for three-bedroom houses reaching \$590 per week.

Economically, Lismore retains its position as the regional service centre for the Northern Rivers. Health care and social assistance (25.8% of jobs), education and training (10.9%) and retail (11%) dominate the labour market. Construction has emerged as one of the strongest-growing sectors due to rebuilding activity, adding more than 900 jobs since 2011. However, the natural disaster, major flood and ex-cyclone tropical Alfred all disrupted commercial activity, damaged CBD assets, displaced workers, and intensified labour shortages.

The Report identified the following key challenges for Lismore:

1. Housing supply is insufficient,
2. Workforce shortages and rising living costs are constraining economic recovery,
3. Infrastructure gaps (roads, water, waste, digital) limit growth in priority areas,
4. Natural hazard risk requires adapted land-use planning, resilient infrastructure,
5. Lack of rural land management threatens agriculture and biodiversity, and
6. Villages need clearer structure within the regional settlement hierarchy.

The Report identifies the following strategic opportunities for Lismore:

1. Position Lismore as the inland capital of the Northern Rivers or the North Coast,
2. Leverage the existing key industries as economic anchors,
3. Enable circular economy, creative industries and agri-value-add industries to strengthen the existing economic base,
4. Leverage and celebrate Lismore's institutional strengths – anchored by two universities, two hospitals and a range of governmental agencies and services,
5. Support and prioritise housing growth in flood-free, infrastructure-efficient locations,
6. Strengthen village identity and serviced rural-living opportunities,
7. Deliver coordinated resilience planning across hazards, infrastructure and community wellbeing.

In addition to the research and analysis, all five strategies are informed by substantial stakeholder and community engagement, supplemented by insights from the Reimagine *Lismore Community Strategic Plan 2025* consultation. Importantly, stakeholder engagement involved staff from all directorates within Lismore City Council and various NSW State Government authorities, including health, TAFE, transport, primary industries and regional development.

The following summaries provide more insight to stakeholder feedback that has been considered for each of the theme-based strategies.

Economic Development Strategy (EDS) Stakeholder Feedback

Staff and consultants undertook stakeholder consultation early on with a wide range of businesses and supporting agencies, this included one-on-one interviews and participation at a range of different business networking events within the Northern Rivers. These networking events enabled staff to speak to a broader range of smaller businesses.

Interviews were conducted with:

- Business Lismore
- Nimbin Chamber of Commerce
- Southern Cross University
- University Centre for Rural Health
- St Vincents Hospital
- Primex
- Norco
- Arts Northern Rivers

- Marquis Macadamias
- Screenworks NSW
- Business NSW
- RDA Northern Rivers
- The Lismore Alliance

Key themes that emerged from businesses included:

- **Workforce attraction/retention challenges** – from labour shortages, skill gaps and lack of housing, whether that be for permanent or FIFO staff
- **Need for industrial land** – particularly for flood free land or areas in which businesses can grow and expand
- **Need for housing and accommodation** – raised consistently by all industries with a variety of needs for accommodation from seasonal workers, to locum and placement staff, to self-contained products for touring visitors and of course permanent homes for staff retention
- **Connectivity and infrastructure challenges** – transport and digital connectivity issues as well as CBD renewal were all raised as priority focus areas by many
- **Community strength** – common across all industries as a response to why businesses come and stay in Lismore. The City’s culture, character, people and natural assets were all raised as key liveability strengths within the LGA.

Rural Land Use Strategy (RLUS) Stakeholder Feedback

In 2024 staff published a discussion paper on key issues that would potentially be addressed in a RLUS. The Rural Land Use Discussion Paper Feedback Report 2025 (attachment 7) summarises all community, stakeholder and industry feedback received during the public exhibition period (15 May – 3 July 2024).

The report compiles insights from online surveys, written submissions, village meetings and targeted engagement with agricultural and rural industry groups, including dairy, horticulture, macadamia, beef, cane growers, creative industries, First Nations organisations, small rural businesses, rural residents, and village chambers of commerce.

The feedback received demonstrated a strong desire to protect Lismore’s agricultural land, manage rural-residential pressure and opportunities, and ensure that rural planning decisions preserve the character, productivity and environmental health of the LGA. Respondents consistently emphasised concerns about farmland fragmentation, loss of productive land to lifestyle subdivisions, and the need for clearer guidance on where rural living is appropriate. Many also raised infrastructure constraints—such as roads, wastewater, telecommunications and emergency access.

Industry stakeholders, including agriculture, creative industries, small business and First Nations organisations, highlighted opportunities for value-adding, agritourism, innovation, circular economy industries and cultural tourism. Feedback also raised the need to integrate biodiversity protection, waterway health and climate resilience into rural planning. First Nations groups reinforced the importance of Caring for Country, cultural landscape recognition and genuine partnership in land-use decisions.

The feedback provided strong direction for how the draft RLUS presented here was prepared.

Biodiversity Management Strategy (BMS) Stakeholder Feedback

In 2025 Council engaged an external consultant to carry out a non-biased review into the past performance of the existing BMS.

Lismore City Council and the consultants engaged both internal and external stakeholders through face-to-face workshops and online surveys, all aligned with the Community Engagement Strategy 2025. Internal engagement consisted of two workshops, and an online survey open for four days, allowing staff

across environmental strategies, asset management, planning, roads, water, open spaces and other units to participate.

External engagement comprised a single workshop at the Lismore Workers Club plus an online survey, with invitations issued to a broad range of stakeholders including First Nations organisations, Landcare networks, rural industry groups, government agencies, environmental NGOs, and community organisations. Engagement was supported by maps of recent BMS works, facilitated discussions, and structured questions to ensure consistency in feedback.

External stakeholders highlighted strong support for the BMS and identified riparian restoration, community education, and landscape connectivity as the most valuable components. They acknowledged benefits from RLI grants, habitat restoration programs, and LCC-supported koala conservation initiatives. Feedback also noted gaps, including the need for more focus on aquatic biodiversity, greater public education and biosecurity awareness, prioritising restoration of high-value remnant vegetation, and stronger integration with community-led initiatives. Participants also recommended improvements to the BMS format such as more maps, visuals, and reference materials, as well as clearer pathways for community involvement.

The BMS presented here has been shaped based on this feedback, along with the detailed findings of the review (to be discussed later in this report).

Resilience and Adaptation Strategy (RAS) Stakeholder Feedback

In 2023 staff carried out stakeholder engagement with community groups, schools, local organisations, businesses and First Nations partners to inform the development of an adaption plan. Council partnered with Jagun Alliance, a First Nations land-management organisation, to ensure that Caring for Country, cultural knowledge, and Aboriginal perspectives were embedded in the process and the strategy.

The Stakeholder Report (attachment 8) summarises the consultation process and the feedback received. Stakeholders consistently emphasised concerns about heat, bushfire, flooding, changing rainfall patterns, and the growing mental, social and cultural pressures associated with compounding natural hazards. Participants highlighted that resilience must include connection, mental wellbeing, cultural identity, community networks, and local knowledge, as well as infrastructure and engineering responses. The feedback indicates strong community readiness for adaptation, with calls for neighbourhood-scale resilience hubs, greener and cooler urban spaces, flood mitigation, improved emergency communication, youth involvement, First Nations leadership, and recognition that “every action counts.”

The draft RAS presented here has been shaped based on the feedback.

Additionally, the RAS has been drafted in accordance with ongoing strategies and programs being delivered by all three levels of government – including Lismore City Council’s Flood Risk Management Planning, the NSW government’s Disaster Adaptation Plan (DAP) and the federal government’s Northern Rivers Resilience Initiative (NRRRI).

Summary of each Strategy

Local Strategic Planning Statement (LSPS)

The LSPS is the highest-level strategy guiding all land use planning in Lismore and is a legislative requirement for all Councils in NSW. It establishes the City’s vision, planning priorities, spatial structure, and growth model.

The LSPS supersedes the previous LSPS as well as the 2022 Growth and Realignment Strategy and Addendum.

The Draft Local Strategic Planning Statement outlines Lismore’s transformation into the Regional Capital of Northern NSW, charting a long-term pathway for growth to 60,000 people, supported by 10,000 new homes and 6,500+ new jobs. The vision and targets have been carefully curated to balance the

ambitions of the community, reflect the challenges and opportunities identified in the Background Report as well as being achievable.

It reframes Lismore's future beyond recovery from the 2022 natural disaster and flood event, focusing instead on resilience, innovation, economic renewal, and coordinated infrastructure delivery. The LSPS positions Lismore as the civic, cultural, creative and service hub for the Northern Rivers, connecting coast and country and supporting a regional population of over 250,000.

The LSPS is shaped around four *Strategic Directions*, supported by multiple related *Planning Priorities*.

Strategic Direction: 1. Sustainable Growth

Lismore will grow into a confident, well-connected regional capital of 60,000 people, shaped by coordinated land use, essential services, transport networks and compact settlement patterns.

Planning Priorities:

- **A.1** Coordinate land use to guide sustainable growth to 60,000+ residents, including structure planning for major growth areas and responsible sequencing of development.
- **A.2** Provide, maintain and upgrade essential water, sewer, energy and digital services to support new and existing communities.
- **A.3** Strengthen key regional transport connections to Ballina, Casino and SEQ—including advocating for Bruxner Highway upgrades.
- **A.4** Deliver a connected active transport network, linking neighbourhoods, schools, jobs and open space.
- **A.5** Work in structured partnership with Widjabul Wia-bal communities to embed Caring for Country and cultural knowledge in planning.
- **A.6** Maintain strong partnerships with neighbouring councils, government agencies and the private sector to achieve shared regional outcomes.

Strategic Direction: 2. Economic Prosperity

Lismore will evolve as an innovative regional capital with a diverse economy, anchored in health, education, agribusiness and creative industries, generating 6,500+ new jobs and fostering industry growth across the Northern Rivers.

Planning Priorities:

- **B.1** Strengthen Lismore's role as the health, education and service hub of the Northern Rivers, including expanding the Health Precinct.
- **B.2** Support rural enterprise, emerging agricultural practices and value-added agrifood production.
- **B.3** Grow Lismore's manufacturing and circular economy sectors, including supporting new business models and resource recovery innovation.
- **B.4** Foster and expand creative industries and cultural activation.
- **B.5** Increase tourism, visitor experiences, regional trail networks and large-scale recreation opportunities—including activation of the Northern Rivers Rail Trail.

Strategic Direction: 3. Thriving Communities

Lismore's centres, neighbourhoods and villages will be inclusive, resilient and connected, delivering diverse housing, strong public spaces, and a flourishing cultural and civic life.

Planning Priorities:

- **C.1** Provide safe, diverse and affordable housing options, including streamlined pathways and incentives for needed typologies.
- **C.2** Deliver public places for culture, play and connection, guided by open space and place-based strategies.
- **C.3** Strengthen the City Centre as the civic and cultural heart through mixed-use redevelopment, CBD activation, placemaking and public realm improvements.
- **C.4** Protect scenic rural landscapes, village identity and rural community character through village-specific planning and RU zoning reforms.

Strategic Direction: 4. Resilient Environments

Lismore will protect its waterways, biodiversity, farmland and floodplains while leading climate-ready, risk-informed planning and embedding nature-based solutions across the LGA.

Planning Priorities:

- **D.1** Build resilient infrastructure and a climate-ready built environment, including implementing the Climate Resilience & Adaptation Strategy and advocating for CSIRO flood mitigation measures.
- **D.2** Protect and restore waterways and riparian corridors through revegetation, water-sensitive design and co-designed projects with First Nations partners.
- **D.3** Conserve biodiversity and strengthen green corridors linking urban and regional landscapes, supported by improved vegetation mapping and ecological controls.
- **D.4** Improve understanding of hazard, climate and insurance risks, and support community preparedness, business continuity and risk-reduction partnerships.

To drive implementation, the LSPS also includes eight *Visionary Turbochargers*. These are catalytic programs that activate infrastructure, resilience leadership, CBD renewal, health precinct expansion, cultural and creative sector development, agri-food innovation, and circular economy advancement. Council will use these to guide partnerships, projects, grant applications and advocacy work.

Growth Management Component of the LSPS

The LSPS sets out a clear settlement pattern across the LGA, strengthening the role of the CBD, the Health Precinct, the broader urban area, and Lismore's distinct villages and rural communities.

This settlement pattern guides both the residential and employment lands growth.

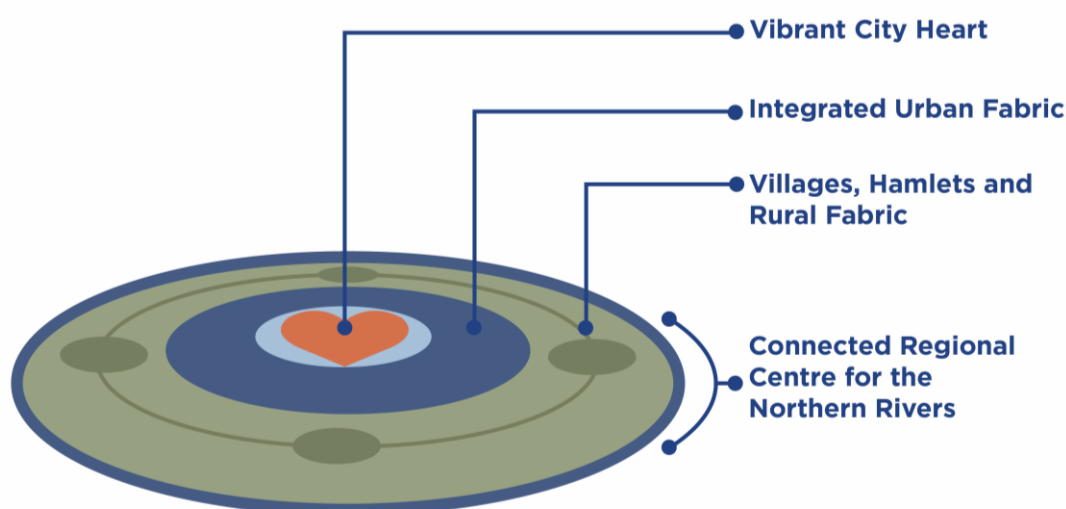


Figure 2 - Conceptual Settlement Pattern

Residential

Moving from a current population of approximately 44,000 to 60,000 represents an uplift of 16,000 residents, which translates to a need for approximately 10,000 new homes.

Central to the LSPS is the commitment to direct residential growth to flood-free land above the PMF, ensuring that no new residents will be subject to flood risk.

The LSPS, at appendix A, identifies the sites that Council are likely to support for residential rezoning, all these sites are completely flood free. Council's preliminary desktop analysis suggests that these sites are all capable of accommodating residential uses. **It must be noted that Council will not rezone this**

land, landowners are required to submit rezoning application (Planning Proposals) for assessment.

Within appendix A of the LSPS, the key development expectations, infrastructure needs and site-specific considerations have all been detailed – improving clarity of delivery for all stakeholders.

Additionally, the identified growth areas within the urban fabric have been planned alongside existing and proposed Urban Green Corridors. Identifying developable land and green corridors together at an early stage will significantly improve the efficiency of future rezonings by providing clear, coordinated direction to landowners, developers and the community.

The growth areas have been distributed in accordance with the settlement pattern detailed at Table 1.

Table 1 - Residential Growth Distribution

Settlement Hierarchy	Role in growth	Indicative New Dwellings	Proportion of Total New Supply
Integrated Urban Fabric	Health Precinct: Targeted renewal and infill, close to jobs, services and transport*	~1,500	~15%
	Suburb Expansion and Infill: Primary urban expansion areas of existing suburbs, such as Goonellabah, delivering flood-free greenfield housing with efficient infrastructure delivery	~3,000	~30%
Thriving Villages	Place-based village growth reinforcing rural community roles	~2,000	~20%
Rural Lands, Hamlets and Alternative Rural Living	Rural-residential and lifestyle housing in suitable, serviced and environmentally appropriate locations**	~1,500	~15%
Subtotal – Identified Growth Areas		~8,000	~80%
Existing zoned land & approved sites	Incremental infill and development capacity within established urban areas	~2,000	~20%
Total Planned Housing Capacity	~10,000 dwellings		100%

*Consultants were engaged to undertake an urban design review of the Health Precinct to determine suitable heights and densities. This work (attachment 12) has informed the expected dwelling yield and the building height scenario included in appendix A of the LSPS.

** The Rural Land Use Strategy provides greater detail for our growth in our rural areas will be brought forward and considered.

In addition to the desktop-identified growth areas, the LSPS sets forth growth management principles that will be used by staff for any spot rezonings ie. rezoning request that come forward on other lands. These principles are:

1. Infrastructure-led Growth
2. Flood-Resilient and Risk-Based Land Use Planning
3. Economic Diversification and Job Creation
4. Clear Settlement Roles and Pattern
5. Compact, Connected Settlement Patterns
6. Housing Choice and Affordability
7. Environmental Stewardship and Caring for Country
8. Place-Based and Community-Led Outcomes

Employment

The LSPS (and Economic Development Strategy) plans for 6,500+ new jobs as Lismore grows to a population of 60,000, supported by a coordinated and long-term supply of flood-free, serviced employment land. To achieve this, the strategy identifies the need for approximately 400 ha of gross employment land to accommodate new and expanding industries. Existing shortfalls, combined with the relocation needs of flood-impacted businesses, make this supply essential for economic resilience and future population growth.

While majority of this land is likely to come forward as *General Industrial*, there are range of potential employment zones that could be suitable at each site and therefore the classification of 'employment land' has been kept purposely broad. Rather than stipulating the preferred or required zone the suitable and expected development outcomes, along with the infrastructure and site-specific requirements are detailed within appendix A of the LSPS.

80% of the required employment land is identified at new sites, as listed within table 2 and 20% of the required land will come forward on land that is already zoned, as identified at table 3.

Table 2 - Identified Future Employment Land

Location	Description	Area (ha)
Health Precinct	Mixed-use health and education precinct	~17
Goonellabah Infill	Established light-industrial	~11
Ridgeview Heights Extension	Mixed-use potential	~18
South Lismore	Major industrial expansion area	~239
Tuncester	Greenfield industrial precinct	~34
Wyrallah Road	Industrial zoning opportunity	~9
Total		328 ha

Table 3 - Land already zoned and ready for development

Location	Zoning	Area (ha)	Comments
Goonellabah, Ridgeview Heights, 1055 and 1055a Bruxner Highway	MU1 Mixed Use	~10 ha	Expected to deliver 105 commercial lots across the various zones. Zoning complete 2025 with progress underway for development
	E1 Local Centre	~4 ha	
	E4 General Industrial (Employment Growth)	~18 ha	
Goonellabah, 252 and 260 Oliver Avenue and 1 Slade Street	E4 General Industrial	~3 ha	Zoned and in public ownership, ready for development
North Lismore, land between Lake Street and Terania Street	E4 General Industrial	~15 ha	Subject to sufficient flood planning controls
South Lismore, Krauss Avenue	E3 Productivity Support	~5 ha	Raised, filled and subdivided and therefore ready for development with some sites already through the DA process.
Tuncester, Rifle Range Road	E4 General Industrial	~11 ha	Small amount of the existing zoned area is outside of flood risk but is subject to slope
Local Centres within residential development estates (Caniaba, North Lismore Plateau)	E1 Local Centres and RU5 Village	~8 ha	Subject to future DAs
Wyrallah Road corridor (232 and 246 Wyrallah Road)	E4 General Industry	~14 ha	The site at 246 Wyrallah Rd has been affected by landslips and other geotechnical issues. Significant work is required to make the site suitable for future industrial use
Total		89 ha	

Economic Development Strategy 2026-2036 (EDS)

The EDS a clear pathway for transitioning Lismore from post-flood recovery into a decade of planned, resilient economic growth. Anchored in the City's role as the civic, cultural and economic heart of the Northern Rivers, the Strategy strengthens Lismore's position as the region's inland Regional City—servicing a catchment of more than 250,000 people. It builds on the long-term land-use direction of the LSPS by focusing on job creation, investment attraction and industry diversification, ensuring Lismore is equipped to support a future population of 60,000 and a more competitive regional economy.

Central to the Strategy is a community wealth-building approach, which emphasises local ownership, local skills, and economic value that stays within the community as much as possible. To achieve this, the Strategy identifies Lismore's established and emerging industry strengths—including health, education, agribusiness, manufacturing, tourism, creative industries, and the circular and resilience economy—and outlines targeted actions to grow these sectors. It positions Lismore as a hub for innovation, research and hazard-adapted enterprise, leveraging our strong institutions across health, education, justice and other governmental services.

The Strategy sets out five Strategic Objectives that guide Council's actions:

1. **Strengthen Lismore's business ecosystem and attract new investment:** This objective focuses on supporting local business growth, improving investment readiness, and attracting new enterprises that generate jobs and diversify the economy. It emphasises business expansion, precinct activation (especially the CBD), and showcasing Lismore as a credible destination for private capital.
2. **Foster innovation, research and entrepreneurship across all sectors:** Lismore's strength in health, education, agriculture, resilience, and the creative industries underpins a goal to create a connected innovation ecosystem. This includes translating research into commercial outcomes, supporting start-ups, building creative and digital industries, and partnering with SCU, UCRH and TAFE
3. **Build a skilled, adaptable and inclusive workforce:** Workforce shortages across health, trades, agriculture, childcare and hospitality drive the need for targeted skills programs, education–industry partnerships, attraction campaigns and improved pathways into local jobs. This objective ensures residents can access secure employment and that employers can access the talent they need.
4. **Strengthen established industries and grow emerging sectors:** Lismore's economic identity is anchored in health, education, agribusiness, manufacturing, creative industries and tourism. This objective focuses on growing these sectors while developing emerging industries such as the circular economy, renewable services, resilience innovation, digital services and the night-time economy.
5. **Ensure strong leadership, governance and partnerships:** Economic growth depends on coordinated action across Council, industry, community and government. This objective focuses on collaborative delivery, clear structures, First Nations partnerships, regional advocacy and governance that builds investor and community confidence

Rural Land Use Strategy 2026-2036 (RLUS)

As discussed above, early feedback from the community was diverse, with many issues and opportunities raised. To support this and provide a more robust data and research base, Council commissioned a Rural Socio-Economic Study (appendix 9).

The review establishes a unified understanding of rural communities, economic conditions, land capability, and infrastructure readiness, ensuring the RLUS transitions from planning to implementation with clarity and rigor.

The study found that Lismore's rural areas remain a cornerstone of the regional economy, underpinned by high-value agriculture, strong village identities, cultural significance and growing interest in regenerative and small-lot farming. However, rural communities face mounting pressures including land fragmentation, ageing demographics, infrastructure inequity, natural hazard vulnerability, and regulatory complexity. The Assessment identifies a strong appetite for diversification—agribusiness innovation, creative industries, small-lot production, and agritourism—supported by village renewal and improved supply-chain infrastructure.

The study highlights several system-wide insights essential for RLUS implementation:

- A systems approach is required: Land use, infrastructure, economic development and social wellbeing must be planned together—not in silos.
- Infrastructure is the strongest enabler and constraint: Digital connectivity, water security, roads and servicing capacity will shape rural growth and economic diversification. This is addressed not solely through the RLUS but the LSPS too.

- Villages are critical renewal engines: They provide the social, economic and cultural anchor points for rural populations.
- Natural Hazards a universal disruptors: Flood impacts, drought risk, insurance pressures and land capability must inform all future land use decisions. This is addressed not solely through the RLUS but the LSPS, the RAS and other governmental strategies and programs such as the DAP and NRRI.
- Planning must be place-based: In addition to systemic zone changes, place-based planning is critical.

Based on the research and feedback, Lismore's Rural Land Use Strategy 2026–2036 provides a clear direction for managing Lismore's rural land. The strategy aims to protect key agricultural land and natural capital resources, grow the rural economy and provide great places to live. It takes a future-focused approach that considers rural lifestyle values into the future and reflects the community's needs. It encourages the next generation of rural living, local food production and promotes a sense of pride for rural industries, including agri- and eco-tourism.

Delivery of these aims is guided by three Strategic Objectives and accompanying actions that balance rural living, agricultural productivity, environmental stewardship and rural community wellbeing:

1. **Objective 1 - Strengthen Rural Land Use Planning and Stewardship** - the Strategy modernises Lismore's rural zoning by strengthening RU1 to protect reflect prime farmland, expanding RU2 to areas with scenic, environmental or agricultural constraints to enable greater diverse uses such as tourism, recreation and residential uses.

The RU2 Rural Landscape zone is intended to support a broader mix of compatible rural uses on land with agricultural constraints or high scenic value. Importantly, RU2 zoning does not prioritise rural residential subdivision or override controls that protect rural character. Minimum lot sizes, buffer provisions, Right-to-Farm protections and development assessment requirements will continue to apply to minimise land-use conflict and protect surrounding agricultural activities.

RU2 provides flexibility for diversification and tourism-related uses without undermining Lismore's most productive farmland, which remains protected within the RU1 Primary Production zone. RU2 is recommended to be applied right across the LGA by way of a Council-led Planning Proposal. Applying distinct RU1 and RU2 areas best reflects the intentions and objectives of each zone, provides systemic planning controls to address all concerns and modernises the current dwelling entitlement process.

Residents that remain in an RU1 zone will have a sunset period for which they can apply for a dwelling entitlement, staff will ensure robust communications take place and of course, formal consultation is a key step within the Planning Proposal process. This Strategy does not remove existing lawful dwelling approvals or use rights. All legally established dwellings will retain their status, and no approved development rights are affected. The proposed two-year sunset period for dwelling-entitlement searches in the RU1 zone provides a reasonable transitional timeframe, reflecting current post-flood relocation pressures while aligning with NSW guidance to protect high-value agricultural land over the long term. This approach balances immediate housing needs with the responsibility to safeguard land that underpins Lismore's agricultural economy for future generations. Residents in the new RU2 zone will not need to conduct a dwelling entitlement search and can progress straight to a DA.

Additionally, the strategy proposes creating a new RU4 pathway for small-lot and entry-level agriculture by enabling proponent-led RU4 Planning Proposals. The RU4 Primary Production Small Lots zone is not a rural residential or lifestyle zone. It is specifically designed to enable small-scale, high-intensity agricultural production, particularly for emerging and local market-focused enterprises. RU4 zoning will strictly limit non-agricultural uses, allow only one dwelling per lot, and prohibit tourism, lifestyle and commercial activities that would undermine

agricultural productivity. This targeted approach supports new and entry-level farmers while maintaining consistency with surrounding rural land uses.

2. **Objective 2 - Support Productivity and Sustainability in Farming and Industry** — The Strategy discusses and enables sustainable and regenerative agriculture, natural capital improvements, diversified rural enterprises and stronger processing and supply-chain capacity, supported by both the BMS and the EDS.
3. **Objective 3 - Support the Wellbeing of Rural Communities** — the Strategy commits to improving village liveability through a series of village master plans at Bexhill, Canaiba, Dunoon, Eltham, Modanville, The Channon and Wyrallah. The strategy also proposes modern planning controls for rural landsharing communities that will enable feasible community-titled communities based on strategic merit. This will come forward via the same Council-led Planning Proposal identified under Objective 1.

Together, the Strategy and its objectives establish a future-ready framework that protects what makes rural Lismore special while enabling innovation, stronger local food systems and vibrant rural communities.

Biodiversity Management Strategy 2026-20236 (BMS)

In 2025 Council engaged an external consultant to carry out a non-biased review into the past performance of the existing BMS. The review found that implementation of the BMS over the past 5 years has had mixed success, with a high percentage of management actions achieved and several opportunities for better performance identified. Detailed findings of the review can be found in the attached *Evaluation Report* and *Recommendations Report*.

Evaluation Report (attachment 10)

A report card was developed for the implementation status of management actions across each of the three BMS streams (Internal, Rural, Urban). Of the 74 management actions in the BMS, 68% were found to have been achieved, 18% partially achieved or ongoing, and 14% were not achieved. Key achievements included the addition of a Vegetation Protection Chapter in the Lismore DCP and the development of a spatial data process to track habitat lost and gained across the LGA via developments.

Recommendations Report (attachment 11)

Several key opportunities for improved delivery were identified including:

- the consideration of a revised program logic that replaces the three current BMS streams with four new themes, to better align with the strategic direction of Council and to incorporate better into Council planning documents.
- to develop a Council biodiversity offset policy
- provide greater consideration of Lismore's waterways
- improve collaboration with First Nations communities
- improve monitoring of biodiversity outcomes

The findings provided a strong direction for how the revised BMS presented here was prepared.

The Draft Biodiversity Management Strategy commits to protecting, restoring and connecting Lismore's ecosystems across public and private land and embed environmental considerations into planning and decision-making across the LGA.. It builds on two previous editions (2015 and 2020) and responds to new challenges—including natural disasters, land-use pressures, and community expectations. The Strategy establishes four core themes:

1. Resilience and Adaptation,
2. Protect and Enhance Natural Habitats and Waterways,
3. Improve Green Corridors and Liveability, and
4. Monitor and Communicate.

These themes provide a clearer and more streamlined structure than past versions.

The Strategy emphasises Lismore’s unique ecological identity—its rainforests, waterways, rural lands, villages and urban green spaces—and the critical role these landscapes play in supporting threatened species, cultural values and community wellbeing. It highlights the region’s High Conservation Value (HCV) areas, its significance within the Border Ranges Rainforest biodiversity hotspot, and the ecological importance of remnants of the Big Scrub, of which Lismore retains roughly half of all remaining patches. The Strategy integrates First Nations knowledge, particularly the deep cultural connection and stewardship responsibilities of Widjabul Wia-bal people, acknowledging their role in guiding land management and caring for Country.

Implementation relies on coordinated action across Council, landholders, community groups, businesses and government agencies. The Strategy outlines clear roles for each sector and provides an extensive action plan covering adaptation, ecological restoration, biosecurity, koala management, green corridor expansion, data management, citizen science, and biodiversity-focused planning controls. A major focus is on integrating biodiversity protection into statutory planning, updating vegetation mapping, creating an offsets policy, and embedding environmental safeguards into development assessment processes. The Rural Landholder Initiative and Urban Green Corridors Plan remain central delivery mechanisms.

Resilience and Adaptation Strategy 2026-2036 (RAS)

The Resilience and Adaptation Strategy 2026–2036 sets out Lismore City Council’s long-term approach to preparation, adaptation, raising equitable resilience and changing Lismore’s reputation and narrative to be the City of Resilience that we are growing to be. It has been drafted in accordance with both the NSW DAP and the federal NRRI and as such, must be read in the context of both programs.

The key purpose is to strengthen Lismore’s ability reach its population and job target set by the LSPS, enhance Lismore’s and reduce risks and costs from future disruptions.

The Strategy highlights that recent disasters have already cost the Northern Rivers region billions in economic losses, business interruption, insurance increases and infrastructure damage, making improved resilience a matter of financial responsibility. It emphasises strengthening essential services such as electricity, water, roads, communications and emergency hubs to maintain continuity during extreme events, enable safe sustainable growth across the LGA, protect local jobs, and reduce the economic burden on government and taxpayers.

In addition, it outlines how the risk will affect multiple other aspects of life in Lismore and establishes six interconnected focus areas—Society and Culture, Environment, Infrastructure Systems, Indigenous Knowledge, Food and Agriculture, and the Local Economy—each with tailored risks, opportunities and objectives. It also commits Council to principles of Just Adaptation, recognising that natural hazard impacts are uneven across the community and that adaptation must advance equity, cultural connection and long-term sustainability.

The document presents a detailed situational analysis across these focus areas, highlighting Lismore’s vulnerabilities as well as its strengths. To address these challenges, the Strategy sets out three overarching objectives:

1. Objective 1 - Empower Collaborative Action,
2. Objective 2 - Strengthen Climate Knowledge and Services, and
3. Objective 3 - Integrate, Monitor and Adapt.

These are supported by a comprehensive but practical action plan, categorised into the focus areas to ensure all aspects of life in Lismore are accounted for. The Strategy emphasises coordinated governance, improved communication, and embedding resilience across all Council operations. It also highlights the need for sustained investment, regional partnerships, and active community participation to ensure Lismore can adapt confidently, reduce vulnerability and build a safer, more resilient future

Public consultation

Preliminary virtual meetings with impacted landowners is taking place in early April, prior to the formal consultation period to ensure these impacted landowners understand what the LSPS means and doesn't mean for them. These landowners will have further opportunities to learn more and provide feedback during the formal consultation.

The formal public consultation on all the strategies is expected to take place in May and June 2026. Staff are designing a rigorous engagement and communication plan to ensure all residents can easily access, understand and provide feedback to the strategies. Due to the breadth of strategies, the consultation will be open for a minimum of six weeks.

Engagement is expected to include:

- **Pop-up space at the Lismore Library:** the ground floor lobby of the Lismore Library will be curated to provide visual information on the strategies. The pop-up space will be staffed by the Strategic Services team and supporting staff where possible to ensure residents can find information and have questions answered face to face.
- **Roadshow Sessions:** Staff will host engagement sessions at key villages to specifically engage on the growth component of the LSPS. These will be designed to give information and receive feedback.
- **Events:** Staff will 'piggy-back' existing events where possible to provide information and capture feedback, providing an avenue for residents that may otherwise be busy and unable to visit the Lismore Library pop-up space. This will include big events such as Primex but also every-day events such as farmers markets.
- **Online:** A Your Say page(s) will be published to receive feedback and share information.
- **Meetings:** Impacted landowners and other key stakeholders are encouraged to book meetings with the Strategic Services staff.
- **Targeted Industry Discussions/Workshops:** with key sectors directly affected by the strategies will be undertaken to test assumptions, identify implementation issues, and inform infrastructure, staging and delivery considerations, with feedback considered alongside public submissions.

Communication is expected to include notification and advertising via:

- Your Say
- Local Matters
- Social Media
- Other media where requested; Lismore App; local radios etc
- Council newsletters
- Direct emails

Conclusion

The *Strategic Planning Framework* presented in this report offers Council a decisive opportunity to shape Lismore's long-term prosperity with clarity, confidence and control. These five integrated strategies—covering land use, economic development, rural planning, biodiversity and resilience—provide a unified scheme that replaces fragmented decision-making with a single, investment-ready framework.

Together, they chart a clear path to unlocking 10,000 new homes, delivering 6,500 new jobs, strengthening the local economy, safeguarding critical infrastructure, and giving both the private sector and the community certainty about where and how Lismore will grow.

The Framework directly responds to major economic pressures facing the city: housing shortages, workforce constraints, flood-impacted land, rising insurance costs, and disrupted business confidence. It provides the evidence-based direction needed to secure government funding, attract private investment, and deliver infrastructure in the right places at the right time. With strong demand across health, education, construction, agriculture and emerging industries, this Framework positions Lismore to seize these opportunities rather than be a left behind LGA. It ensures that councillors can make future

rezoning, investment and infrastructure decisions transparently, consistently and backed by robust research and community consultation.

The Framework sets the pathway for Council to lead from the front—changing the narrative from recovery to renewal. It provides a positive, future-focused agenda that supports residents, businesses and investors alike. By progressing these draft strategies to public exhibition, Council demonstrates stability, ambition and good governance.

This is the moment to give Lismore a cohesive plan that builds confidence, reduces risk, and prepares the city to thrive as the regional capital of the Northern Rivers. The community is ready for direction, and this Framework provides it.

Attachment/s

1. ↗	DRAFT Local Strategic Planning Statement	(Over 7 pages)
2. ↗	DRAFT Economic Development Strategy 2026–2036	(Over 7 pages)
3. ↗	DRAFT Rural Land Use Strategy 2026-2036	(Over 7 pages)
4. ↗	DRAFT Biodiversity Management Strategy 2026–2036	(Over 7 pages)
5. ↗	DRAFT Resilience and Adaptation Strategy 2026-2036	(Over 7 pages)
6. ↗	Consultation Report - Rural Land Use	(Over 7 pages)
7. ↗	Stakeholder Report -Resilience and Adaptation	(Over 7 pages)
8. ↗	Background Report - Lismore Strategic Planning Statement	(Over 7 pages)
9. ↗	Rural Socio-Economic Report	(Over 7 pages)
10. ↗	Review Recommendations - Biodiversity Management Strategy	(Over 7 pages)
11. ↗	Review Evaluation - Biodiversity Management Strategy	(Over 7 pages)
12. ↗	Health Precinct Building Height Review - Final Report	(Over 7 pages)

Report

Subject	Draft Disability Inclusion Action Plan 2026 - 2030
TRIM Record No	BP26/319:EF26/95
Prepared by	Senior Stakeholder Engagement Officer
Reason	To seek Council's approval to place the Draft Disability Inclusion Action Plan on public exhibition.
Strategic Theme	Community
Strategy	Foster safe, healthy and inclusive communities for all ages, cultures and abilities
Action	Facilitate access to essential services in our city and villages for all ages, cultures and abilities

Executive Summary

Under the *Disability Inclusion Act 2014*, all NSW Government agencies and councils are required to develop Disability Inclusion Action Plans to improve access to services, infrastructure and community facilities for people with disability.

The draft Disability Inclusion Action Plan (DIAP) 2026–2030 has been developed, in close consultation with key stakeholders, to meet these legislative requirements and guide Council's approach over the next four years.

This report seeks Council's endorsement to place the draft DIAP on public exhibition for a period of 28 days to enable community and stakeholder feedback. Where no material issues are raised through submissions, the draft plan will proceed to adoption without further report to Council.

Recommendation

That Council:

1. endorse the draft Disability Inclusion Action Plan 2026–2030 for the purpose of public exhibition for a period of 28 days
2. adopt the Disability Inclusion Action Plan 2026–2030 following the exhibition period, where no material changes are required as a result of submissions
3. receive a further report where submissions identify material changes requiring Council consideration prior to adoption

Background

Under the *Disability Inclusion Act 2014*, Lismore City Council is required to develop a Disability Inclusion Action Plan. This Plan outlines the strategies and actions that Council will implement over a four-year period to ensure it continues to recognise and respond to the rights, needs and values of people with a disability. It details how the organisation will make targeted and ongoing efforts to reduce the barriers that people with a disability face when living, working and visiting the Lismore Local Government Area, and to improve inclusion and accessibility for all.

The four focus areas of the plan are:

1. Developing positive community attitudes and behaviours
2. Creating liveable communities
3. Supporting access to meaningful employment
4. Improving access to mainstream services through better systems and processes.

The strategies and actions developed through the Plan are reflected in Council's Reimagine Lismore: A Plan for the Future and thereby become integrated into Council's Integrated Planning & Reporting Framework.

Comments

Finance

There is a budget provision of \$6,500 for development of the DIAP, that currently sits within the Community Engagement budget.

Implementation of the outlined actions are the responsibility of action holders to fund from their operational budgets.

Public consultation

It is proposed that the draft DIAP 2026-2030 be put on public exhibition for 28 days from 14 April – 13 May 2026, during which time it will be shared with Council's Disability and Inclusion Advisory Group and the Northern Rivers Disability Interagency database.

Conclusion

The draft Disability Inclusion Action Plan 2026-2030 provides a clear and compliant framework to improve accessibility, inclusion and participation for people with disability across Council's services, facilities and community engagement.

Public exhibition will ensure an additional layer for community and key stakeholder input to strengthen the plan where appropriate. Subject to the outcome of this process, the proposed approach enables timely adoption while maintaining appropriate governance oversight where material issues are identified.

Attachment/s

1. [↔](#) Draft DIAP 2026-2030 (Over 7 pages)

Report

Subject	Dedication of Operational Land as Public Road
TRIM Record No	BP26/322:AF25/7953
Prepared by	Director Roads & Infrastructure
Reason	To seek Council approval to dedicate Council-owned land
Strategic Theme	Leadership
Strategy	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
Action	Provide responsible, transparent and accountable leadership with sustainable management of Council finances, assets, risks and human resources

Executive Summary

To seek Council approval to dedicate Council-owned operational land on Tweed Street in the vicinity of the Lismore Showground as public road to formalise its use for event carparking, and to proceed with dedication by Gazette Notice under the *Roads Act 1993*.

Recommendation

That Council:

1. resolves to dedicate the land described in Schedule 1 as a public road pursuant to section 16 of the *Roads Act 1993*
2. delegates authority to the General Manager to:
 - a. prepare and finalise the Gazette Notice
 - b. submit the notice for publication in the NSW Government Gazette
 - c. execute any documents necessary to give effect to this resolution
 - d. upon gazettal, Council's land register, GIS, and road asset register be updated to reflect the dedication
 - e. undertake the same action in relation to any other suitable parcels of land within a 600m radius for the purpose of public car parking

Background

Council owns the subject land as operational land under the *Local Government Act 1993*.

Council prepared a compiled plan to dedicate operational land on Tweed Street (Lots 1 to 7 DP 942) as a public road. NSW Land Registry Services (LRS) has refused consent for the compiled plan, advising the creation of a road constitutes a subdivision under s195 of the *Conveyancing Act 1919* and the underlying plan is too old to support compilation. LRS requires a full survey Deposited Plan (DP) for registration.

Given the urgency to formalise car parking for upcoming showground events, and the time and cost associated with a full survey, it is proposed Council proceed with dedication by Gazette Notice under the

Roads Act 1993. This is a lawful and commonly used method that does not require LRS approval or a survey and takes effect upon publication.

This method is widely used by NSW councils when LRS requires a full survey or when timeframes do not permit survey and plan registration.

Upon publication in the NSW Government Gazette, the land becomes public road and Council's registers can be updated accordingly.

Council officers are currently in discussion with the NSW Reconstruction Authority regarding additional land within the vicinity. It is recommended that delegation be given to the General Manager to undertake the same actions within a 600m radius of the showground.

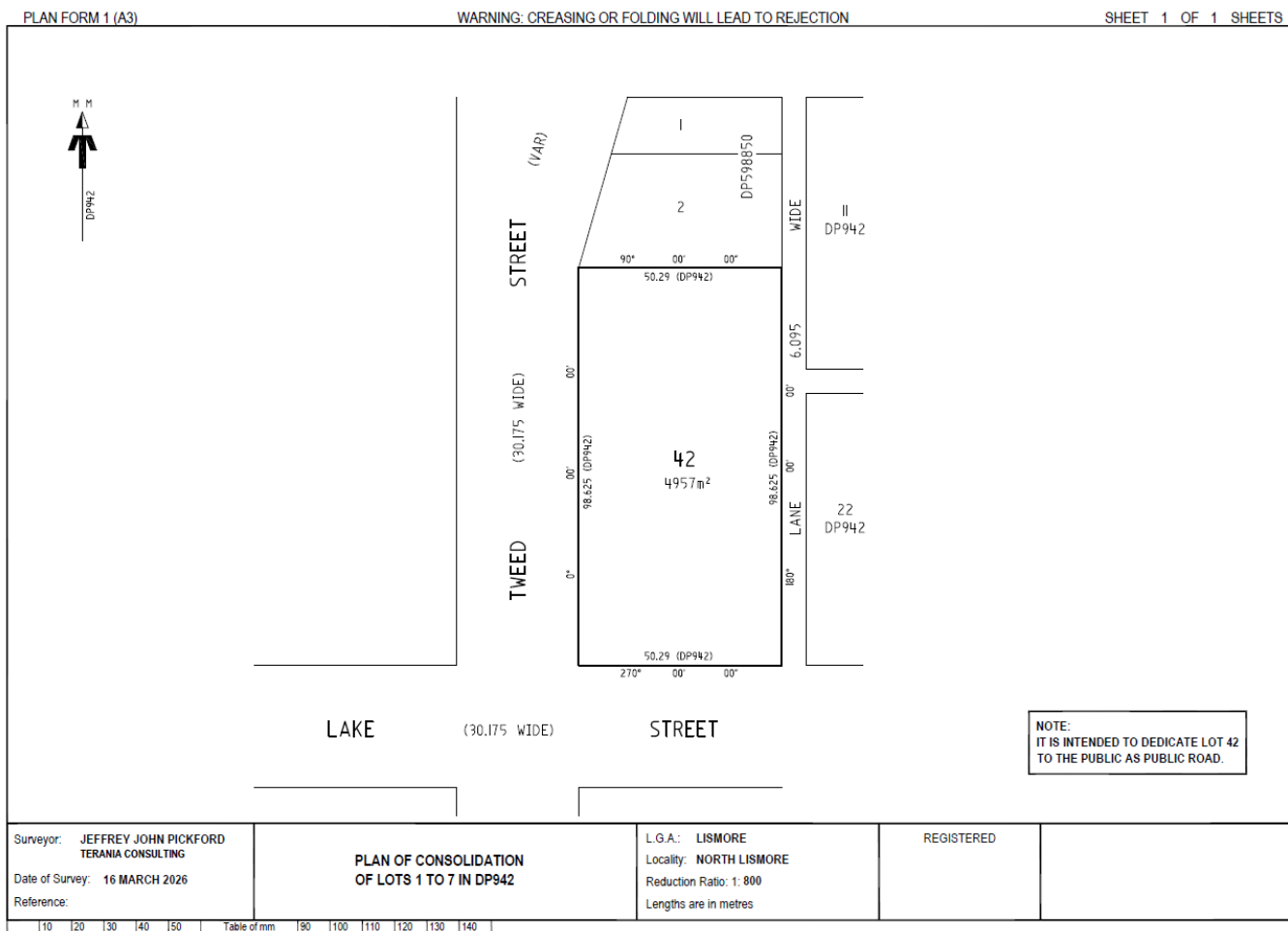


Figure 1: consolidated plan Lots 1 to 7



Figure 2: 600m radius of showgrounds

Legislative Framework

- *Roads Act 1993*:
 - Section 10 allows Council to dedicate land as public road
 - dedication may be affected by Gazette Notice
- *Local Government Act 1993*:
 - the land is classified as operational, so no reclassification or public hearing is required
- *Conveyancing Act 1919*:
 - LRS has advised a DP would constitute a subdivision and requires a full survey
 - this does not restrict Council's ability to dedicate land by Gazette

Public consultation

Not required.

Financial and Risk Implications

Dedication by Gazette Notice:

- incurs only the NSW Government Gazette publication fee
- avoids the cost of a full survey DP

No acquisition or compensation costs apply as the land is already Council-owned.

Conclusion

Dedication of the Tweed Street land as public road is necessary to formalise its ongoing use for event carparking associated with the Lismore Showground. NSW Land Registry Services' refusal of the compiled plan, and the requirement for a full survey DP, would impose unnecessary delay and cost and would not meet operational timeframes. Dedication by Gazette Notice under section 16 of the *Roads Act 1993* provides a lawful, efficient and cost-effective alternative that enables Council to proceed without survey or LRS approval.

This approach ensures the land is dedicated in time for upcoming events, avoids avoidable expenditure, and allows Council's registers and asset systems to be updated promptly following gazettal.

Schedule 1 – Land to be Dedicated as Public Road Lots 1 to 7 DP 942, being approximately 4957 m² as shown on plan as DP942 Lot 42.

Attachment/s

There are no attachments for this report.

Report

Subject	2026 Australian Local Government Association National General Assembly
TRIM Record No	BP26/324:EF22/136
Prepared by	Executive Assistant
Reason	To determine delegates to attend the Assembly
Strategic Theme	Leadership and participation
Strategy	We provide effective management and responsible governance.
Action	Ensure the efficient and effective operation of Council.

Executive Summary

The 2026 Australian Local Government Association (ALGA) National General Assembly will be held in Canberra from Tuesday, 23 to Thursday, 25 June 2026.

Council is required to determine its voting delegate, attendees and any proposed motions to be submitted to the Assembly.

Recommendation

That Council's:

1. delegates to the 2026 ALGA National General Assembly are Councillors Krieg, Hall and
2. voting delegate is Councillor Krieg

Background

The 2026 ALGA National General Assembly will take place in Canberra from Tuesday, 23 to Thursday, 25 June 2026.

The Conference is a policy making event for the local government sector where issues are debated.

Lismore City Council is entitled to one voting delegate. The Councillors Expenses and Facilities Policy 1.2.23 clause 6.30 states the delegates will be the Mayor (or their nominee), Deputy Mayor and up to two councillors.

For up to four councillors attending, this is estimated to cost \$9,000, which includes registration fees, flights and accommodation. This would need to be funded from the professional development budget for councillors.

Comments

Finance

There is sufficient budget for this in the FY25/26 year.

Attachment/s

There are no attachments for this report.

Report

Subject	Monthly Finance and Investment Report
TRIM Record No	BP26/326:EF22/158-3
Prepared by	Senior Corporate & Strategic Finance Accountant
Reason	Monthly Financial Performance and Investment Report to Council
Strategic Theme	Leadership
Strategy	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
Action	Provide responsible, transparent and accountable leadership with sustainable management of Council finances, assets, risks and human resources

Executive Summary

Staff have prepared a Monthly Financial and Performance Investment Report to improve transparency and provide clarity over Council's financial affairs, to be presented each month at the Council Meeting.

Recommendation

That Council note the report and adopt the Investment report for March 2026.

Background

The Lismore City Council Monthly Financial Performance and Investment Report for February is attached. Summary of highlight and supporting details are incorporated into the Report.

These reports have been expanded to include Grant Funding Receivables for the enterprise including those not yet claimed.

We are also now reporting on our liquidity position (Cash, Cash Equivalents and Investments less Externally Restricted Assets) each month.

As previously discussed with the Council, this report is a new finance initiative designed to improve transparency over financial matters and business decision making. Any feedback on the report and its content is welcome.

Please note the monthly Investment Report is also included in this document.

Due to the business paper timeline for Council meetings, the body of the report will include the Investment Performance Report for the month before (28 February 2026 in this instance) and the most recent months Investment Report (31 March 2026 in this instance) will be included as an appendix.

Conclusion

Council note the Monthly Finance Performance and Investment Report and adopt the Investment Report for March 2026 included as an appendix.

Attachment/s

1. [↔](#) Monthly Finance and Investment Report to Council April 2026 (Over 7 pages)
2. [↔](#) Mar 2026 Prudential Investment Report (Over 7 pages)

Lismore City Council

Meeting held 14 April 2026 - 10.7 - Monthly Finance and Investment Report

Report

Subject	Lismore City Council Emergency Management Committee
TRIM Record No	BP26/325:EF24/140
Prepared by	Emergency Management Coordinator
Reason	To seek Council's appointment of at least two councillors to the Lismore City Council Emergency Management Committee
Strategic Theme	Environment
Strategy	Value and protect local biodiversity, natural landscapes and waterways, and strengthen resilience to natural hazards
Action	Facilitate increased resilience to natural hazards and disasters

Executive Summary

The Terms of Reference for the Lismore City Council Emergency Management Committee were endorsed by Council in October 2025. The Terms of Reference require that the Committee include a minimum of two councillors, with the Chair to be the Mayor or the Mayor's nominee. At the last Council meeting, the Mayor confirmed he will serve as Chair.

To enable the Committee to commence its work, Council is requested to nominate at least two councillors to serve as members. The inaugural meeting of the Committee is scheduled for Tuesday 19 May at 1:00pm.

Recommendation

That Council appoints Mayor Krieg and Councillor/s to the Lismore City Council Emergency Management Committee.

Background

Council endorsed the Terms of Reference for the Lismore City Council Emergency Management Committee in October. The Terms of Reference specify the Committee must include a minimum of two (2) Lismore City councillors, with the Chair to be the Mayor or the Mayor's nominee. The first meeting is scheduled for Tuesday 19 May at 1:00pm.

Comments

Finance

Not required.

Public consultation

Not required.

Attachment/s

There are no attachments for this report.

Report

Subject	Councillors Expenses and Facilities Policy - July 2025 to December 2025 Reporting
TRIM Record No	BP26/280:EF19/668-8
Prepared by	Executive Assistant
Reason	To satisfy the six monthly reporting requirement of the Councillors Expenses and Facilities Policy
Strategic Theme	Leadership
Strategy	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
Action	Provide responsible, transparent and accountable leadership with sustainable management of Council finances, assets, risks and human resources

Executive Summary

The Councillors Expenses and Facilities Policy was reviewed and readopted by Council in December 2025.

The policy requires a six-monthly report to Council on the provision of expenses and facilities to councillors including a summary of expenses for each councillor.

The period covered by this report is from 1 July to 31 December 2025.

The adopted report will be published on the Council's website.

Recommendation

That Council receive and note the report.

Background

Policy 1.2.23 – Councillors Expenses and Facilities was reviewed and readopted by Council in March 2025. The policy sets requirements for reporting back to Council on a six-monthly basis. Clause 15 states:

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

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

Attachment/s

1. [Councillors Expenses July-December 2025](#)

Lismore City Council*
Councillor Expenses
July-December 2025

0903: Battista, Gianpero	2,291
0330: Professional Development	2,234
0331: Reimbursement Private Vehicle Usage	57
0904: Dalton-Earls, Harper	0
0905: Knight-Smith, Jasmine	0
0906: Waters, Virginia	0
0999: Miscellaneous Expense	6,716
0330: Professional Development	6,716
4949: Guise, Adam	943
0331: Reimbursement Private Vehicle Usage	943
5650: Bing, Andrew	2,248
0330: Professional Development	2,248
5653: Gordon, Andrew	0
5654: Hall, Jeri	1,137
0330: Professional Development	1,013
0331: Reimbursement Private Vehicle Usage	123
5655: Jensen, Electra	2,150
0330: Professional Development	2,150
5656: Kreig, Steve	6,161
0403: Meetings & Conferences & Courses	6161
5657: Rob,Big	703
0330: Professional Development	302
0331: Reimbursement Private Vehicle Usage	105
0395: Telecommunications Services	295

*Report Contains Filters

Report

Subject	Policy Review
TRIM Record No	BP26/193:EF09/140
Prepared by	Executive Officer
Reason	To consider the adoption of revised policies
Strategic Theme	Leadership
Strategy	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
Action	Provide responsible, transparent and accountable leadership with sustainable management of Council finances, assets, risks and human resources

Executive Summary

Council officers are undertaking a body of work to review and update the policy register. Some policies have not been reviewed for a number of years and are now considered redundant, whilst others are recommended to be reviewed and continue. This is an ongoing process with policies regularly coming to Council for decision.

Recommendation

That Council:

1. adopt the new:
 - a. 10.9.2 Telecommunications Facilities Policy
 - b. 11.4.2 Acquisitions and Disposal of Council Land Policy
2. adopt the revised:
 - a. 8.9.1 Naming of Infrastructure & Places Policy
 - b. 6.1.7 Rural Connections to the Nimbin Water Supply Policy
3. revoke:
 - a. 1.6.1 Quality Policy Statement
 - b. 5.2.15 Contributions from Property Owners Towards Studies for Rezoning's or DCP's
 - c. 5.2.23 Temporary Residential Occupation of Land
 - d. 5.3.1 Strategic Planning Study Guidelines
 - e. 6.2.1 Water Supply Backflow Prevention
 - f. Wastewater Charging Policy

Background

Council is continuing the review of all policies. Over the coming months Council will continue to be asked to consider adopting new and revised policies, as well as rescind outdated or superseded ones.

Revised

Naming of Infrastructure & Places – revised to provide more detailed information and include infrastructure, such as bridges

Revocations

Quality Policy Statement - has been incorporated into the Customer Service Policy which Council adopted in March.

Contributions from Property Owners Towards Studies for Rezoning's or DCP's - since the last review in 2007, Council has introduced Fees and Charges for property owners wishing to submit rezoning applications (Planning Proposals) and DCP reviews. The NSW Department of Planning, Housing and Infrastructure also provide guidelines for landowners and local governments on the process of Planning Proposals, which includes clarification that supporting studies must be provided to Council by the applicant.

Temporary Residential Occupation of Land - there are no provisions within the *Environmental Planning and Assessment Act 1979* or its Regulation that provide a legal mechanism for Council to issue a temporary occupation permit for structures that have not been assessed and certified as compliant with the relevant statutory requirements.

Before any building can be lawfully occupied, it must be demonstrated to comply with the Building Code of Australia (BCA), have an approved and functioning On-Site Sewage Management System (OSSM), and adequately address bushfire risk, contaminated land considerations, and all other applicable legislative requirements.

For structures that were erected without approval and have not undergone mandatory inspections, achieving retrospective compliance would require full assessment against current standards. This process is typically cost prohibitive for a structure intended for only short term use (for example, one year with a possible extension for another year in limited circumstances).

Strategic Planning Study Guidelines - The information and thresholds included within the Policy are outdated, not reflecting the current market. It is not recommended that only some councillors are involved in strategic planning as it is a key function of the councillors remit. As such, significant strategic planning studies and strategies will be workshopped with all councillors. This process has been working well in recent years.

Water Supply Backflow Prevention - the *Plumbing and Drainage Act 2011*, standards-compliant backflow prevention is a legal requirement:

Plumbing and Drainage Act 2011, Section 7: "The responsible person for plumbing and drainage work must ensure the work complies with the Plumbing Code of Australia..."

Plumbing Code of Australia, B5D2.3: "Where a site is served by a Network Utility Operator's drinking water supply, appropriate containment protection must be selected and installed in accordance with Section 4 of AS/NZS 3500.1"

Section 4 of AS/NZS 3500.1 sets the standard for backflow prevention

Public consultation

Not required.

Attachment/s

- | | | |
|-----------------------|---|----------------|
| 1. ↔ | 10.9.2 Telecommunications Facilities on Council Owned Land | (Over 7 pages) |
| 2. ↔ | 11.4.2 Acquisition and Disposal of Council Land | (Over 7 pages) |
| 3. ↔ | 8.9.1 Naming of Infrastructure & Places Policy | (Over 7 pages) |
| 4. ↔ | 6.1.7 Rural Connections to the Nimbin Water Supply | (Over 7 pages) |
| 5. ↔ | 1.6.1 Quality Policy Statement | (Over 7 pages) |
| 6. ↔ | 5.2.15 Contributions from property owners towards studies for rezoning's or DCP's | (Over 7 pages) |
| 7. ↔ | 5.2.23 Temporary Residential Occupation of Land | (Over 7 pages) |
| 8. ↔ | 5.3.1 Strategic Planning Study Guidelines | (Over 7 pages) |
| 9. ↔ | 6.2.1 Water Supply Backflow Prevention | (Over 7 pages) |
| 10. ↔ | Wastewater Charging Policy | (Over 7 pages) |

Notices of Motion / Questions with Notice



Notice of Motion / Question with Notice

Subject **Mayoral Attendance Report**

TRIM Record No BP26/279:EF19/25-8

That Council receives the Mayoral Attendance Report for March 2026.

March 2026

- 3 Briefing Committee
- 4 Meeting with Transport for New South Wales
Meeting with the NSW Reconstruction Authority
Meeting with The Hon Paul Scully MP
- 5 NSW Premier's Rural, Remote and Regional Advisory Council Meeting
Meeting with The Hon Sue Higginson MLC
Meeting with The Hon Ben Franklin MLC
- 10 Council Meeting
NSW State Over 70s Cricket Championships Dinner
- 12 Community Safety Precinct Committee Meeting
- 13 Roundtable and lunch with Premier Chris Minns and Minister Saffin
Meeting with the Hon Chris Minns MP
- 15 Chairman's Club presented by SIXT – West Coast v Gold Coast Suns
- 16 Veterinary Science Precinct Opening – Southern Cross University
- 17 Regional Cities Chair Catch Up
Strategic Planning Workshop
- 18 Rous County Council – Councillor Strategy Policy Discussion
- 25 Meeting with The Hon Chris Minns MP
Regional Cities March Delegation
- 26 Regional Cities March Board Meeting
Country Mayors Association Workshop
Country Mayors Association General Meeting
- 30 Caravan and Camping Show Launch
- 31 Jenny Dowell Funeral Service
Rhoda Roberts Funeral Service
Budget Workshop

Notices of Motion / Questions with Notice

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/279:EF19/25-8



NSW Premier's Rural, Remote and Regional Advisory Council Meeting



Meeting with Hon Ben Franklin MLC



Regional Cities NSW March Delegation



Regional Cities NSW March Delegation



Caravan and Camping Show Launch

Notice of Motion / Question with Notice

Councillor Gianpiero Battista has given notice of intention to move:

That Council:

1. investigate the reasons that many approved subdivisions and residential developments are not being built, and whether there is any way Council can assist
2. investigate the developer contribution rates, and see if there is any opportunity to reduce these contributions to help deliver desperately needed housing for Lismore
3. report to Council within the next 3 months and before the finalisation of the budget 2026/2027 on the number of developments in Lismore that have been approved but not acted upon and possible contributions discounts we can offer

Councillor Comment

Outcome Sought

A local developer recently went bankrupt while building the 'Platypus Park' subdivision. It seems construction costs have increased significantly in recent years, and this is having a big impact on the ability to complete development projects.

We are trying to rebuild Lismore and solve this housing crisis. Council is granting lots of development approvals for subdivisions and housing, but we are not seeing near as many get built. We want to get development moving, approvals are good but need developments to actually get built.

Council should help someone with development approval actually build it and help in any way we can to make developing in Lismore achievable.

The developer contributions that are charged by Council range from \$30,000 - \$60,000 per residential lot. This is a significant additional cost. We should look at whether it needs to be that high, and if there is anything we can do to reduce it.

Can staff investigate the reasons that approved residential developments are not being built, and whether there is anything Council can do to incentivise developers who have been sitting on their developments in Lismore for years.

Cost of Implementing

TBD

Funding Source

The core reasons for developments not proceeding needs to be empirically tested. Reducing developer contributions may not be attractive having regard to the financial profile of the Council and huge future capital requirements for infrastructure upgrade across all critical services.

Officer Consulted

Director Economy, Planning & Environment

Officer Comment

Director Economy, Planning & Environment

There are a handful of levers available for Council's to incentivise development so that outcomes are realised. One of the most powerful levers available are developer contributions, and the ability to discount them subject to performance from developers. Analysis of the barriers to development currently

Notice of Motion / Question with Notice

facing development in Lismore and what influence developer contributions and/or other mechanisms that are available can be investigated and provided to Councillors for consideration.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/154:EF19/25-8

Notice of Motion / Question with Notice

Councillor Harper Dalton-Earls has put the following question with notice:

What was the cost of Council organising and facilitating the Community Safety Forum in February 2026? What is the estimated cost to Council in organising and facilitating two (2) Community Safety Forums per year? Where in the budget will this be allocated?

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/258:EF19/25-8

General Manager's response:

There was no expense for the February forum as Southern Cross University generously sponsored the cost of venue hire on this occasion. Any future forums would likely have costs associated to it (venue hire, audio technicians, security), dependent on the location or partnership with another organisation/group. Budget would have to be resolved as part of the 2026/2027 operational plan, allocated to Civic Receptions within the Elected Officials budget.

Notice of Motion / Question with Notice

Councillor Harper Dalton-Earls has put the following question with notice:

Based on one Advisory Group; what is the cost to Council on facilitation?

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/263:EF19/25-8

General Manager's response:

Advisory group meetings are not catered and not attended by Council staff (unless staff are consulting with the particular group as part of a project). Minutes and agendas are prepared by the chairperson. Therefore, there is no direct cost to Council.

Notice of Motion / Question with Notice

Councillor Gianpiero Battista has put the following question with notice:

Can the General Manager please provide an update on work to have a dedicated team in the CBD as gardeners/cleaners/maintenance.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/281:EF19/25-8

General Manager's response:

Open Spaces has completed a period of workplace change and is now recruiting to fill the adopted Open Spaces structure that came into effect on 9 March 2026.

Open Spaces will have four dedicated teams, including one team dedicated to the CBD. The team will be attending to grounds and gardens, cleanliness, and maintenance.

As an addition to this team a new street sweeper is being procured with additional features the current machine lacked, such as pressure cleaning capabilities.

The other three teams will be focused on south, north and sportsfields.

A significant improvement should be experienced in the near future.

Notice of Motion / Question with Notice

Councillor Big Rob has given notice of intention to move:

That a Health Parking Precinct free parking policy around Lismore Base Hospital, similar to that of the Legal Parking Precinct around Lismore Court House, be prepared and reported back to the June Council meeting for consideration.

Councillor Comment

Outcome Sought

Following on from information provided in Trim Record BP23/697:EF19/25-5, reflected in Trim Record BP24/328:EF19/25-6, and past resolutions of council, it is time to apply a Health Parking Precinct free parking policy around Lismore Base Hospital, similar to that of the Legal Parking Precinct around Lismore Court House.

Cost of Implementing

TBA

Funding Source

TBA

Officer Consulted

Nil

Officer Comment

Law Enforcement Coordinator

The Legal Precinct operates as a 3-hour timed parking area. Council uses Licence Plate Recognition (LPR) technology in this precinct to detect vehicle registration plates and record vehicle locations. Where a vehicle holds a valid parking permit, the LPR system identifies that permit and alerts the Officer accordingly, with the result that no penalty notice is issued.

The Health Precinct operates differently. It is a pay and display parking area, rather than a timed parking area monitored by LPR. In this location, visitors purchase a ticket from the parking meter and display that ticket on the vehicle dashboard. Officers must then patrol the area on foot and physically inspect the tickets displayed in each vehicle.

As LPR is not used in the Health Precinct, the same permit recognition process available in the Legal Precinct cannot currently be applied there. In practical terms, this means permits cannot be automatically identified through the enforcement system, because compliance is based on the physical display and inspection of purchased tickets rather than vehicle registration detection.

Manager Strategic Services

The Precinct Plan for the CBD and Health Precinct is expected to commence this quarter (Q2) in collaboration with the NSW Reconstruction Authority. While the aim is to determine the future use of the buyback land, we have asked consultants first consider the parking needs and supply in the area. This data will then be shared with Law Enforcement Team (and other teams) to inform decision making across operations.

Attachment/s

There are no attachments for this report.

Notice of Motion / Question with Notice

TRIM Record No: BP26/283:EF19/25-8

Notice of Motion / Question with Notice

Councillor Andrew Bing has given notice of intention to move:

That:

1. Council use funds donated by our Sister City Yamato Takada following the floods in 2022 to complete a commemorative activation project
2. the project be developed including consultation with Sister City Advisory Group
3. if more than the donated funds of \$4115.65 is required to complete the project a report be brought back to Council
4. the General Manager be delegated authority to finalise the location and details of the commemorative activation project

Councillor Comment

The proposal is to complete a commemorative activation project, for example a plaque plus a Japanese Maple tree (or similar), to celebrate the Sister City relationship with Yamato Takada. This could be in the Quad or Council Chambers Molesworth Street.

The money for the project was gifted to Lismore from Yamato Takada following the floods in 2022 to be used to create a community project.

Cost of Implementing

Cost of the plaque, tree and labour. Cleaning and general maintenance in due course.

Funding Source

We have \$4,115.65 available, and potentially some of the \$49,200 in section 94 funds collected over prior years could be used if needed.

Officer Consulted

Executive Officer

Officer Comment

Executive Officer

Funding from Yamato Takada has been held in reserve since received.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/327:EF19/25-8

Notice of Motion / Question with Notice

Councillor Virginia Waters has put the following question with notice:

Can the General Manager please advise why the current Koala Plan of Management (CKPOM) has not been extended to cover the entirety of the Lismore Local Government Area, given that koala habitat and movement corridors exist across the LGA and not confined to currently identified areas?

Are there any key barriers (including resourcing, data or policy constraints) preventing the expansion of the CKPOM to cover the full LGA, and is Council actively working towards a revised whole of LGA Koala Plan of Management?

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/328:EF19/25-8

General Manager's response:

The Lismore City Council Comprehensive Koala Plan of Management (CKPoM) for south-east Lismore commenced in 2013 to protect and improve Lismore's koala population.

The CKPoM doesn't extend across the whole of the Lismore Local Government Area (LGA) because at the time of its introduction Council did not have the funding to undertake the mapping and studies required. The decision was therefore made to cover the south-east section of the LGA because this area had the most significant koala population and the most significant development pressure.

The CKPoM is due to expire in 2028. Council has not made any moves to review or expand the study area due to advice from the NSW State Government. NSW government have advised that they are currently reviewing the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (Biodiversity and Conservation SEPP). Their expectation is that this SEPP will provide significantly improved protection for koalas and has a higher statutory weight than the local CKPoM.

Staff will therefore not review our CKPoM until this updated SEPP is in place, as we may spend a significant amount of money developing something that becomes trumped by the SEPP within a few months of its implementation. There are significant costs involved in mapping koala habitat across the LGA and conducting surveys to confirm presence/absence of koalas and location of core koala habitat (presence of breeding females). Any potential expansion of the CKPoM must be led by robust data, as a KPoM must be approved by the NSW government to be legislated, we cannot simply expand the area, just because we "know" there are koalas living there.

Once this new SEPP is in place staff will commence a review process for the Lismore CKPoM and inform Councillors.

Notice of Motion / Question with Notice

Councillor Harper Dalton-Earls has given notice of intention to move:

That Council:

1. Requests staff prepare a report identifying opportunities to support housing outcomes for older women at risk of homelessness, including consideration of Council-owned land and relevant planning mechanisms available to support delivery.
2. Notes that older women are the fastest growing cohort experiencing homelessness in Australia, as identified in the AIHW Specialist Homelessness Services Annual Report 2024-2025
3. Writes to the Hon. Paul Scully MP, Minister for Planning and Public Spaces, the Hon. Rose Jackson MLC, Minister for Housing and Homelessness, and the Hon. Janelle Saffin MP, Minister for Recovery and Member for Lismore, advocating for targeted support and investment in housing solutions for older women at risk of homelessness

Councillor Comment

Outcome Sought

The AIHW Specialist Homelessness Services Annual Report 2024–25 confirms that women aged 55 and over are the fastest growing cohort seeking homelessness assistance in Australia, with approximately 31,700 individuals accessing support nationally in the last financial year. This motion seeks to identify practical opportunities within Council's remit, including the use of Council-owned land and relevant planning mechanisms, to inform future planning and possible responses. It also provides a clear advocacy pathway to the NSW Government, recognising that delivery will require State support

Cost of Implementing

Staff time

Funding Source

Nil

Officer Consulted

Manager of Strategic Services

Officer Comment

Manager of Strategic Services

Lismore City Council has recently adopted an Affordable and Diverse Housing Strategy. The Strategy acknowledges (page 10) that low -income singles, particularly women over 55 are part of the target groups for affordable housing. There are other target groups listed.

The overarching objectives of the Strategy are:

- By 2033, the equivalent of 40% of all new housing in the Lismore LGA will be 'diverse' or 'medium density housing' typologies as identified at Section 1.5. This is an increase from approximately 32% of residential development approvals issued between 2015-2021.
- By 2033, 15% of all new housing will be affordable to households in the very low to moderate income categories. This is an increase from approximately 10% of residential development approvals for new affordable housing stock issued between 2015-2021.

The Strategy identifies a range of actions that Council have some control over to enable these two targets. Actions that are underway and of interest to this motion include:

Action	Update
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Lismore City Council

Meeting held 14 April 2026 - 11.9 - Supporting Housing Outcomes for Older Women at Risk of Homelessness

Notice of Motion / Question with Notice

10. Identify land for potential rezoning or upzoning to increase the supply of flood-free residential land and the opportunity for greater density and diversity	A new Local Strategic Planning Statement (LSPS) with additional land to meet a 10,000 new homes target is put forward in a draft format to this Council meeting.
12. Amend the LEP to allow multi-dwelling housing (limited to three dwellings) on land zoned RU1 (Primary Production).	As above. Also, a draft Rural Land Use Strategy, that proposes a new planning approach to the rural lands and enables multiple dwellings in some rural areas is put forward to this Council meeting.
15. Investigate budget implications to additional staff resourcing and innovative software solutions in DA assessment to facilitate quicker processing times and better access to pre-lodgement services to streamline the process	A DA fastrack system has successfully been implemented and Council's DA processing times have been significantly reduced.
16. Provide affordable housing at the Bristol Circuit & Cynthia Wilson Drive Developments.	These sites are still progressing. A DA for Bristol Circuit has now been approved.
17. Develop an Expressions of Interest (EOI) process for any unspent funds in the Building Better Regional Cities (BBRC) Reserve fund that deliver innovative housing projects that increase affordable housing stock in the Lismore urban area.	Council is successfully running a housing grant program. Those on low-incomes, including older women are eligible to apply. The status of these grants are published on Council's website and regularly updated. As of 1 September 2025, Council had approved 32 grant applications that will lead to 49 new dwellings.

Additionally, it must be noted that the causes of the current emergency situation with respect to the lack of housing availability and affordability in our community are complex and include a range of state, national and international influences, many of which are outside a Local Government's control (taxes, migration, state or federal policies etc).

The mechanisms available to local government to address housing affordability and diversity are inherently limited because of its subordinate role to the NSW State Government and its funding constraints.

The adopted Strategy remains our best pathway for contributing to improving the local housing affordability and diversity. It is therefore recommended that staff continue spending their time implementing the Strategy, rather than preparing another report.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/330:EF19/25-8

Notice of Motion / Question with Notice

Councillor Harper Dalton-Earls has put the following question with notice:

Are there any plans to address the current state the Goonellabah Village Sign next to the Rous Road Roundabout? Can Council confirm whether there is a plan for replacement or repair?

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/331:EF19/25-8

General Manager's response:

The Goonellabah Village sign next to Rous Rd roundabout is scheduled to be replaced by the end of June 2026

Notice of Motion / Question with Notice

Councillor Harper Dalton-Earls has given notice of intention to move:

That Council:

1. notes ongoing community concerns regarding overgrown parks and public open spaces, including reports of areas not being maintained for extended periods
2. requests a report reviewing current maintenance schedules and service levels for parks and public open spaces across the LGA, including mowing frequency, resourcing, and prioritisation
3. identifies any gaps or delays in maintenance, including areas where upkeep has not occurred within expected timeframes
4. provides recommendations to ensure maintenance standards are consistent, responsive, and aligned with community expectations
5. reports findings back to Council for consideration

Councillor Comment

Outcome Sought

Residents across the LGA have raised ongoing concerns about overgrown parks and public spaces, with some areas reportedly not maintained for extended periods. This motion seeks clarity on current service levels, resourcing, and delivery, and to identify where improvements may be required to ensure public spaces are maintained to an acceptable and consistent standard.

Cost of Implementing

Nil staff time

Funding Source

Nil

Officer Consulted

Nil

Officer Comment

Director Water Waste and Open Spaces

A report and recommendations can be provided if Council resolves accordingly. We are currently recruiting following workplace changes and reviewing service levels and models in relation to the allocated budgets.

Following the workplace change, Open Spaces will have four dedicated teams, including teams dedicated to the CBD, south, north and sportsfields. The team will be attending to grounds and gardens, cleanliness, and maintenance.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/332:EF19/25-8

Notice of Motion / Question with Notice

Councillor Big Rob has put the following question with notice:

Can the General Manager please provide any resolutions allowing council to spend ratepayer money on the privately owned land which forms part of the area commonly known as the South Lismore Duck Pond, as well as any references to legislation or Council policies allowing the expenditure of ratepayer money on any private land?

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/333:EF19/25-8

General Manager's response:

Funding provided for work at South Lismore Duck Pond (SLDP) is a sponsorship of Landcare group activities via the *Urban Landcare Program* (ULP), supporting work across all land tenures and incentivising actions which provide public benefit to biodiversity and water quality. This expenditure is adopted by Council each year as part of the Operational Plan.

The ULP is delivered in accordance with commitments made in Council's:

- Reimagine Lismore: Community Strategic Plan
- Biodiversity Management Strategy (BMS)
- Urban Green Corridors Plan (UGCP)

The ULP achieves the following business objectives for Lismore City Council.

Please note a revised draft BMS is put forward to this Council meeting, it includes an action (9.4) to continue delivering the ULP.

Relevant commitments from the plans are outlined below.

Reimagine Lismore: Integrated Community Strategic Plan, Delivery Program and Operational Plan (2025-2035)

- *Objective 2 Value and protect local biodiversity, natural landscapes and waterways, and strengthen resilience to natural hazards.*
 - *2.1 Facilitate increased resilience to natural hazards and disasters.*
 - *2.2 Work with partners to protect natural habitats, waterways and catchments to maintain ecosystem integrity and biological diversity*
 - *2.2.2. Support community groups to implement the Urban Landcare Program.*
 - *2.2.3. Prioritise and implement projects in the Urban Rivers and Catchment Project: Regenerating for resilience in Lismore's urban endangered rainforests.*
 - *2.3 Maintain green infrastructure in urban areas, including green corridors, streetscapes and public open spaces.*
 - *2.3.2. Prioritise and deliver projects in the Urban Green Corridors Plan.*

Biodiversity Management Strategy for the Lismore Local Government Area 2015-2035

- *6.2 Partner with the local community on projects that have biodiversity outcomes*
 - *6.2.2 Participate in collaborative projects with local community groups to access external funds to achieve biodiversity outcomes*

Notice of Motion / Question with Notice

- 7 *Linking the community with resources, information and opportunities*
 - 7.2 *Recognise and celebrate our community's connection with biodiversity and their contribution to its protection and enhancement*
- 9 *Providing education and incentives to rural landholders that are mutually beneficial for biodiversity and agricultural production*
 - 9.3.1 *Continue to work with industry, primary producers and other partners on existing and emerging projects*
- 10 *Restoring our urban bushland and supporting biodiversity and community well-being, including through implementing the Urban Green Corridors Plan*
 - 10.1 *Restore and maintain the ecological integrity and connectivity of urban bushland*
 - 10.1.2 *Continue weed management and bush regeneration in high priority urban riparian areas to improve connectivity*
 - 10.2 *Provide support for Landcare, schools and community groups undertaking management of urban and/or riparian bushland*
 - 10.2.1 *Provide in-kind support and financial support for Landcare groups, including to develop site action plans and work reports*
 - 10.2.2 *Provide in-kind support for schools and groups to apply for external funding*
 - 10.2.3 *Provide opportunities for Landcare groups to develop their capacity to work safely*
 - 10.3 *Enable our residents' connection with and stewardship of urban bushland*
 - **10.3.4 *Develop appropriate place-based responses/initiatives to protect urban bushland reserves from weeds on adjacent private property as identified during bushland health assessments or restoration works (UGCP #8-11)***

More broadly, the goals of the Biodiversity Management Strategy for the Lismore LGA are to:

- develop a greater understanding of the flora and fauna, habitats and ecological processes of the area and their value
- identify and mitigate the pressures on these biodiversity values
- improve the broader community's awareness of biodiversity through education and engagement activities
- foster partnerships with and build capacity for rural landholders, industry and community groups to improve biodiversity stewardship on private lands
- **foster partnerships with and build capacity for community groups to protect and improve biodiversity on Council-managed, public lands**
- promote a landscape connectivity approach as the basis for managing biodiversity and building landscape resilience to climate change
- embed the principles of ecologically sustainable development into planning processes
- provide a long-term strategic framework to guide on-the-ground actions that lead to measurable biodiversity outcomes
- foster an adaptive management approach so that the strategy can continuously improve on its delivery

Urban Green Corridors Plan

- *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***
- 15 *Provide support and resources for Landcare, schools and community groups undertaking management of urban or riparian bushland*
- 16 *Provide support for Landcare and community groups to apply for funding from NSW Environmental Trust, Department of Primary Industries and other relevant funding bodies*
- 17 *Actively seek partnering opportunities with other organisations and landholders to share resources, and develop and implement projects which contribute to achieving the aims and objectives of this Plan.*

Confidential Business



Confidential Matters – Closed Council Meeting

A Council may close to the public only so much of its meeting as comprises the receipt or discussion of any of the following:

Section 10A(2) – *Local Government Act 1993*:

- a) personnel matters concerning particular individuals;
- b) the personal hardship of any resident or ratepayer;
- c) information that would, if disclosed, confer a commercial advantage of a person with whom the Council is conducting (or proposes to conduct) business;
- d) commercial information of a confidential nature that would, if disclosed:
 - i) prejudice the commercial position of the person who supplied it, or
 - ii) confer a commercial advantage on a competitor of the Council, or
 - iii) reveal a trade secret;
- e) information that would, if disclosed, prejudice the maintenance of law;
- f) matters affecting security of the Council, Councillors, Council staff or Council property;
- g) advice concerning litigation, or advice, that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege;
- h) information concerning the nature and location of a place or an item of Aboriginal significance on community land.

Clause 14.9 of Council Code of Meeting Practice

Representations from the public as to whether part of the meeting should be closed to the public can be made after the motion to close the meeting has been moved and seconded.

Recommendation

That the Council exclude members of the press and public from the meeting and move into Closed Council Meeting to consider the following matters:

Item	12.1 Proposed Land Swap
Grounds for Closure	Section 10A(2) (d i):
Public Interest	Discussion of this matter in an open meeting would on balance be contrary to the public interest because it relates to: commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE CITY OF LISMORE HELD IN COUNCIL CHAMBERS ON TUESDAY 10 MARCH 2026 AT 10:00 AM

Please note: These minutes are subject to confirmation at the next Council meeting. Decisions recorded in the draft minutes are subject to the Council's Code of Meeting Practice in relation to rescinding decisions.

Present

Mayor, Councillor Krieg; Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Rob (via audio-visual), Waters together with Mr Butron, General Manager; Ms Keneally, Director Roads & Infrastructure; Mr Potter, Director Water Waste & Open Spaces; Mr Singh-Pangly, Director Corporate Sustainability; Mr Schubert, Technology Support Officer; Mr Mercer, Manager Finance Partnering, Corporate Planning & Revenue; Mr Harty, Manager Corporate Finance; Mr Baker, Deputy Director - Waste & Resilience; Mr Readman, Manager Technology & Innovation; Mr Smith, Manager Work Health & Safety; Mr Ryder, Senior Rates Officer; Ms van Iersel, Manager Strategic Services; Mr Wright, Consultant at CompaqNow; Ms Cotterill, Manager Governance; Mrs Mitchell, Executive Officer and Miss Hull, Executive Assistant - General Manager.

Apologies and Applications for Leave of Absence or Attendance by Audio-Visual Link

RESOLVED that Council approve:

- attendance by audio-visual link for Councillor Rob on medical grounds
- a leave of absence for Councillor Battista from 30 March to 19 April 2026
- a leave of absence for Councillor Guise for the April Council meeting

(Councillors Hall/Bing)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Confirmation of Minutes

1/26 **RESOLVED** that the minutes of the Lismore City Council held on 10 February 2026 be confirmed.

(Councillors Dalton-Earls/Bing)

Voting for:	Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters
Voting against:	Nil

Disclosures of Interest

Clr Battista declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item: 11.8 Bellevue Park Consultation

Nature: I am a member of Lismore Friendship Festival that are holding an event at the Showground in July

Clr Guise declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item: 7.1 Six Point Regional Health Plan

Nature: I work for NSW Health

Clr Gordon declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item: 11.8 Bellevue Park Consultation

Nature: I am an Executive and a Show Society member and work closely with Nimbin

Clr Knight-Smith declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item: 11.8 Bellevue Park Consultation

Nature: I am a Show Society member

Altering Order of Business

2/263/26 **RESOLVED** that the order of business be altered to debate the following matters raised during Public Forum:

- 11.4 Speed limit restrictions
- 11.6 Improving the health of the Richmond River
- 11.9 Koala National Parks

(Councillors Dalton-Earls/Knight-Smith)

Voting for: Councillors Battista, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Councillor Bing

11.4 Speed limit restrictions

MOTION moved that Council:

1. notes the reduction of the speed limit from 100 km/h to 80 km/h on the Bruxner Highway between Lismore to Casino, aimed at reducing koala fatalities

2. recognises the urgent need to protect koala populations in the Northern Rivers and their ecological, cultural, and tourism value to local communities
3. expresses concern that a speed limit reduction on a major regional transport corridor may:
 - a. impede freight and commercial transport efficiency
 - b. increase travel times for residents, workers, and emergency services
 - c. lead to non-compliance and driver frustration without achieving significant wildlife protection outcomes
4. requests Transport for NSW and relevant agencies prioritise evidence-based and targeted mitigation measures before implementing a permanent speed reduction, including:
 - a. installation of wildlife fencing and fauna underpasses/overpasses at identified high-risk koala crossing points
 - b. rumble strips, reflective signage, and flashing warning systems at verified wildlife crossings
 - c. motion-detection or thermal sensor technology to alert drivers during peak koala movement periods
 - d. roadside vegetation management to improve sightlines and reduce collision risk
5. calls on the NSW Government to provide detailed, publicly available data on:
 - a. confirmed koala strike statistics along the Lismore–Casino corridor
 - b. the effectiveness of an 80 km/h speed limit compared to targeted mitigation strategies
 - c. cost-benefit analysis of alternative wildlife protection measures
 - d. advocates for a balanced solution that safeguards koalas while maintaining the safety, efficiency, and economic viability of a key regional transport route

(Councillors Gordon/Hall)

RESOLVED that the motion be put.

(Councillor Hall)

Voting for: Councillors Battista, Bing, Gordon, Hall, Krieg and Rob

Voting against: Councillors Dalton-Earls, Guise, Jensen, Knight-Smith and Waters

4/26

RESOLVED that Council:

1. notes the reduction of the speed limit from 100 km/h to 80 km/h on the Bruxner Highway between Lismore to Casino, aimed at reducing koala fatalities
2. recognises the urgent need to protect koala populations in the Northern Rivers and their ecological, cultural, and tourism value to local communities
3. expresses concern that a speed limit reduction on a major regional transport corridor may:

- a. impede freight and commercial transport efficiency
 - b. increase travel times for residents, workers, and emergency services
 - c. lead to non-compliance and driver frustration without achieving significant wildlife protection outcomes
4. requests Transport for NSW and relevant agencies prioritise evidence-based and targeted mitigation measures before implementing a permanent speed reduction, including:
- a. installation of wildlife fencing and fauna underpasses/overpasses at identified high-risk koala crossing points
 - b. rumble strips, reflective signage, and flashing warning systems at verified wildlife crossings
 - c. motion-detection or thermal sensor technology to alert drivers during peak koala movement periods
 - d. roadside vegetation management to improve sightlines and reduce collision risk
5. calls on the NSW Government to provide detailed, publicly available data on:
- a. confirmed koala strike statistics along the Lismore–Casino corridor
 - b. the effectiveness of an 80 km/h speed limit compared to targeted mitigation strategies
 - c. cost-benefit analysis of alternative wildlife protection measures
 - d. advocates for a balanced solution that safeguards koalas while maintaining the safety, efficiency, and economic viability of a key regional transport route

(Councillors Gordon/Hall) (BP26/144)

Voting for: Councillors Battista, Bing, Gordon, Hall, Krieg and Rob

Voting against: Councillors Dalton-Earls, Guise, Jensen, Knight-Smith and Waters

11.6 Improving the health of the Richmond River

MOTION moved that Council:

1. support a Richmond River Commission, with a commissioner, ongoing funding and statutory powers and obligations to improve the health of the Richmond River, its catchment, tributaries and estuary
2. writes to the relevant NSW Government Ministers and MP's seeking their urgent support to improve the health of the Richmond River, including by:
 - i. establishing a Richmond River Commission as described in part 1
 - ii. ongoing funding of the Northern Rivers Watershed Initiative, including increased funding for research and education on river recovery, fencing provisions for riverbanks, wetland restoration, catchment revegetation, and weed management

- iii. establishing a state-led revolving land acquisition fund and a voluntary covenant program for the purchase and sale of key pieces of low-lying agricultural land, based on the prior work of Rous County Council's Operation Recovery Stages 1 and 2
 - iv. Have the mayors from each of the Richmond catchments (Kyogle, Richmond Valley, Ballina and Lismore) or their delegates sit on the commission and have input into the appointment of the commissioner.
3. invites the relevant NSW Government Ministers, MPs and the coordinators of the Richmond River Catchment Partnership Steering Committee to meet and discuss the items outlined above, including visits to important sites of degradation and restoration across the catchment, including within the Lismore local government area

(Councillors Waters/Gordon)

RESOLVED that the motion be put

(Councillor Hall)

Voting for: Councillors Battista, Bing, Gordon, Hall, Jensen, Krieg and Rob

Voting against: Councillors Dalton-Earls, Guise, Knight-Smith and Waters

5/266/26 **DEFEATED** that Council:

1. support a Richmond River Commission, with a commissioner, ongoing funding and statutory powers and obligations to improve the health of the Richmond River, its catchment, tributaries and estuary
2. writes to the relevant NSW Government Ministers and MP's seeking their urgent support to improve the health of the Richmond River, including by:
 - i. establishing a Richmond River Commission as described in part 1
 - ii. ongoing funding of the Northern Rivers Watershed Initiative, including increased funding for research and education on river recovery, fencing provisions for riverbanks, wetland restoration, catchment revegetation, and weed management
 - iii. establishing a state-led revolving land acquisition fund and a voluntary covenant program for the purchase and sale of key pieces of low-lying agricultural land, based on the prior work of Rous County Council's Operation Recovery Stages 1 and 2
3. invites the relevant NSW Government Ministers, MPs and the coordinators of the Richmond River Catchment Partnership Steering Committee to meet and discuss the items outlined above, including visits to important sites of degradation and restoration across the catchment, including within the Lismore local government area
4. have the Mayors from each of the catchment being Richmond Valley, Kyogle, Lismore, Ballina or their delegate sit on the commission and have input into the appointment of a commissioner

(Councillors Jensen/Bing) (BP26/136)

Voting for: Councillors Dalton-Earls, Guise, Knight-Smith, Krieg and Waters

Voting against: Councillors Battista, Bing, Gordon, Hall, Jensen and Rob

7/26

FORESHADOWED MOTION moved and **RESOLVED** that Council support in-principle the idea of the Richmond River Commission after CSIRO flood mitigation strategies have been identified, if still required.

(Councillors Jensen/Bing) (BP26/136)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg and Rob

Voting against: Councillors Guise and Waters

11.9 Koala National Parks

MOTION moved that Council:

1. affirms its strong support for local timber industry workers, contractors, haulage operators, sawmills, manufacturers and small businesses operating within the Lismore local government area (LGA)
2. recognises that the forestry and timber sector remains a critical employer in the Northern Rivers and forms part of the region's economic backbone
3. notes with concern ongoing public discussion regarding further transfers of State Forests and private land into National Parks and Conservation Reserves across the region
4. states unequivocally that Lismore City Council opposes any further announcements of, or transfers of, State Forest or privately owned land within the Lismore LGA into National Parks, Conservation Reserves or similar classifications that would remove or substantially restrict sustainable timber harvesting activities
5. calls on the NSW Government to:
 - a. immediately rule out further land tenure changes within the Lismore LGA that threaten local timber jobs
 - b. guarantee meaningful consultation with affected communities and Council prior to any future proposals
 - c. publicly release full economic and employment impact assessments
 - d. writes urgently to the NSW Premier, Minister for the Environment, Minister for Agriculture and Regional NSW, and local State Members seeking formal clarification of Government intentions regarding land tenure changes within the Lismore LGA

(Councillors Gordon/Battista)

Councillor Dalton-Earls left the meeting, the time being 11:12AM

Councillor Dalton-Earls returned to the meeting, the time being 11:14AM

Councillor Bing left the meeting, the time being 11:17AM

Councillor Bing returned to the meeting, the time being 11:19AM

RESOLVED that the motion be put.

(Councillor Rob)

Voting for: Councillors Bing, Hall, Gordon, Jensen, Krieg and Rob

Voting against: Councillors Battista, Dalton-Earls, Guise, Knight-Smith and Waters

8/26

RESOLVED that Council:

1. affirms its strong support for local timber industry workers, contractors, haulage operators, sawmills, manufacturers and small businesses operating within the Lismore local government area (LGA)
2. recognises that the forestry and timber sector remains a critical employer in the Northern Rivers and forms part of the region's economic backbone
3. notes with concern ongoing public discussion regarding further transfers of State Forests and private land into National Parks and Conservation Reserves across the region
4. states unequivocally that Lismore City Council opposes any further announcements of, or transfers of, State Forest or privately owned land within the Lismore LGA into National Parks, Conservation Reserves or similar classifications that would remove or substantially restrict sustainable timber harvesting activities
5. calls on the NSW Government to:
 - a. immediately rule out further land tenure changes within the Lismore LGA that threaten local timber jobs
 - b. guarantee meaningful consultation with affected communities and Council prior to any future proposals
 - c. publicly release full economic and employment impact assessments
 - d. writes urgently to the NSW Premier, Minister for the Environment, Minister for Agriculture and Regional NSW, and local State Members seeking formal clarification of Government intentions regarding land tenure changes within the Lismore LGA

(Councillors Gordon/Battista) (BP26/140)

Voting for: Councillors Battista, Bing, Gordon, Hall, Krieg and Rob

Voting against: Councillors Dalton-Earls, Guise, Jensen, Knight-Smith and Waters

Matter of Urgency

DEFEATED that the following motion be considered urgent.

That Council meetings return to the Goonellabah Chambers due to the Municipal Building being unfit for purpose, for reasons including:

- terrible acoustics for both online viewing and in-chambers
- too cramped for staff and councillors, raising WHS issues
- too small public gallery, with no flow over contingency for large public attendance or social distancing
- inadequate parking

(Councillors Guise/Waters)

Voting for: Councillors Guise, Knight-Smith and Waters

Voting against: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Krieg and Rob

Mayoral Minute(s) and Condolence Motions

7.1 Six Point Regional Health Plan

9/26

RESOLVED that Council:

1. fully endorse and support Dr McGirr's six-point plan to see improvements in rural and regional health into the future
2. write to the Minister for Regional Health to advise our support

(Councillor Krieg) (BP26/148)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Councillor Hall left the meeting, the time being 11:27AM

Councillor Hall returned to the meeting, the time being 11:30AM

Councillor Jensen left the meeting, the time being 11:36AM

Councillor Jensen returned to the meeting, the time being 11:37AM

Councillor Waters left the meeting, the time being 11:40AM

Councillor Waters returned to the meeting, the time being 11:42AM

7.2 Uralba Street Pedestrian Crossing

10/26

RESOLVED that:

1. Council works with Transport for NSW to explore options to provide safe passage across Uralba Street, between Dawson and Brewster Streets.
2. the item be referred to the Local Traffic Internal Group

(Councillor Krieg) (BP26/149)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Reports of Committees

8.1 Local Traffic Forum

11/26

RESOLVED that the minutes be received and the recommendations contained therein be noted.

(Councillors Hall/Dalton-Earls) (BP26/147)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Matters Arising

9.1 Crime Prevention Advisory Group

MOTION moved that that Council requests the General Manager to hold two (2) Community Safety Forums per year inviting key stakeholders such as NSW Police, NSW Health, NSW Ambulance, Business Lismore, Social Futures, Local members and other stakeholders to attend.

(Councillors Rob/Dalton-Earls)

Councillor Battista left the meeting, the time being 12:01PM

Councillor Battista returned to the meeting, the time being 12:03PM

FORESHADOWED MOTION moved that Council establish a Crime Prevention Advisory Group and a report be developed by the General Manager for the May Council meeting detailing what would be the best way to develop that.

(Councillors Dalton-Earls)

12/26 **RESOLVED** that that Council requests the General Manager to hold two (2) Community Safety Forums per year inviting key stakeholders such as NSW Police, NSW Health, NSW Ambulance, Business Lismore, Social Futures, Local members and other stakeholders to attend.

(Councillors Rob/Dalton-Earls) (BP25/997)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Krieg and Rob

Voting against: Councillors Guise, Knight-Smith and Waters

9.2 Questions on Notice

13/26 **RESOLVED** that the Questions on Notice responses provided in this report be noted.

(Councillors Bing/Dalton-Earls) (BP26/119)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Reports of the General Manager

10.1 Monthly Finance and Investment Report

14/26 **RESOLVED** that Council note the report and adopt the Investment report for February 2026.

(Councillors Bing/Battista) (BP26/126)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Councillor Guise

10.2 Investment Strategy

MOTION moved that Council:

1. approve adding Australian bank bonds and TCorp managed funds in the Investment Strategy for the Investment Portfolio with the asset allocation ranges
2. delegate authority to the General Manager to periodically adapt specific asset allocation across the approved asset classes and within the range

Asset Class	Allocation Range
Cash at Bank	15-50%
Term Deposits	20-80%
Bank Bonds	0-30%
TCorp Managed Funds	0-25%

(Councillors Bing/Gordon)

Councillor Dalton-Earls left the meeting, the time being 12:22PM

Councillor Dalton-Earls returned to the meeting, the time being 12:23PM

RESOLVED that the amendment be put

(Councillor Krieg)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg and Rob

Voting against: Councillor Guise and Waters

15/26

RESOLVED that Council:

1. approve adding Australian bank bonds and TCorp managed funds in the Investment Strategy for the Investment Portfolio with the asset allocation ranges
2. delegate authority to the General Manager to periodically adapt specific asset allocation across the approved asset classes and within the range

Asset Class	Allocation Range
Cash at Bank	15-50%
Term Deposits	20-80%
Bank Bonds	0-30%
TCorp Managed Funds	0-25%

(Councillors Bing/Gordon) (BP26/159)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg and Rob

Voting against: Councillors Guise and Waters

At this point the meeting adjourned for lunch, the time being 12:33PM

The meeting resumed at 1:00PM

Councillor Hall returned to the meeting, the time being 1:02PM

10.3 Policy Review

16/26

RESOLVED that Council:

1. adopt the new 1.2.34 Customer Service Policy
2. adopt the revised 8.2.1 Sport, Culture, Art & Tourism, with the addition of:
 - a) 8. support the creative and cultural sector through the continuation and development of strategic partnerships with creative and cultural sector, organisations, and community
 - b) Lismore City Council Disability Inclusion Action Plan in Key References
1. revoke 8.5.1 Arts & Culture Policy

(Councillors Gordon/Waters) (BP26/116)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Notices of Motion / Questions with Notice

11.1 Mayoral Attendance Report

17/26

RESOLVED that Council receives the Mayoral Attendance Report for February 2026.

(Councillors Krieg/Hall) (BP26/124)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg and Waters

Voting against: Councillor Rob

11.2 Aboriginal Advisory Group

MOTION moved that:

1. the Aboriginal Advisory Group be dissolved pursuant to clause 2 of the Advisory Groups Terms of Reference and reference to it be removed from the Terms of Reference and Council's website
2. a report be returned to council at the May council meeting regarding the viability of establishing and including councillors and community representatives on a Reconciliation Action Plan (RAP) Committee, using a format similar to that operating at Rous County Council
3. the first paragraph of in the Terms of Reference of the Advisory Groups clause '2. Representatives' be amended to include the following wording after the current wording: All community representatives appointed by resolution of Council must either reside, own real property, or own a business in the Lismore local government area
4. clause '3. Structure' be amended to Include the following point between the two points under the heading Sister City Advisory Group (SCAG):

One representative from the Father Tony Glynn Japan-Australia Centre

(Councillors Rob/Hall)

Councillor Knight-Smith left the meeting, the time being 1:26PM

Councillor Knight-Smith returned to the meeting, the time being 1:29PM

18/26 AMENDMENT moved and **RESOLVED** that:

1. a report be returned to council at the May council meeting regarding the viability of establishing and including councillors and community representatives on a Reconciliation Action Plan (RAP) Committee, using a format similar to that operating at Rous County Council
2. the first paragraph of in the Terms of Reference of the Advisory Groups clause '2. Representatives' be amended to include the following wording after the current wording: All community representatives appointed by resolution of Council must either reside, own real property, or own a business in the Lismore local government area
3. clause '3. Structure' be amended to Include the following point between the two points under the heading Sister City Advisory Group (SCAG):

One representative from the Father Tony Glynn Japan-Australia Centre

(Councillors Waters/Hall) (BP26/94)

Voting for: Councillors Battista, Bing, Gordon, Hall, Jensen, Rob and Waters

Voting against: Councillors Dalton-Earls, Guise, Knight-Smith and Krieg

11.3 Advocacy for Strategic Housing Reform: Securing the Future for Older Women

MOTION moved that Council:

1. acknowledges the AIHW Specialist Homelessness Services Annual Report 2024–25, confirming that women aged 55+ are the fastest-growing cohort seeking homelessness assistance in Australia, with approximately 31,700 individuals seeking support nationally in the last financial year
2. notes the Minns Labor Government's Building Productivity Reforms 2026, which establish a single statewide approval pathway for modular and prefabricated housing to accelerate delivery times and reduce construction costs
3. resolves to write to The Hon Paul Scully MP, Minister for Planning and Public Spaces, The Hon Rose Jackson MLC, Minister for Housing and Homelessness and The Hon Janelle Saffin MP, Member for Lismore to:
 - a. request that Lismore be designated a priority trial site for state-led Modern Methods of Construction (MMC) pilots specifically designed for older women at risk of or experiencing homelessness

(Councillor Dalton-Earls)

Lapsed due to want of a seconder.

11.5 Investing in Lismore's Future

MOTION moved that Council requests the General Manager to provide a report on options for an investment attraction strategy, aligned to the proposed Economic Development Plan and Local Strategic Planning Statement, including indicative costs for consideration in the 2026/2027 budget.

(Councillors Hall/Bing)

Councillor Bing left the meeting, the time being 1:56 PM

Councillor Bing returned to the meeting, the time being 1:59 PM

Councillor Waters left the meeting, the time being 2:10 PM

Councillor Waters returned to the meeting, the time being 2:11 PM

RESOLVED that the motion be put.

(Councillor Gordon)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Councillor Guise

19/26

RESOLVED that Council requests the General Manager to provide a report on options for an investment attraction strategy, aligned to the proposed Economic Development Plan and Local Strategic Planning Statement, including indicative costs for consideration in the 2026/2027 budget.

(Councillors Hall/Bing) (BP26/141)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Councillor Guise

11.7 Work Health and Safety - Psychosocial Risk Management Report Request

That Council:

1. notes that under the *Work Health and Safety Act 2011* (NSW), Council, as a Person Conducting a Business or Undertaking, has a primary duty to ensure, so far as is reasonably practicable, the health and safety of workers, including psychological health
2. acknowledges that the SafeWork NSW Code of Practice: Managing Psychosocial Hazards at Work, and associated regulatory requirements, require organisations to identify, assess and control psychosocial risks
3. recognises that while councillors are not classified as workers or officers under the WHS Act, Council business may expose both staff and councillors to psychosocial risks including bullying, harassment and aggression
4. resolves that the General Manager provide a report to Council that:
 - a) outlines Council's current systems, policies and procedures for identifying, assessing and managing psychosocial hazards under its WHS obligations
 - b) identifies whether those systems align with the SafeWork NSW Code of Practice and current WHS Regulation requirements, and outlines any areas requiring strengthening
 - c) clarifies how psychosocial risks affecting councillors and staff in the conduct of Council business are addressed through existing governance mechanisms

Motion withdrawn.

11.8 Bellevue Park Consultation

20/26

RESOLVED that Council:

1. undertake community consultation with regards to the future use of Bellevue Park
2. engage with the Nimbin A&I Society to determine its interest in the land
3. pending the outcome of the community consultation, a report be brought back to Council as to the future preferred use of the land

(Councillors Waters/Gordon) (BP26/138)

Voting for: Councillors Battista, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg and Waters

Voting against: Councillors Bing and Rob

Councillor Hall left the meeting, the time being 2:14 PM

Councillor Hall returned to the meeting, the time being 2:19 PM

11.10 Open Spaces and Parks Maintenance Schedules and Allocations

Can the General Manager provide a report detailing changes to budget allocations and the planned maintenance program/schedule (including maintenance frequencies and service levels) for Open Spaces and Parks maintenance over the past five financial years, presented by financial year, including the annual adopted budget and any variations/revisions for each year, and noting any changes to service levels/frequencies and any changes to staffing, contractors, or delivery model arrangements (and if any component is not available in this format, please provide the closest available report/extract and identify the source system)?

General Manager's response:

Yes a report can be provided if Council resolves accordingly. Please note much of the financial information requested is publicly available on Council's website by examining past adopted budgets, QBRS and end of financial year reports.

MOTION moved that Council review the allocations and maintenance schedule.

(Councillor Dalton-Earls)

Lapsed due to want of a seconder.

11.11 Blakebrook Quarry Fence

Can the General Manager provide a project summary for the Blakebrook Quarry boundary fencing works referenced in the December 2025 QBRs, including the scope of works, the procurement method (including whether delivered in-house or by external contractor), the delivery timeframe (start and completion month/quarter), and a financial summary showing the total approved budget, expenditure/commitments to date, and remaining budget?

General Manager's response:

Yes, a summary can be provided if Council resolves accordingly. Please note part of this project has been completed following a Request for Quotation (RFQ) process in accordance with Council's Procurement Policy and guidelines.

Confidential Matters – Closed Council Meeting

21/26	RESOLVED that Council now exclude the press and public and meet in Closed Council to consider the following matters;
Item	12.1 Waste Capital Program - FY2026/2027 Funding Commitment and Contract Award Delegation
Grounds for Closure	Section 10A(2) (c):
Public Interest	Discussion of this matter in an open meeting would on balance be contrary to the public interest because it relates to: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
Item	12.2 Proposed Rates Write Off
Grounds for Closure	Section 10A(2) (b):
Public Interest	Discussion of this matter in an open meeting would on balance be contrary to the public interest because it relates to: the personal hardship of any resident or ratepayer.
(Councillors Krieg/Hall)	
Voting for:	Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters
Voting against:	Councillor Guise

Resumption of Open Council

When the Council had resumed its former sitting, the Mayor reported that Council, meeting in Closed Session, had RESOLVED:

12.1 Waste Capital Program - FY2026/2027 Funding Commitment and Contract Award Delegation

That Council:

1. agrees to commit \$1,996,751 within the FY2026/2027 budget from the Public Infrastructure and Building Assets Reserve and Domestic Waste Reserve to enable award of the New Operational Service Road construction contract (T25/23)
2. delegate authority to the General Manager to finalise and execute the contract and any other documentation required to give effect to this resolution for contract T25/23.

(Councillors Battista/Bing) (BP26/117)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Krieg, Rob and Waters

Voting against: Councillors Guise and Knight-Smith

12.2 Proposed Rates Write Off

That Council write off the rates and charges owed by Ms Beth Webster on rates and water assessment number 8180 covered by the 25 November 2020 resolution under s582 of the *Local Government Act* and clause 131(4)(b) of the *Local Government Regulation*, the amount being \$35,456.47 (rates \$24,944.60, water \$10,511.87).

(Councillors Knight-Smith/Bing) (BP26/156)

Voting for: Councillors Battista, Bing, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Absent: Councillor Dalton-Earls

Closure

This concluded the business and the meeting terminated at 2.40 pm.

CONFIRMED > > 2026 at which meeting the signature herein was subscribed.

MAYOR

MINUTES OF THE CONFIDENTIAL MEETING OF THE COUNCIL OF THE CITY OF LISMORE HELD IN COUNCIL CHAMBERS ON TUESDAY 10 MARCH 2026 AT 10:00 AM

Please note: These minutes are subject to confirmation at the next Council meeting. Decisions recorded in the draft minutes are subject to the Council's Code of Meeting Practice in relation to rescinding decisions.

Present

Mayor, Councillor Krieg; Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Rob (via audio-visual), Waters together with Mr Butron, General Manager; Mr Potter, Director Water Waste & Open Spaces; Mr Singh-Pangly, Director Corporate Sustainability; Mr Mercer, Manager Finance Partnering, Corporate Planning & Revenue; Mr Harty, Manager Corporate Finance; Ms Cotterill, Manager Governance; Mrs Mitchell, Executive Officer, Miss Hull, Executive Assistant - General Manager

Disclosure of Interest for Confidential Matters

Clr Dalton-Earls declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item: 12.1 Waste Capital Program - FY2026/2027 Funding Commitment and Contract Award Delegation

Nature: I am a frequent user of the revolve and recovery centre

12.1 Waste Capital Program - FY2026/2027 Funding Commitment and Contract Award Delegation

32/26

RESOLVED that Council:

1. agrees to commit \$1,996,751 within the FY2026/2027 budget from the Public Infrastructure and Building Assets Reserve and Domestic Waste Reserve to enable award of the New Operational Service Road construction contract (T25/23)
2. delegate authority to the General Manager to finalise and execute the contract and any other documentation required to give effect to this resolution for contract T25/23

(Councillors Battista/Bing) (BP26/117)

Voting for: Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Krieg, Rob and Waters

Voting against: Councillors Guise and Knight-Smith

Councillor Dalton-Earls left the meeting, the time being 2:26PM

12.2 Proposed Rates Write Off

33/26 **RESOLVED** that Council write off the rates and charges owed by Ms Beth Webster on rates and water assessment number 8180 covered by the 25 November 2020 resolution under s582 of the *Local Government Act* and clause 131(4)(b) of the *Local Government Regulation*, the amount being \$35,456.47 (rates \$24,944.60, water \$10,511.87).

(Councillors Krieg/Bing) (BP26/156)

Voting for: Councillors Battista, Bing, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Resumption of Open Council

34/26 **RESOLVED** that Council reopen the doors to the public and return to open session.

(Councillors Krieg/Bing)

Voting for: Councillors Battista, Bing, Gordon, Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

Voting against: Nil

Closure

This concluded the business and the meeting terminated at 2.30 pm.

CONFIRMED this > > 2026 at which meeting the signature herein was subscribed.

MAYOR