



Council

An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on Tuesday 12 May 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

5 May 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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Matters Arising



Matters Arising

Subject	Reconciliation Action Plan Committee
TRIM Record No	BP26/276:EF13/463-8
Prepared by	Executive Officer
Reason	To determine the future of a Reconciliation Action Plan Committee
Strategic Theme	Leadership
Strategy	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
Action	Embed a customer-centric approach with effective engagement, communication and service delivery

Executive Summary

At the March 2026 Council meeting it was resolved that a report come back to Council regarding establishing a Reconciliation Action Plan Committee.

Recommendation

That Council not establish a Reconciliation Action Plan Committee.

Background

At Council's March Ordinary Meeting it 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

Rous County Council's Reconciliation Action Plan Advisory Group (RAPAG) Terms of Reference are attached. The objectives of the Group are:

1. to support the strategic direction of Rous with respect to local Aboriginal history and culture and enhancing engagement with the First Nations community across the operational footprint of Rous
2. the RAPAG will support this strategic objective by providing advice and recommendations to Rous on the three (3) key pillars of our its (sic) Reconciliation Action Plan

In June 2025 Council adopted the four year RAP. The Plan was developed following extensive consultation with the community and Council employees. The Internal RAP Working Group is now tasked with delivery of the actions outlined in the Plan.

Council continues to seek advice and guidance from the aboriginal community through the Aboriginal Advisory Group, as well as regular engagement with Ngulingah Local Aboriginal Land Council and Widjabul Wia-bal Gurrumbil Aboriginal Corporation RNTBC.

At this time, the establishment of an additional committee is not considered viable, as it is unclear what objectives such a committee would deliver that are not already effectively addressed through existing Council structures and engagement mechanisms.

Other comments

Director, East Coast Heritage & Archaeology

As the consultant engaged to prepare the RAP, I acknowledge the report to Council outlining the proposed approach to RAP governance, delivery and reporting.

A fundamental principle of the RAP is ongoing, meaningful engagement with recognised Aboriginal governance bodies, particularly Local Aboriginal Land Councils (LALCs) and, where relevant, Native Title groups. These organisations provide legitimate and representative pathways for Aboriginal community input, hold place-based cultural authority, and support culturally appropriate engagement that strengthens trust, transparency and accountability.

From a best-practice perspective, it is important that engagement with LALCs and Native Title groups is consistent, clearly articulated, and embedded within RAP implementation, monitoring and reporting processes, rather than occurring on an ad hoc basis. Clear engagement pathways help ensure Aboriginal perspectives continue to inform decision-making and the delivery of RAP actions over time.

The proposed reliance on existing structures, supported by regular progress reporting and public transparency, can be an effective approach provided Aboriginal representative organisations continue to play an active role in advising on implementation and reviewing outcomes.

Ultimately, the success of the RAP will depend less on formal governance arrangements and more on the quality, consistency and cultural integrity of the Council's relationships with Aboriginal representative organisations.

Public consultation

Not required.

Conclusion

There is currently no requirement within the RAP for reporting externally on the progress of actions to ensure accountability. It is not recommended that a Committee be established but instead a half yearly progress report is provided to Council and subsequently published on Council's website for transparency.

Alternate resolution:

That Council establish a Reconciliation Action Plan Committee with Terms of Reference to be drafted and return to a future meeting for consideration.

Attachment/s

1. [Rous Reconciliation Action Plan Advisory Group Terms of Reference 2026](#)



Terms of reference

Rous Reconciliation Action Plan Advisory Group

Acknowledgement of Country

We acknowledge the Traditional Custodians of the land on which we work, live, and play. We pay our respects to the Elders of the past, present and emerging. We acknowledge First Nations people throughout the Bundjalung and Githabal Nations and acknowledge their continuing connection to land, water, sky and community.

Please note that this document may contain content that is culturally sensitive, including images and names of deceased persons, to Aboriginal or Torres Strait peoples.

Front cover (and below) artwork by Sheldon Harrington Jnr.

“This visual is a representation of Rous County Council’s ongoing relationship with the Bundjalung peoples. Acknowledging and celebrating the hard work done in the past to build solid foundations on which these relationships have formed over decades, working and learning from one and other.

PO Box 230, Lismore NSW 2480

8.30am to 4.30pm Monday to Friday, excluding public holidays

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www.rous.nsw.gov.au

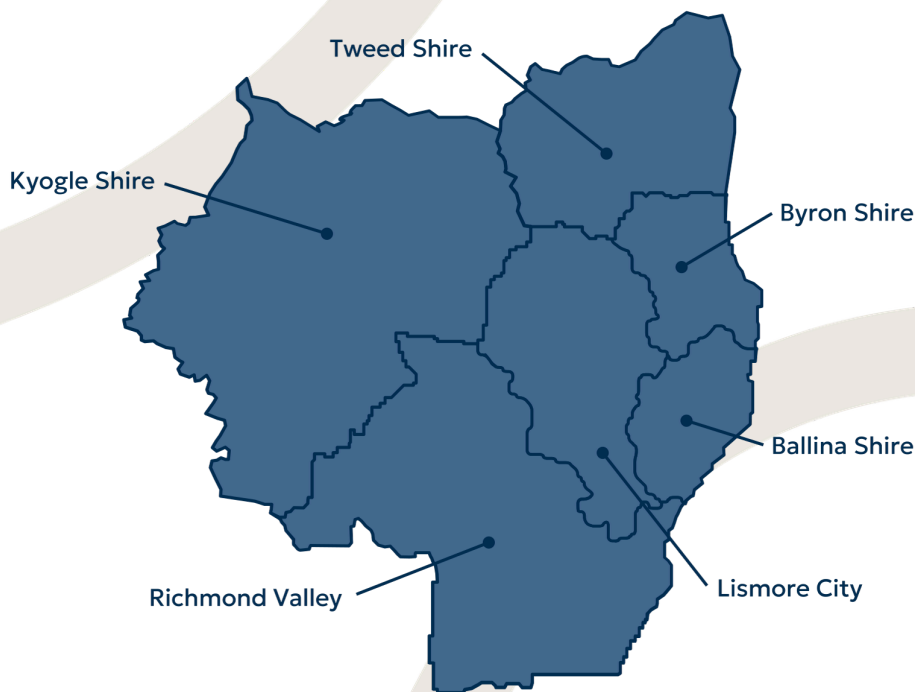
Facebook – @RousCountyCouncil

www.linkedin.com/company/rous-county-council

Instagram – @rouscountycouncil

Acknowledging the traditional owners

We want to acknowledge the traditional owners and custodians of the lands on which we live, work and play.



Byron Shire

- Arakwal people
- Minjungbal people
- Widjabul Wia-bal people

Ballina Shire

- Nyangbul people
- Widjabul Wia-bal people

Lismore City

- Widjabul Wia-bal people
- Bandjalang clan
- Galibal people

Richmond Valley

- Galibal clan
- Bandjalang clan
- Birhn people
- Wahlubal people

Kyogle Shire

- Wahlubal the Gidhabal people
- Galibal people
- Githabul people

Tweed Shire

- Ngandowal people
- Minyungbal people of the Bundjalung nation, in particular:
 - Goodjinburra clan
 - Tulgi-gin clan
 - Moorung-moobah clan

The purpose of this document

Setting out the objectives, authority, composition and tenure, administrative matters, and reporting of Rous' RAPAG.

Document Owner

Anthony Acret – Catchment and Cultural Awareness Manager

Document review frequency

Every two years.

Document control and approval of revisions

All amendments to this document, other than minor administrative amendments, must be approved by Council and a summary recorded in the table below. Minor administrative amendments (i.e. typographical errors, and updating hyperlinks) may be made at any time with approval from the Document Owner.

Strategic link			
Strategic objectives	Strategies to get there	Measure of success	Target
Be a future focused trusted business	Show leadership, accountability and transparency through corporate social responsibility	Deliver the activities in the Reconciliation Action Plan	At least 95%

RAPAG objectives

Objectives

1.

To support the strategic direction of Rous with respect to local Aboriginal history and culture and enhancing engagement with the First Nations community across the operational footprint of Rous.

2.

The RAPAG will support this strategic objective by providing advice and recommendations to Rous on the three (3) key pillars of our its Reconciliation Action Plan ('RAP'):

Relationships

Strong relationships with Aboriginal and Torres Strait Islander peoples are at the heart of reconciliation. By listening, learning, and working in partnership with Traditional Owners and local Aboriginal communities, we strengthen the way we care for our catchments and deliver important work such as water supply, flood mitigation, and weed biosecurity.

Respect

Respect means recognising and valuing Aboriginal and Torres Strait Islander cultures, histories, and deep connections to Country. By building our understanding of Country and cultural knowledge, we can approach our work with greater awareness and ensure our actions reflect respect for the landscapes and waterways we manage.

Opportunities

Creating opportunities means supporting Aboriginal and Torres Strait Islander peoples to participate in and benefit from our work. Through employment, partnerships, and procurement, we can help create meaningful opportunities while improving outcomes for our catchments, communities, and the environment.

Governance and Reporting

Strong governance ensures our reconciliation commitments turn into meaningful action. By embedding Aboriginal and Torres Strait Islander voices, leadership support, and clear accountability, we can implement our RAP effectively, track progress, share achievements and lessons, and continuously improve how we work towards reconciliation across the organisation.

RAPAG objectives

RAPAG may further support Rous with:

Stakeholder engagement

Assisting Rous identify Aboriginal stakeholders with knowledge of the cultural and historical aspects of land within its capital works program and other land or water-based activities and advising on appropriate consultation protocols.

Identifying opportunities

Identifying opportunities to enhance Aboriginal and Torres Strait Islander ('ATSI') training and employment opportunities.

Procurement suggestions

Recommending ways to improve procurement practices to promote greater engagement of ATSI suppliers.

RAPAG authority

RAPAG has the authority to

May make recommendations

May make recommendations and provide advice to Rous on matters within the remit of the group.

Will advise only

Will have no delegated financial responsibility or any other management or decision-making functions.

Advising (but is not an assessment authority)

Is not intended as an authority for advising on cultural heritage assessments.

Membership and terms

Membership

a) The RAPAG will consist of up to 16 members as follows:

- 1 x Rous Councilor representative
- 15 x Community members.

The community members will consist of up to:

- 2 x Traditional Custodians of Widjabal/Wiyabal catchment areas
- 6 x Local Aboriginal Land Council representatives. One from each of the following Local Aboriginal Land Councils in Rous' operational footprint:
 - Ngulingah, Jali, Tweed-Byron, Bogal, Casino-Boolangle, Gugin Gudduba.
- 4 x Native Title Holder representatives from Rous' operational footprint. One from each of the following:
 - Widjabul Wia-bal Gurrumbil Aboriginal Corporation (or interim body), Bandjalung Aboriginal Corporation, Bundjalung of Byron Bay Aboriginal Corporation (Arakwal), Githabul Nation Aboriginal Corporation.
 - Please note that alternate male/female representative can be nominated so if there are issues on the agenda that can only be discussed by the alternate representative, they will be invited.
- 3 x additional Aboriginal community representatives.

Term

Two year terms

Each member will serve for two years with the possibility of extension upon application to the RAPAG Chair. The term of the councillor member may only be extended by the governing body of Rous.

Rous to chair

The Rous councillor will Chair the RAPAG meetings.

Alternate attendance with prior approval

Where a member is unable to attend a meeting, the member may send an alternate member (proxy) in their place. When doing so, the member must advise the RAPAG chair or secretariat of the alternate member's attendance prior to the meeting.

Code of conduct

Members must:

- Adhere to Council's Code of Conduct (available on website)
- Declare any conflicts of interest at the start of each meeting or before discussion of the relevant agenda item.
- Make positive and constructive contributions during meetings.
- Treat others with respect at all times.
- Provide advice that is in the best interests of Aboriginal and Torres Strait Islander communities within the operational footprint of Rous.

Meeting procedures

- The RAPAG will meet quarterly (four times) each year with the possibility of additional meetings when necessary, as determined by the Chair.
- Meetings will be held at Council premises, unless otherwise determined and notified by the Chair. Attendance at meetings may be in-person or online (where possible).
- A quorum of five committee members including the Chair, must be present for a meeting to be held or proceed. Meeting duration will be approximately three hours.
- Rous's Catchment and Cultural Awareness team will provide secretariat services to the RAPAG including preparing and issuing the agenda to members 72 hours prior to the scheduled meeting.
- Members must provide a notice of apology when unable to attend meetings. The apology must be provided prior to the start of the meeting through the secretariat of the RAPAG.
- Where specialist advice is required on a specific RAP action and the expertise is not available within the RAPAG, suitable stakeholder representatives may be invited to attend meetings on an as-needs basis.
- Rous staff with responsibility for actions in the RAP will present progress reports at meetings as required.
- Other councillors, Rous staff, or community members may attend meetings as observers.

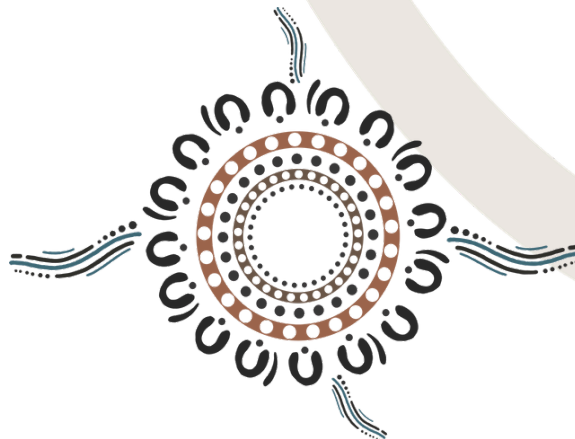
Sitting fees

The following arrangements will apply upon attendance at meetings:

- RAPAG members (or their employer if appropriate), excluding the councillor member, will be paid a \$200 sitting fee to attend each meeting and transport will be provided if necessary. Travel expenses to attend meetings will be reimbursed at the appropriate kilometer rate in accordance with the Local Government (State) Award if requested.
- In line with local government policy, the councillor member will not be entitled to a sitting fee with respect to RAPAG meetings.
- All sitting fees and travel payments will be made only by Electronic Funds Transfer (EFT) to the individual member or the nominated proxy if the member is unavailable.

Reporting and accountability

- The advice of the RAPAG will be reported back to Rous to inform planning and decision making.
- Notices, agendas and minutes of the meetings will be posted on Rous' website.



Matters Arising

Subject	1 Molesworth Street, Lismore
TRIM Record No	BP26/365:P6709-02
Prepared by	Executive Officer
Reason	To determine the future use of the property
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

At the February 2026 Council meeting it was resolved to open Expression of Interest for the future use of 1 Molesworth Street Lismore, following Council being gifted the property from Greyhound Racing NSW.

Recommendation

That once acquisition has been finalised, Council:

1. sell/lease 1 Molesworth Street, Lismore to
2. delegate authority to the General Manager to:
 - a. negotiate and finalise the terms and conditions
 - b. execute all necessary contracts, documents, and instruments
 - c. take all actions necessary to give effect to this resolution

Background

At the February 2026 Ordinary Council meeting the following was resolved:

That:

1. Council accept from Greyhound Racing NSW the gifting of property at 1 Molesworth Street, Lismore (DP 122335 lot 1, DP 114455 lot 2, DP 758615 sec 3 lot 1, 2, 3, 4 & 5), subject to due diligence being completed
2. Council delegate authority to the General Manager to:
 - a. undertake due diligence on the property and proceed if satisfactory
 - b. finalise and execute the contract and any other documentation required to give effect to this resolution
3. Council classify the land as Operational pursuant to section 31 of the Local Government Act 1993
4. an Expression of Interest be open for a period of 30 days for future use of the site and return to Council for consideration

Eleven submissions were received from a range of organisations seeking lease and ownership for both part and whole of the site. Attached copies of the complete submissions, together with an abbreviated spreadsheet.

Comments

Finance

Manager Corporate Finance supports the opportunity for Council to take ownership of 1 Molesworth Street once due diligence has been completed, there is an opportunity to provide further amenity to Lismore residents and a possible revenue stream depending on future use decisions, once consultation has been finalised.

Other officer comments

Council's acquisition of the subject land is not yet finalised; any lease or sale is therefore subject to completion of the transfer of title.

Public consultation

Expressions of interest were open via YourSay from 25 February to 30 March 2026.

Conclusion

Council are to determine the future use and ownership of the site.

Attachment/s

1. [↓](#) EOI applications
2. Campervan & Motorhome Club of Australia - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)
3. Jagun Alliance Aboriginal Corporation - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)
4. Northern Rivers Junior Motorcycle Club - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)
5. Richmond River Motorcycle Club - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)
6. Rainbow Roos AU Inc - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)
7. Duffys Garage - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)
8. Wilsons River Landcare Group Incorporated - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)
9. Kindred Paws Animal Training - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial* (Over 7 pages)

Matters Arising

- information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it*
10. Greyhound run - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)
 11. William Goode - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)
 12. Jason Lee - *This matter is considered to be confidential under Section 10A(2) (d i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it* (Over 7 pages)

Business Organisation	Proposal	Lease or Ownership	Lease term	Provide an indicative offer range	Whole or partial use of the site	Specify area	Funding sources
in Alliance Aboriginal Corporation	Jagun Alliance Aboriginal Corporation, in consortium with Ngungah Local Aboriginal Land Council and Bundjalung Tribal Society Ltd, proposes to lease, with a pathway to purchase, the former Lismore Greyhound Track at 1 Molesworth Street (Colemans Point) to establish a recreation, tourism and events precinct alongside a permanent Caring for Country Ranger Hub (Colemans Point Precinct) for training, employment, community recreation, environmental stewardship, natural disaster preparedness and recovery, cultural connection, and community resilience linking strongly to the objectives and strategies of Lismore City Councils Community Strategic Plan.	Lease Ownership		We propose an initial long-term lease with an agreed option to purchase at the end of the lease period, subject to satisfactory performance and mutual agreement.	Lease, with a clearly defined pathway to ownership. We propose an initial long-term lease (minimum 20 years) with an agreed option to purchase during or at the end of the lease period, subject to satisfactory performance and mutual agreement.	Whole	Grant funded Proposed partnership Self-funded Other
Diamond River Motorcycle Club	<p>Strategic Goals</p> <ul style="list-style-type: none"> Expand youth training programs and scholarships Strengthen partnerships with local businesses and councils Host larger regional events to attract tourism and sponsorship Enhance facilities to meet safety and environmental standards Build long-term sustainability through diversified revenue streams 	Lease	5x5 year		Partial	the main circular inclosed area, canteen, toilets, parking, smaller fenced area and adjoining shed space. Current office space and restaurant not required	Self-funded Grant funded Proposed partnership
Wilson River Landcare Group Incorporated	<p>Wilson River Landcare proposes to lead the ecological restoration of the Colemans Point riverbank as a permanent, community-managed riparian forest — a use that is flood-resilient by design, shovel-ready, and foundational to any future activation of the broader site.</p> <p>Colemans Point sits in the middle of decades of Wilsons River restoration work. Landcare groups, schools, and Custodians have already planted and stewarded riverbanks immediately upstream and downstream of this site. Restoring Colemans Point closes the final gap in a continuous riparian corridor through urban Lismore.</p> <p>This proposal to restore the river bank is designed to complement other uses of the site. A healthy, stable riverbank is infrastructure, it protects any built use behind it, reduces flood recovery costs for Council, improves water quality, and creates an accessible green corridor that benefits all Lismore residents.</p>	Lease		Access to the site for riverbank restoration purposes only	Partial	access to the site for riverbank restoration purposes only	Grant funded Proposed partnership
mpervan & Motorhome Club of tralia	<p>MCMA proposes to establish and operate a flood resilient recreational vehicle (RV) park on the site at 1 Molesworth Street, Lismore, being the former greyhound racing facility.</p> <p>The proposal is based on the activation of the site for short stay tourism accommodation specifically catering for fully self contained motorhomes and campervans. The development model is intentionally low impact and adaptable in recognition of the site's flood history and existing ground conditions.</p> <p>The initial concept involves the establishment of approximately 45 defined RV parking sites. These would be formed using gravel or stabilised surface treatments rather than sealed pavements, allowing the facility to function effectively while minimising construction cost, environmental disturbance and long term flood exposure.</p>	Lease	10 year lease		Partial	approximately 18,500 square metres. Racetrack area (see concept plan)	Self-funded
ibow Roos AU Inc	<p>Rainbow Roos proposes to transform the former Lismore Greyhound Track into a vibrant, inclusive, multi-use community hub that supports physical activity, social connection, and long-term regional recovery.</p> <p>This will be a space designed not just for sport, but for people. A place where families can spend time together, where children of all abilities feel safe to participate, and where the wider community can come together through shared experiences.</p> <p>The site will feature an outdoor multi-use pitch, a covered indoor activity space, children's soft play, and a range of interactive activity zones that encourage movement, creativity and engagement. Beyond this, the venue will host community markets, outdoor movie nights, silent discos, themed events, school holiday programs, LEGO-based sessions, and inclusive recreational activities catering to a wide spectrum of needs, from high-energy participation through to calm, sensory-friendly environments.</p>	Ownership Lease		Rainbow Roos is seeking a long-term lease arrangement of 10 years with a further 10-year option (10 + 10).	Rainbow Roos is open to exploring ownership of the site where this aligns with Council's long-term vision. However, as an ACNC-registered charity, the organisation's primary focus is on delivering community impact rather than financial return.	Whole	Grant funded Self-funded

thern Rivers Junior Motorcycle Club, Wheel Skills Driver and Rider Training	This Expression of Interest proposes the establishment of a Motorcycle Rider Training Centre and Community Dirt Track Facility at the former Lismore Greyhound Track, historically known as Colemans Point Speedway. The proposal is a partnership between the Northern Rivers Junior Motorcycle Club (NRJMCC) and Wheel-Skills Pty Ltd, an established motorcycle training provider operating under contract with Transport for NSW. Together, these organisations propose to activate the currently under utilised site as a multi-purpose facility combining rider training, youth development, community motorsport, and road safety education.	Lease	10 years with option to renew		Whole		Self-funded Proposed partnership Grant funded
Ired Paws Animal Training	I am a Lismore-based professional dog trainer and the owner of Kindred Paws Animal Training, a small local business providing evidence-based, force-free dog training services to the Northern Rivers community. I would like to express my interest in utilising the site at 1 Molesworth Street, Lismore (former Greyhound Racing Track) as a venue for dog training classes and related community education activities. My proposal focuses on low-impact use of the existing facilities to deliver practical, accessible dog training programs that benefit both residents and their animals.	Lease	12 months +		Partial Whole	dog training classes will require the undercover area. Use of the large fenced areas would be highly beneficial for some classes. While only partial use of the site is needed, please note that dog training classes do require minimum distractions if there is to be other groups using the site.	Self-funded
ghound run	I think that as a nod to its history the greyhound run should be kept, there are many many greyhounds as pets but there is nowhere safe to take them off lead, let the greyhounds run like the wind again	Ownership		\$0	Partial	the fenced greyhound run	Grant funded
iam Goode	Nature Based Solutions to Tourism and Environment; Replanting with Natives and observation hides, centred around the provision of viewing and accommodation in the old Grey Hound Club Building- a kind of eco hotel, within a wildlife park, retain fencing to exclude dogs and minimise cats. Liaise with local Animal Hospitals and SCU on nesting, breeding and observation of as much wildlife as possible, providing viewing and interaction opportunities for International Tourists	Lease	Decades		Whole		Grant funded
lys Garage	We propose to develop, operate and manage a purpose-built Driver Education and Community Motorsport Facility at 1 Molesworth Street, Lismore. The project will privately lead and manage delivery of a long-term, flood-compatible community asset focused on road safety, youth engagement and regional economic activation.	Lease Ownership	2x10 or 4x10	Indicative Offer Range / Tenure Proposal Subject to due diligence, planning feasibility, flood risk assessment, valuation advice, and development approval considerations, we would be prepared to submit a formal offer if required. However, in recognition of the community-focused nature of the proposed facility, and the public benefit it will deliver, we respectfully propose that the land be gifted or transferred to our company under similar terms to those by which it was previously gifted to Council by the former owners.	Whole		Grant funded Proposed partnership
in Lee	suggestion Council develop as an outdoor amphitheatre and undercover markets area						
note Jagun and Rainbow Roos would consider ownership at a nominal cost							

Matters Arising

Subject	Questions on Notice
TRIM Record No	BP26/367:EF19/25-8
Prepared by	Executive Assistant - General Manager
Reason	To provide a response to councillors for questions taken on notice at the previous Council meeting
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 following Questions on Notice were taken by Council officers at the April Ordinary Council meeting. As per Clause 9.17 of the Code of Meeting Practice the response is being reported.

Recommendation

That the Questions on Notice responses provided in this report be noted.

Background

Cr Waters

10.7 Monthly Finance and Investment Report

1. As the Cell 2B landfill is now operational, what is the comparison in savings we are making in comparison to the trucking and disposal in Queensland?

Officer response:

Landfilling waste locally in Lismore continues to provide a clear cost advantage when compared to disposal options in Queensland (Qld), once levy and transport costs are considered.

Levy Comparison (Only)

2025–26

- NSW (Lismore) EPA Levy: \$100.30 per tonne
 - Qld Levy: \$125.00 per tonne
- Saving by landfilling in Lismore:
\$24.70 per tonne

2026–27

- NSW EPA Levy: \$103.80 per tonne
 - Qld Levy: \$135.00 per tonne
- Saving by landfilling in Lismore:
\$31.20 per tonne

Transport to Qld not required creating a minimum saving of \$89.72 per tonne. This saving does not include the current fuel increases the region is experiencing that only increases savings not transporting to Qld.

The draft Operational Plan proposes a saving of circa \$2m to \$2.5m with transport of waste to Qld ceasing.

	Actuals				Budget
	2022/23	2023/24	2024/25	2025/26	2026/27
EPA Levies - Landfill	9,282	-	122,397	601,484	1,522,300
Waste Disposal QLD	3,783,915	3,844,735	4,073,718	2,948,722	-

Cr Waters

10.9 Councillors Expenses and Facilities policy – July 2025 to December 2025

1. Can councillors be provided with a scheduled plan for future professional development?

Officer response:

A plan will be developed and provided to councillors after the 2026/2027 budget has been adopted.

Cr Dalton-Earls

11.6 Health Parking Precinct

1. Has there been any changes to parking on Orion Street which is timed and paid parking?

Officer response:

Orion Street is not, and has not been, a timed or paid parking area, as indicated on the map.

LISMORE HEALTH PRECINCT PARKING



Cr Knight-Smith

11.11 Outdoor Spaces and Parks Maintenance Schedule review

1. Do we have a plan or a knowledge of which Council land areas are maintained by residents and which Council land areas by staff?

Officer response:

Council Open Spaces team have knowledge of areas where residents take it upon themselves to provide a higher level of service, for example mowing more frequently than Council's scheduled servicing of a park (weekly as opposed to fortnightly in some cases). However, voluntary mowing that extends beyond property boundaries is not relied upon when setting service levels, budgets and schedules, and these areas cannot be depended on. People move house, become unwell, go on holidays, and priorities change. Council continues to maintain and inspect these areas regardless of any voluntary mowing.

Attachment/s

There are no attachments for this report.

Reports of the General Manager



Report

Subject	Staged Co-living Housing (Health Worker Accommodation)
TRIM Record No	BP26/337:DA26/44
Prepared by	Senior Development Assessment Officer
Reason	LEP 4.6 variation(s) greater than 10%
Strategic Theme	Prosperity
Strategy	Support the growth of prosperous and vibrant communities
Action	Create vibrant, welcoming and attractive city and village centres

Executive Summary

Development consent is sought from Lismore City Council for a staged co-living housing project, being an 86-unit worker's accommodation development within the Lismore Health precinct.

The proposal forms a substantial contribution to the ongoing evolution of the Lismore Health Precinct, delivering purpose-built co-living accommodation for health workers. The development consists two residential buildings, 5-storeys in height and comprising 38-units and 48-units respectively.

The application includes variations relating to building height; building separation; and setbacks. The assessment concludes that the proposal achieves the objectives of the relevant development standards and that the variations result in an acceptable outcome when considered on merit, supported by appropriate design responses and mitigation measures.

The proposal provides high-quality, well-located accommodation that directly supports the operational needs of the Lismore Base Hospital and the broader Health Precinct. It aligns with Lismore's strategic intentions for the area, which identify the precinct as a key focus for higher-density housing and health-supportive accommodation.

The recently exhibited Draft Local Strategic Planning Statement (LSPS) proposes a future building height of up to 9-storeys on the subject site and surrounding area. Despite the variation to the current height-limit, the proposal is significantly below this anticipated strategic height increase. The proposed height demonstrates a measured response to the emerging built form while remaining consistent with the LSPS vision for a more intense, resilient, and integrated health precinct.

The proposal responds to a demonstrated demand for worker accommodation. To this effect, it is appropriately located within an established health and employment hub, and represents a scale and form suitable for the context. The proposal contributes positively to the evolving character of the precinct and supports the strategic objectives for growth and intensification.

It is recommended that the variations be supported, and the proposal be determined as approved.

Recommendation

That Development Consent be granted for DA26/44, subject to the recommended conditions provided in **Attachment 1** of this report.

Description of Proposal

Development consent is sought for a staged co-living housing development at 4-8 Weaver St, Lismore. The development comprises demolition of existing improvements and construction of two five-storey buildings comprising self-contained one-bedroom apartments. The development is proposed to be undertaken in the following stages:

- Stage 1: Building at 4 Weaver Street = 38-units
- Stage 2: Building at 6–8 Weaver Street = 48-units

A copy of the proposed plans is provided at **Attachment 2** of this report.



Image 1: Perspective of the Co-living Housing Development from Weaver street



Image 2: Architectural perspective viewed east from Weaver Street (Stage 1 building at 4 Weaver St)

The key development data for the above Stage 1 building at 4 Weaver Street is as follows:

Control	Proposal
Site area	1,107 m ²
GFA	1,411 m ²
No of apartments	Thirty-eight (38) 1-bedroom apartments
Max Height	17.93 m
Landscape area	467 m ² of landscaped area
Car Parking	Nineteen (19) on-site parking spaces
Setbacks	Orion Street: 6.4m Weaver Street: 2.7m Side (south): 3.0m Rear (east): 6.6m



Image 2: Architectural perspective viewed east from Weaver Street (Stage 2 building at 6-8 Weaver St)

The key development data for the above Stage 2 building at 6-8 Weaver Street is as follows:

Control	Proposal
Site area	1,125.6 m ² (combined)
GFA	1,748 m ²
No of apartments	Forty-eight (48) 1-bedroom apartments
Max Height	18.25 m
Landscape area	489 m ² of landscaped area
Car Parking	24 on-site car parking spaces
Setbacks	Weaver Street: 3.2m Northern boundary: 5.5m Southern boundary: 5.1m Rear (east): 3.2m

The Site

The development site is located within the Lismore Health Precinct, close to Lismore Base Hospital and associated health facilities. The built environment in the Health Precinct reflects a clear contrast between contemporary multi-storey hospital and health-related buildings and the surrounding low density single detached post-war weatherboard housing. This area is arguably Lismore’s most dynamic urban precinct, with the Hospital acting as a major generator of movement, employment and community activity. The presence of Lismore Shopping Square and a range of health and community services further reinforces the precinct’s strategic importance.

The development site comprises three (3) lots, being 4 Weaver St (Lot 17 DP17964); 6 Weaver St (Lot 18 DP17964); and 8 Weaver St (Lot 19 DP17964). Currently 4 Weaver Street contains a two-storey weatherboard cottage. An existing development consent for multi-dwelling housing (DA17/59) applies to the land and has been activated, although the approved development has not been constructed. The site at 6-8 Weaver Street currently contains single two-story weatherboard dwellings. The subject site is regular in shape, mostly flat, and gently slopes toward Weaver Street, with a slightly elevated section at the northern end near the drainage reserve.

Vehicular access is currently provided from Weaver Street which functions as a local road connecting the precinct to the wider road network. The surrounding area is characterised by a mix of health-related uses, medium density residential development and supporting services, reflecting the transitional nature of the locality.

The site contains a large drainage easement that constrains development. During pre-lodgement consultation, opportunities to realign the existing drainage easement traversing the site were discussed to achieve a more regular building envelope. However, preliminary investigations undertaken by the project engineer confirmed that redirection of the overland flow path is not feasible. The proposal has therefore been designed to remain outside the drainage easement, ensuring the existing overland flow path is not adversely impacted by the development.

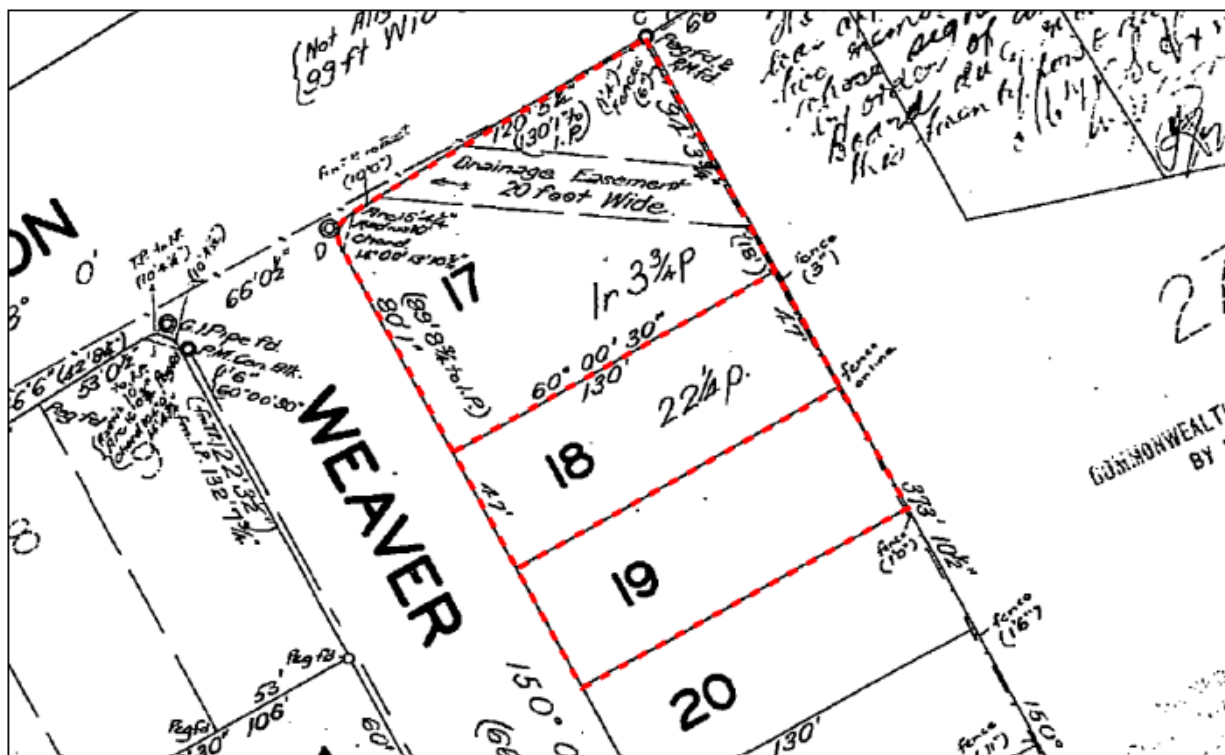


Image 3: Extract from Deposited Plan (DP 17964)



Image 4: Aerial view of the site

Matters for Consideration

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the 'EPA Act 1979'), are assessed under the following headings:

Lismore Local Environmental Plan 2012

Part 1: Preliminary

Aim of the Plan (c1.2)

The proposal is consistent with the aims of the *Lismore Local Environmental Plan 2012* (the 'Lismore LEP 2012'), particularly:

- to encourage a diverse range of housing, and the equitable and appropriate provision of services,
- to give effect to the desired outcomes, strategic principles, policies and actions contained in the Council's adopted strategic planning documents,
- to minimise the adverse effects of natural hazards, particularly flooding, bush fire and land instability,

Part 2: Permitted or Prohibited Development

The proposed development is 'co-living housing' defined in the *Lismore LEP 2012* as:

Co-living housing means a building or place that—

(a) has at least 6 private rooms, some or all of which may have private kitchen and bathroom facilities, and

(b) provides occupants with a principal place of residence for at least 3 months, and

(c) has shared facilities, such as a communal living room, bathroom, kitchen or laundry, maintained by a managing agent, who provides management services 24 hours a day, but does not include backpackers' accommodation, a boarding house, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Note—

Co-living housing is a type of residential accommodation ...

Zone objectives and Land Use Table (c2.3)

The subject site is zoned R3 Medium Density Residential, the objectives of the zone are;

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed development is consistent with the above objectives, Co-living housing is permissible with development consent in the zone with development consent.

Part 4 – Principal Development Standards

Height of buildings (c4.3)

The building height for this area is identified at 13m. The buildings are proposed to be 17.93m and 18.25m respectively. The proposed buildings exceed the maximum prescribed building height. Variation has been sought by the applicant, which is addressed in detail in the 'Variations' section of this report. The findings of that section recommend that the height variation be supported.

Floor space ratio (c4.4)

There is no prescribed maximum floor space ratio on the Floor Space Ratio Map for this site.

Exceptions to development standards (c4.6)

c4.6 of the Standard Instrument LEP allows councils to grant consent to development that contravenes one or more development standards. c4.6 gives flexibility when applying development standards, which are defined in the *EPA Act 1979*. This pathway helps achieve positive yet unanticipated environmental planning outcomes that may not strictly comply with the current controls. As the requested variation is greater than 10%, this matter must be put to the Elected Council for determination.

The variation sought are addressed in detail in the 'Variations' section of this report.

Part 6 – Additional Local Provisions

Earthworks (c6.2)

The proposal has been considered against the objectives of this clause and the heads of consideration under cl 6.2(3). The following comments are applicable. The development is unlikely to disrupt or have any detrimental effect on drainage patterns and soil stability in the locality of the development. Conditions have been applied in relation to unexpected finds, fill quality and excavation noise management. Construction noise / vibration will impact on the amenity of the area for an interim period as such, a dilapidation survey and a vibration management has been conditioned as part of the construction site management plan.

Drinking water catchments (c6.4)

The subject site is located within the Wilson River catchment. The proposed development is not expected to result in adverse impacts on the quality or quantity of water entering drinking-water storages. Council is satisfied that the development has been appropriately designed, sited, and will be managed to ensure that no significant adverse effects on water quality or water flows will occur.

Airspace Operations (c6.5)

The development site is located within the Obstacle Limitation Surface (OLS), which prescribes a maximum allowable height of RL 54.5 m AHD. The two proposed buildings have maximum heights of RL 35.125 m AHD, placing them well-below the OLS limit. As a result, the development will not penetrate the OLS and will not create any constraints for aviation operations or airspace protection requirements.

Essential services (c6.9)

Development consent must not be granted to development unless the consent authority is satisfied that services that are essential for the development are available or that adequate arrangements have been made to make them available when required. Council is satisfied that essential services are available and either adequate or have the capacity to be made so.

The supply of water

The existing water supply network has capacity to handle the increase in demand as a result of this development. Water supply will be subject to Section 68 application and approval and Section 64 Contributions.

The supply of electricity

Investigation into the supply of electricity has been undertaken with a viable connection available.

The disposal and management of sewage

The existing sewage network has capacity to accept the increased demand resulting from the proposal. Internal sewer works will be required, subject to Section 68 application and approval and Section 64 Contributions.

Stormwater drainage or on-site conservation

The applicant has provided a Stormwater Management Plan (SWMP) for the site that demonstrates with the use of onsite detention tanks the post development flow will be reduced from the predeveloped condition for all storm events. The development will connect into Council approved drainage system.

Suitable vehicular access

Each building/stage within the development will be serviced by a 6m wide access onto Weaver Street. These access points will be adequate to provide 2-way entry/exit to each building. The access will be provided with a sealed surface and meets Council requirements.

Variations

Variation to Height of Building Standard

The applicant has submitted a variation request document to vary *Clause 4.3 – Height of Building* and is provided as **Attachment 3** of this report.

Development Standards & Objectives

c4.3 of the *Lismore LEP 2012* sets a maximum building height of 13 metres for the site.

The proposed co-living developments have maximum heights of:

- 17.93 metres which is a variation of 4.925 metres, or about 38%
- 18.25 metres which is a variation of 5.25 metres, or about 40%

c4.3 of the *Lismore LEP 2012* sets out the following objectives for building height:

1. To ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality
2. To minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development
3. To ensure that buildings are of a height that is appropriate to the topography of the site and the surrounding area

These objectives form the basis of the assessment below.

Compatibility with existing and desired future character

Around a decade ago, Council rezoned the health precinct from R1 General Residential to Medium Density Residential following extensive consultation. The intention was to encourage higher-density residential development in a location well-served by employment and essential services. However, the rezoning did not achieve its intended outcome. The range of permissible uses remained effectively the same as under the former R1 zone, and no changes were made to the existing FSR controls. Although building height limits were increased along Weaver Street and west of Hunter Street, no significant development proposals have emerged to utilise these opportunities. As demonstrated below, the prescribed building heights for

the block depicted below to the west of the subject site has a building height limit of 16m, demonstrating the emerging pattern of increased scale within the precinct.



Image 7: Existing building height limit area 16m

The site is located in the R3 Medium Density Residential Zone where a shift toward higher density housing is anticipated. The site also sits within the Lismore Health Precinct which is undergoing change with higher density and an intensification accommodation being encouraged through strategic reports, and increased building heights in the locality. The adjoining Lismore Base Hospital precinct contains buildings of greater height and scale.



Image 6: 3D depiction of the site

Strategic Alignment and the Draft LSPS

The recently drafted Local Strategic Planning Statement (LSPS), which has recently been endorsed by Council for public exhibition in the recent meeting of April 2026. This reinforces the strategic direction for the Lismore Health Precinct by identifying a clear intent to densify and intensify the existing precinct rather than expand its footprint.

The LSPS specifically identifies the need to enable densification through revised planning controls, including increased building heights and expanded land-use permissibility to support a more integrated, resilient and higher-functioning health precinct.

Importantly, the LSPS identifies a future building height of up to 9-storeys on the subject site. This exceeds the height proposed by two storeys, demonstrating that the proposal sits comfortably below the strategic height envelope envisaged for the precinct. The proposed height therefore represents a measured and appropriate response to the emerging built form character while remaining consistent with the LSPS vision.

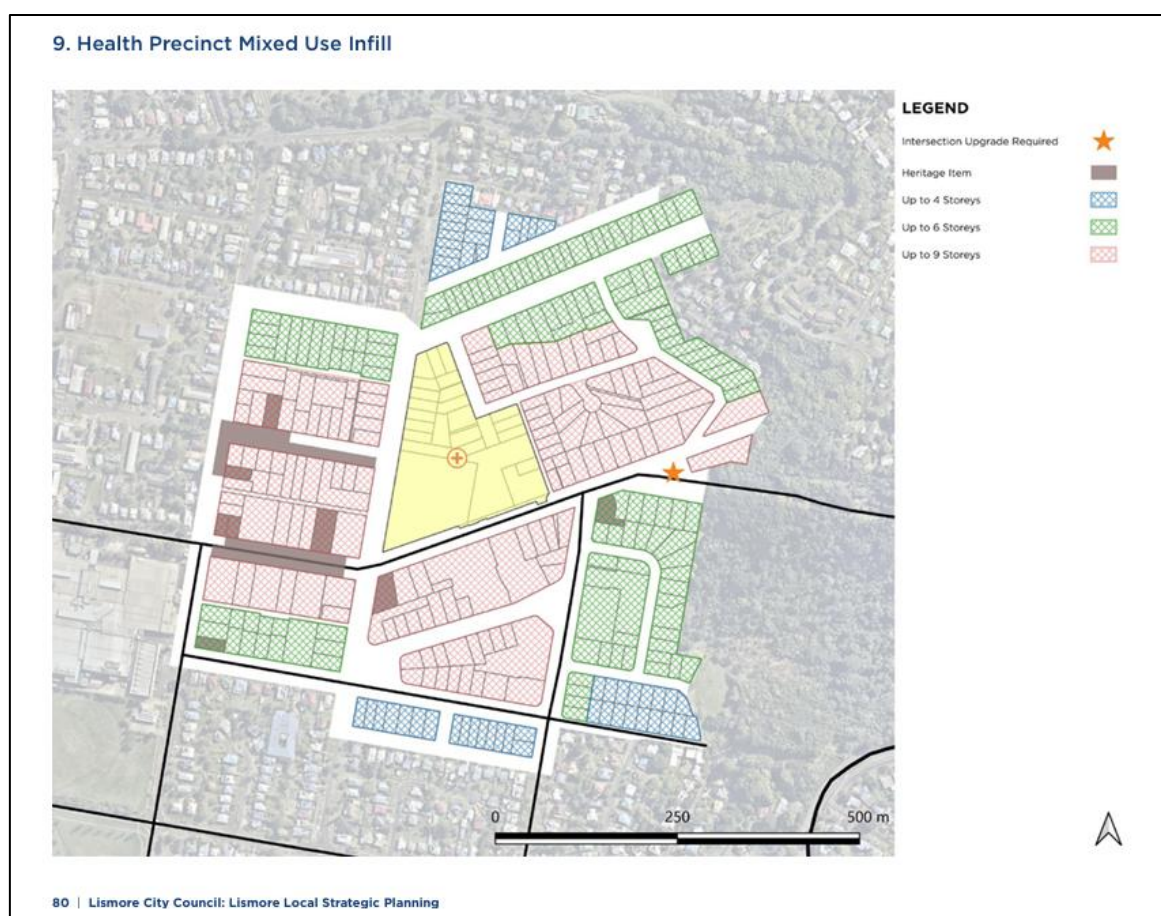


Image 8: LSPS proposed building height

The proposal supports the NSW Housing SEPP which encourages co living housing. It also aligns with the Lismore Housing Strategy which seeks to increase housing diversity. The development is consistent with the objectives of the R3 zone which include providing for a variety of housing types and encouraging higher density living near services and transport.

Built Form Response

The proposed building height and overall form are compatible with the desired future character of the area. The design has been guided by sound architectural principles and responds appropriately to both the established and emerging built form within the precinct. It maintains a clear relationship with the surrounding context while contributing to the precinct's transition toward higher-density, health-supportive accommodation.

The development presents as a well-proportioned medium-density built form that aligns with the strategic intent for the locality and supports the evolution of the Lismore Health Precinct as a higher-intensity, mixed-use health and residential environment.

The site's dimensions, orientation and slope allow the additional height to be absorbed without adverse impacts. The design responds sensitively to the site's topography and surrounding development.

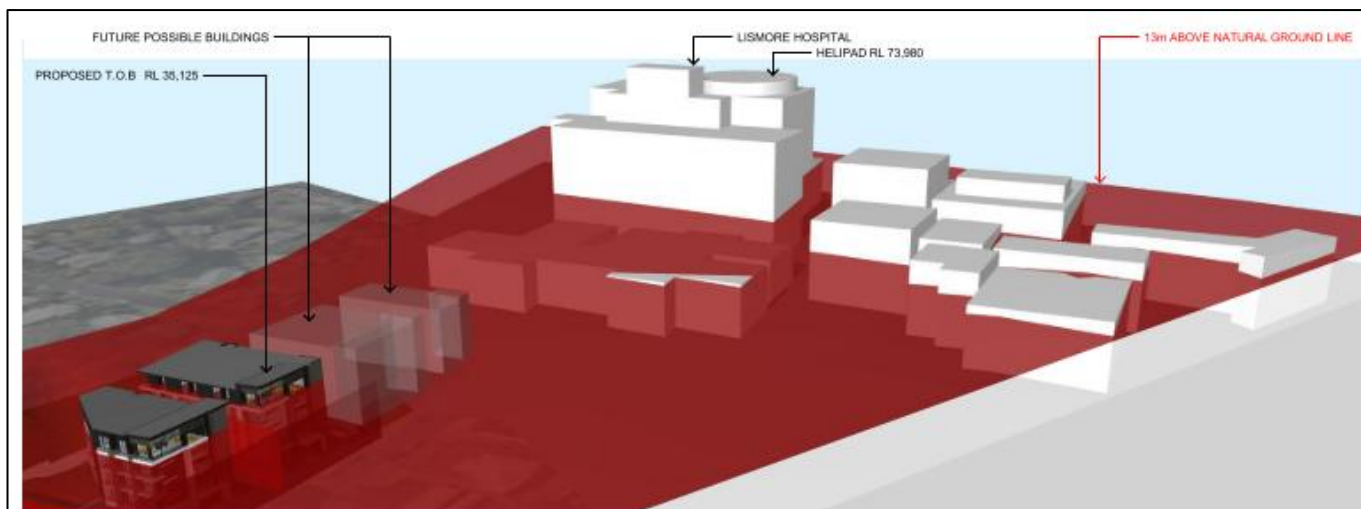


Image 9: building height limit area 13m

In this context the proposed building height and scale are appropriate to the evolving character of the precinct.

Amenity Considerations

The proposed height exceedance results from the inclusion of an additional storey above what is currently permissible. The additional height is concentrated within upper-level communal areas and associated roof forms, which have limited visibility from the public domain. Given the prominence of the Lismore Base Hospital and its dominance of the local skyline, the proposal is not expected to appear visually intrusive and sits comfortably within the evolving built form of the precinct.

WINTER SOLSTICE



Image 10: Shadow diagrams

As illustrated above, land immediately south of the site will experience some overshadowing, particularly during the afternoon period at the winter solstice. This outcome is consistent with the site's orientation and the established development pattern in this part of Lismore. As the Lismore Health Precinct continues to transition toward more intensive health-related development, a degree of additional overshadowing is anticipated as part of the precinct's evolution.

It is also noted that overshadowing to southern properties would occur even under a compliant 13-metre building height, due to the site's orientation and the scale of development that is reasonable and expected in this location. Land to the north, west and east will either not be affected by additional overshadowing or will continue to meet the relevant solar access requirements.

The additional height enables larger communal areas required under the Housing SEPP. It also allows for a more slender and articulated built form with improved internal amenity. A compliant building would be bulkier and would result in greater overshadowing.

Public Interest

The development is in the public interest because it is consistent with the objectives of the height standard and the R3 zone. It contributes to housing diversity and supply in Lismore and supports State and local housing policy directions. The proposal results in acceptable environmental impacts.

Conclusion

The c4.6 request has been reviewed and adequately addresses the requirements of c4.6(3). The proposal achieves the objectives of the height standard, provides a better planning outcome than a compliant scheme and results in acceptable impacts.

It is recommended that the proposed variation to the Height of Buildings standard be supported.

Variation to Minimum Building Separation Distances

The applicant has submitted a variation request document to vary c69(2)(b) of the Housing SEPP and is provided as **Attachment 4** of this report.

Development Standards & Objectives

c69(2)(b) of the of the SEPP reverts to the building separation distances contained within the Apartment Design Guide (ADG). The prescribed minimum separation distances for buildings are:

- Up to four storeys (approximately 12m)
 - 12m between habitable rooms/balconies
 - 9m between habitable and non-habitable rooms
 - 6m between non-habitable rooms

- Five to eight storeys (approximately 25m)
 - 18m between habitable rooms/balconies
 - 12m between habitable and non-habitable rooms
 - 9m between non habitable rooms.

A table depicting the numeric variations can be seen on page 17 of **Attachment 4**, the variations are more than 10%.

The objectives of the standard are:

- ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings
- assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook
- provide suitable areas for communal open spaces, deep soil zones and landscaping.

Compatibility with existing and desired future character

The proposed building separation distances are appropriate within the emerging character of the Lismore Health Precinct, particularly in relation to the height and scale of the adjoining Lismore Base Hospital development. In this context the proposal is not expected to result in any adverse visual impact on the locality.

Strategic alignment

The proposal supports the NSW Housing SEPP which encourages co living housing. It also aligns with the Lismore Housing Strategy which seeks to increase housing diversity. The development is consistent with the objectives of the R3 zone which include providing for a variety of housing types and encouraging higher density living near services and transport.

Amenity Considerations

Angled privacy louvres and offset balcony arrangements minimise overlooking and maintain privacy between the adjoining stages and nearby residential development. These measures ensure that the intent of the ADG separation controls is achieved even though the numerical distances are not met.

Privacy screening has been oriented to the north-east to optimise daylight access while maintaining effective screening. The Housing SEPP prescribes at least three hours of direct solar access is provided between 9:00am and 3:00pm during the winter solstice to at least one communal living area. As shown on the plans in both stages of the development achieve compliant solar access outcomes.

The proposal includes appropriate design measures to support natural ventilation. These include the use of sliding glass doors and banks of louvred windows that allow cross ventilation and airflow through the units.

The application is supported by an Environmental Noise Impact Assessment prepared by Tim Fitzroy and Associates. The assessment concludes that any predicted noise exceedances are associated with vehicle movements, air conditioning noise and car door closures rather than noise transmission between facing balconies or windows. The proposal also includes an acoustic wall along the eastern and southern boundaries which will assist in mitigating noise associated with onsite activity and building services.

Built Form Response

The proposed development represents an architecturally driven response to the site context. The buildings have been designed to be compatible with the emerging character of the Weaver Street locality which functions as a transition between the Lismore Health Precinct, characterised by taller and more intensive development, and the broader R3 Medium Density Residential Zone which contains a mix of residential uses and health related service facilities. The built form, articulation and materiality have been intentionally designed to mediate between these contrasting urban conditions and to deliver a cohesive streetscape outcome.

The development provides compliant communal open space areas in accordance with the Housing SEPP for both Stage 1 and Stage 2. As outlined in the Statement of Environmental Effects, the proposal provides deep soil zones of 10.2% for Stage 1, shown on DWG 3-605, and 14.8% for Stage 2. These provisions exceed the minimum requirements of the Lismore DCP. The minimum requirement for landscaping and open space comprising 40 per cent of the site under the Lismore DCP is also achieved for both stages of the development.

Public Interest

The development is in the public interest because it is consistent with the objectives of the building separation and the R3 zone. It contributes to housing diversity and supply in Lismore and supports State and local housing policy directions. The proposal results in acceptable environmental impacts.

Conclusion

The c4.6 request has been reviewed and adequately addresses the requirements of c4.6(3). The proposal achieves the objectives of the standard, provides a better planning outcome than a compliant scheme and results in acceptable impacts.

Lismore City Council

Meeting held 12 May 2026 - 10.1 - Staged Co-living Housing (Health Worker Accommodation)

A building that complies with the separation provisions would not be able to achieve the same yield or deliver the maximum amount of housing that is reasonable for this site. The proposed yield is an important factor in the financial feasibility of the development and represents an outcome that is both expected and appropriate within the Lismore Health Precinct. In this context the proposed separation distances provide a suitable balance between achieving a viable development and delivering a built form that responds to the emerging character of the locality.

It is recommended the c4.6 variation to the building separation standard be supported.

State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Housing) 2021 (the 'Housing SEPP') aims to enable the delivery of diverse housing types to meet community needs, including affordable housing; boarding houses; secondary dwellings; group homes; co-living housing; build to rent; and seniors housing.

Chapter 3, Part 3 of the Housing SEPP applies to 'co-living housing' and sets out the development standards relevant to this proposal:

- 'Co-living housing' development is permissible the R3 Medium Density Residential zone – s67
- There is no applicable floor space ratio for the site – s68(2)(a)
- The proposal complies with the communal living space requirements, the two buildings exceeding the minimum by 20% and 32% – s68(2)(c)
- s68(2)(d):
- The proposal does not benefit from being in a location that attracts the lower-parking rate, but even at the higher-rate, the two proposed buildings meet the minimum of 19 parking spaces and 24 parking spaces – s68(2)(e) and – s69(1)(h)
- A Development Control Plan is not a 'planning instrument', so the landscaping rates identified are not applicable – s68(2)(f)
- All minimum room and facility area / access requirements are achieved – s69(1)(a); (d); and (f).
- The total site area of 2,230m² exceeds the minimum requirement of 800m² – s69(1)(b)
- A Development Control Plan is not a 'planning instrument', so the setbacks identified are not applicable – s69(2)(a)
- Adequate solar access for communal living areas is achieved – s69(2)(c)
- The building design is compatible with the desired future character of the precinct – s69(2)(f)
- Subdivision is not proposed – s70

The proponent has demonstrated compliance with these provisions and provided a variation to c69(2)(b), which relates to building separation distances. This is discussed in detail in the "Variation to Minimum Building Separation Distances" section of this report. It is recommended that the requested variation be supported.

The development satisfies the aims and objectives of the Housing SEPP and provides an appropriate built form outcome that supports the ongoing evolution of the precinct as a key employment and health services hub.

State Environmental Planning Policy (Resilience & Hazards) 2021

Chapter 4: Remediation of Land

A preliminary site investigation was undertaken by as part of the proposal. The report verifies that no visible asbestos containing material fragments were recorded on the soil surface surrounding the structures. Laboratory results recorded elevated concentrations of lead; however, all results were below the investigation criteria.

No further investigation is required. Standard conditions nominated for demolition and contamination. The site is suitable for development.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The SEE provides that the developer is seeking to remove the overhead power supply along Weaver Street and replace with underground cables. Pursuant to c2.48 of the Transport & Infrastructure SEPP, this application was referred to Essential Energy. General comments were received on 27 March 2026. Essential Energy raised no objection in relation to the proposed development.

North Coast Regional Plan 2041

While the Regional Plan is not strictly an assessment item at the Development Apparition stage, it is noted that the proposed development is consistent with primary directions of the *North Coast Regional Plan 2041*, particularly:

- Objective 1: Provide well located homes to meet demand
- Objective 3: Protect regional biodiversity and areas of high environmental value
- Objective 11: Support cities and centres and coordinate the supply of well-located employment land
- Objective 18: Plan for sustainable communities

Lismore Development Control Plan 2012

Chapter A1: Residential Development contains controls and outcomes for residential development in the Lismore Health Precinct, which applies to this proposal.

Objectives

The development is generally consistent with the applicable objectives, with particular attention to “*support increased residential infill and increase densities close to local services and facilities, particularly in areas such as the Lismore CBD and the Lismore Health Precinct.*”

Relationship with the Housing SEPP and Apartment Design Guide

Part 1.4 of Chapter A1 states that residential developments within the Lismore Health Precinct comprising three or more storeys and containing four or more units may be subject to the Housing SEPP and the *Apartment Design Guide*. This section would usually apply to residential flat buildings. While the proposed development shares physical characteristics with a residential flat building, the development is properly defined as ‘co-living housing’. Further, the Housing SEPP’s provisions for ‘co-living housing’ state that it’s controls for residential apartment development (including the Apartment Design Guide) do not apply to development for ‘co-living housing’ (see c144). As such, while the Lismore DCP refers to the Housing SEPP and the *Apartment Design Guide* as assessment considerations, they do not apply in this case, other than as addressed in the “State Environmental Planning Policy (Housing) 2021” section of this report.

Lismore Heath Precinct Outcomes

Part 11 of Chapter A1 specifically relates to the Lismore Heath Precinct. The proposal complies with the objectives of this section, with attention to “*encourage additional residential densities in a location which is readily accessible to employment, transport, education and recreation facilities*”, and “*provide design controls to encourage and facilitate change, in a manner which is compatible with the existing residential and non-residential character of the locality.*” It is noted that the Outcomes section also addresses the previous height-limit increase, and the intended purpose of the changes was to “*enable four and five storey buildings to be erected in parts of the Precinct, as compared to the typical 8.5m (2 storey) height control across most of the Lismore LGA, including the area surrounding the Health Precinct.*”

Design Outcomes

The relevant design outcomes are:

- P35: Design of Taller Buildings
The DCP requires taller buildings to comply with the Housing SEPP and Apartment Design Guide. For the reasons discussed above, these cannot be applied in this case.

- P36: Site area
A site area of 1,200m² is required under the Lismore DCP. It is noted that the total site area is 2,230m², however the proposal already complies with the Housing SEPP's minimum land area requirements for co-living housing developments (see section 69(1)(b)(ii)).
- P38: Deep Soil Zones
Deep soil zones proposed meet the Lismore DCP minimum requirements.
- P39: Building Separation
The Housing SEPP's controls for co-living housing developments take precedent over the DCP standards, see the "Housing SEPP" and "Variation to Minimum Building Separation Distances" sections of this report.
- P40: Building Design
The development has been designed as a series of buildings, rather than one large building, to break-up the built-form and reduce the visual scale of the development (A40.2). As such, setting back the upper storeys is not necessary (A40.1).
- P41: Architectural Character
The proposal complies with the nature and intent of these architectural design outcomes. The project incorporates a range of building materials including vertical seam cladding, battens, feature blockwork and colorbond. The building provides an attractive and articulated façade to Weaver Street. For safety reasons, all units (including ground floor) will be accessed via key card and/or fob system in line with NSW Health CPTED requirements. Pedestrian and vehicular access points are separated from Weaver Street. The buildings include windows and balconies facing both Weaver Street and Orion Street. The project involves landscaping within the front building setback as outlined in the Landscape Plans (see **Attachment 4**). It is noted that pitched, hipped, and gabled roof elements that can be seen from the street is not a reasonable outcome in this situation, and the upper building design elements as proposed are good design solutions.
- P43: Carparking
The Housing SEPP's controls for co-living housing developments take precedent over the DCP standards. The proposals complies with the parking rates set by the Housing SEPP.

The merits of this proposal have been discussed in detail in relation to the variations to sought in relation to the building height and separation. For further detailed discussion on the merits, see the "Variations" section of this report.

Variation to Setbacks

The proposal includes a departure from the setback standard at P37 (see **Attachment 6**). The standard identifies:

A37.1 The development setback shall be 6 metres.

A37.2 For a corner allotment the setback is 6m from the primary street and 4m from the secondary road.

The proposed 4 Weaver St building will maintain a compliant front setback of 6.4m to Orion St and a reduced setback of 2.7m to Weaver St. The proposed 6-8 Weaver St building will maintain a reduced setback of 3.2m to Weaver St.

The proposal is located on a corner lot on the northern fringe of the existing Health Precinct. A forward presence allows the buildings to 'own' the urban realm of the street corner. This design responds to the corner presence, and formalises the Orion St / Weaver St intersection as a northern gateway of the locale. The proposed setback is consistent with the existing medium-density development further south on Weaver St, which provides good design anchors for future infill-development of the other properties in Weaver St.

The separated design of the two buildings and the corner site, the proposed buildings will not 'close in' the street. The forward presentation permits greater natural surveillance of the street. Good natural surveillance encourages appropriate use of public spaces and deters criminal activity.

The proposal will result in positive outcomes from the area, and no adverse effects anticipated as a result of the reduced setback. It is recommended that the requested setback variation be supported.

Section 7.11 Contributions Plan

The proposed development will result in increased demand for public services and amenities, and therefore Section 7.11 Contributions are applicable. Lismore City Council adopted the Lismore Affordable and Diverse Housing Strategy on 14 March 2023. This proposal is captured by this policy, which permits the deferral the payment of all Development Contributions until such time as any Occupation Certificate. This has been incorporated into the draft conditions.

Applicable Regulations

The *EPA Regulation 2001, c61* requires that Council must take into consideration *Australian Standard AS 2601—2001: The Demolition of Structures*. As demolition is proposed to occur, a suitable condition has been imposed.

The application has been notified in accordance with requirements under c57 of *EPA Regulation 2001*

Likely impacts of the development

All likely impacts of the proposed development have been considered within the context of this report. Note that many merits considerations have already been discussed above, see relevant section for details.

Impacts on the locality

Amenity

The development site is within the Health Precinct, which is an identified transitional zone. Increased densities are planned and anticipated, the existing single dwellings are not the long-term intended urban form. The increased densities will have an associated shift in amenity expectations, as some level of overlooking is an inherent and foreseeable consequence of the planned transition.

The design includes measures to ameliorate any minor negative impacts on adjoining owners privacy and amenity. The majority of the windows and balconies facing neighbors are much higher than the existing detached dwellings, with the perspective being to look out, rather than down. The units will also have an Operational Manager of the Co-Living Housing Development who will oversee and action the Operational Plan of Management, including attending to any resident complaints.

There are positive benefits for the existing community in providing newly built housing for key health workers, notably that those workers would otherwise be competing with families for existing accommodation. There are benefits of providing quality accommodation for health workers in a Health precinct can only be seen as a positive outcome for the community.

Traffic and access

The proposal will result in the following traffic generation:

- Stage 1 is estimated to generate in the order of 12 and 14 vehicle trips in the AM and PM peak hours. No adverse impacts on the road network are expected as a result of the development.
- Stage 2 is estimated to generate in the order of 15 and 17 vehicle trips in the AM and PM peak hours. No adverse impacts on the road network are expected as a result of the development.

Based on these findings in the Traffic Impact Assessment Council's Development Assessment Engineer is satisfied that the existing road network will have capacity to cater for the increase associated with this development.

Pedestrian Safety

As this development is designed for hospital staff or people associated with the hospital, it is expected that an above average percentage of residents will walk/ride to work (the hospital is <100m away). Currently there are no pedestrian facilities along Weaver Street that would facilitate safe pedestrian movement. Therefore, to ensure people utilising this development can adequately access the hospital it will be conditioned that a 1.5m wide pathway be constructed to southern end of 14 Weaver Street with an appropriate pedestrian refuge installed across Weaver St / Fermoy Ave.

Biodiversity

The proposed development is not on land included on the Biodiversity Values Map and does not involve clearing of native vegetation in excess of the area clearing threshold. The proposed development is not likely to significantly affect threatened species or ecological communities, or their habitats, and is not in a declared area of outstanding biodiversity value. A test under section 7.3 of the *Biodiversity Conservation Act 2016* has been conducted as per assessment requirement.

Suitability of the site for the development

In relation to relevant matters of s4.15 of the EP&A Act as demonstrated by this report and the subject application, the site is appropriate for the proposed development.

Public interest

The likely impacts of the development, including social, economic and environmental impacts on both the natural and built environments, are generally positive. The proposal provides co-living housing specifically targeted to health-care workers, which will assist in alleviating pressures associated with the current housing shortage in Lismore, particularly within this segment of the housing market. The development aligns with the Lismore Housing Strategy, which seeks to increase housing diversity across the city. It is also consistent with the objectives of the R3 Medium Density Residential zone, including the provision of a variety of housing types and the encouragement of higher-density living in locations with convenient access to services and transport.

Public consultation

This proposal was advertised, and the surrounding residents notified in accordance with Council's *Community Engagement Strategy (Appendix 1 – Community Participation Plan)*.

The public consultation process ran from 5 May 2026 to 27 March 2026. Three (3) public submissions were received (see Attachment 5).

The key themes of the objections in relation to the proposal are summarised as follows:

Point of Objection	Planning Response
<ul style="list-style-type: none"> • The development is taking away housing for families • No. 4 was sold “well above market value” this impact perceived value of nearby properties which in turn increases perceived rent value. • The hospital should be including affordable housing for local families 	<ul style="list-style-type: none"> • The development is providing accommodation to multiple health workers that would otherwise be seeking to rent detached dwellings in direct competition with housing families. The increase in accommodation will relieve the pressures on the existing accommodation markets. • Market drivers that dictate property value is not a matter for DA assessment. • Providing affordable housing for families, while much needed, is not typically a function of public hospitals. Funding allocations are a matter for the State Gov.

<ul style="list-style-type: none"> • The volume of people being proposed accommodate in the units • Traffic and parking 	<p>Other uses for government funding are not a DA consideration.</p> <ul style="list-style-type: none"> • The density of the apartments is not unusual for a regional city and meets the requirements of the zone that is to provide for a range of accommodation types. • See the applicable section in this report.
<ul style="list-style-type: none"> • There is nothing exceptional in this particular proposal that would give a reason to exceed the 13 m height standard. • If this Proposal was to go ahead, potentially further buildings would also be proposed at this excessive height. This would lead to a complete change of the relationship of the residential nature of the surrounding area. • I am very concerned as the consensus of residents who attended the workshops felt that the Hospital Precinct should fit into a residential environment harmoniously and it is clear that this particular proposal does not comply 	<ul style="list-style-type: none"> • The 4.6 variation has been assessed on it's merits, see the applicable section in this report. • Both current and proposed strategic planning directions for the Health Precinct are for greater densities. The locality is anticipated to see resulting changes over time. • Both current and proposed strategic planning directions for the Health Precinct are for greater densities. The proposal is compatible with the future desire of the precinct.
<ul style="list-style-type: none"> • set precedents that may not serve the long-term planning character of the precinct or the amenity of existing and future residents in the area. • strategic intent (building height) has not yet been formalised through an LEP amendment and does not provide sufficient grounds to vary the current legally applicable height standard. Could result in a built environment not subject to coordinated strategic planning. • The building height has impact on the adjoining property to the south. • Privacy screens do not address overlooking from habitable room windows • The design does not provide groundwater recharge or stormwater absorption. 	<ul style="list-style-type: none"> • Both current and proposed strategic planning directions for the Health Precinct are for greater densities. • The 4.6 variation has been assessed on it's merits, see the "Variation" section of this report. • The 4.6 variation has been assessed on it's merits, see the "Variation" and "Amenity" sections of this report. • The privacy screens have been assessed and determined adequately designed to address privacy considering the configuration of the building. • Stormwater is proposed to be managed in the typical urban manner.

<ul style="list-style-type: none"> • Reduced DCP setbacks, minimum site areas for taller buildings and 3 storey presentation to the street provisions • Noise Impacts • Traffic and Parking • cumulative nature of the variations in this application. • National construction code compliance 	<ul style="list-style-type: none"> • See the “Lismore Development Control Plan 2012” section of this report. • See the “Variations” section of this report. • See the “Traffic & Access” and “SEPP Housing” sections of this report. • The cumulative nature of the variations in this application have been considered and addressed throughout the body of this report. • This is a matter for the construction certificate / certification process.
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Conclusion

Housing stress has been identified consistently as a major issue in the Lismore LGA for several decades. The 2022 floods greatly exacerbated the lack of housing. The changing nature/age of the population, and predicted continuing change of the Lismore LGA, suggests higher density housing solutions are needed in appropriate localities.

The proposal forms a substantial contribution to alleviating the accommodation issues. Delivering purpose-built co-living accommodation for health workers across two 5-storey residential buildings, the additional 86-units will significantly assist our housing crisis.

The development site is within the Health Precinct, which is an identified transitional zone. Increased densities are planned and anticipated, the existing single dwellings are not the long-term intended urban form. The increased densities will have an associated shift in amenity expectations, with low-level impacts inherent and foreseeable consequence of the planned transition.

As presented in this report the provisions of Section 4.15 of the *EPA Act 1979* have been satisfactorily addressed and assessed as acceptable. The application is recommended for approval subject to the imposition of appropriate conditions of development consent as set out in attached recommended conditions.

Recommendation

Pursuant to section 4.16/4.46 of the *EPA Act 1979* that consent is granted to Development Application No. 5.2024.44.1, subject to the conditions in **Attachment 1 - Draft Conditions of Consent**.

Attachment/s

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Draft Conditions of Consent 2. DA Plan set - 4 - 8 Weaver Street Lismore 2480 3. Clause 4.6 variation request (Building Height).pdf - 4 - 8 Weaver Street Lismore 2480 4. Clause 4.6 variation request - (Building Separation Distance) .pdf 4-8 Weaver Street Lismore 2480 5. Submissions | <p>(Over 7 pages)</p> <p>(Over 7 pages)</p> <p>(Over 7 pages)</p> <p>(Over 7 pages)</p> <p>(Over 7 pages)</p> |
|---|---|

Report

Subject	Application to Close Public Road - Part Suffolk Road, Blue Knob
TRIM Record No	BP25/721:CDR24/1449
Prepared by	Property Officer
Reason	To consider an application to close an unused part of a public road and once closed sell the road to the adjoining landowner
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

This report seeks support to close an area of unused, unformed road reserve that runs through 5 Suffolk Road, Blue Knob NSW. There is no identified strategic need to retain this section as public road, and it is not required for future road purposes.

If approved, the road closure will enable the land to be sold, with proceeds contributing to road acquisition, construction or maintenance.

Recommendation

That Council:

1. in accordance with Section 38D of the *Roads Act, 1993*, support the application to close the unused portion of Suffolk Road, that bisects 5 Suffolk Road, Blue Knob (Lot 1 in DP 577574), as shown on the plan included in this report (the excess road)
2. upon closure of the excess road, sell the excess road to the landowner of Lot 1 in DP 577574 (the applicant)
3. require that all costs associated with the road closure and sale to be met by the applicant
4. require the applicant to consolidate the land with Lot 1 in DP 577574 at the earliest opportunity at the applicant's cost
5. delegate authority to the General Manager to:
 - a. negotiate final boundaries of the proposed closure
 - b. negotiate the sale price in accordance with a valuation prepared by a registered valuer and finalise settlement
 - c. execute all necessary documentation, including:
 - Subdivision Certificate
 - Road Closure Plan and S88B Instrument (if applicable)
 - Contract for Sale for the sale and purchase of land

- Transfer Instrument
- and any other documents necessary to give effect to this resolution

Background

Council received a request from the landowner of 5 Suffolk Road, Blue Knob (being Lot 1 in DP 577574) (the **Property**) to close and purchase the unformed and unused portion of Suffolk Road the (**excess road**) that bisects the property. The excess road is unformed and has an approximate area of 8,000sqm.



Image 1 – Plan showing excess road highlighted in teal.

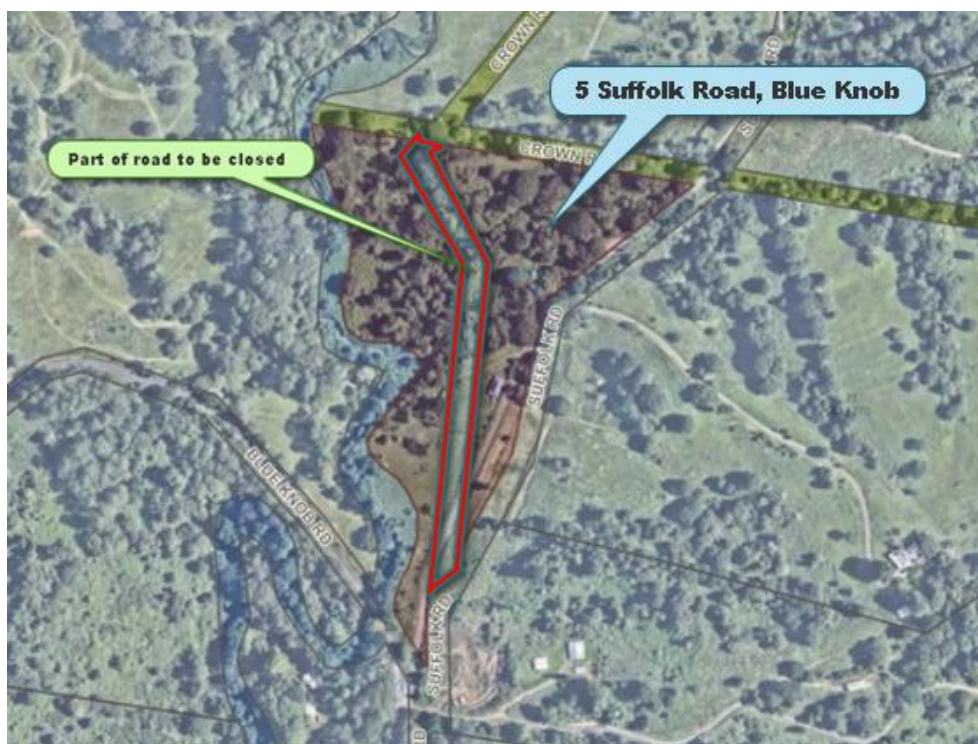


Image 2 – Aerial image showing excess road outlined in red.



Image 3 – Locality Plan showing land surrounding excess road (property in red).

Future Road Use

Council's Strategic Planning Coordinator, Environmental Strategies Coordinator, and the Roads and Planning Manager have raised no objections to the closure of this excess road.

Public consultation

Statutory advertising of the proposal has been completed. This included letters to adjoining landowners and affected authorities, and an article in *Local Matters* on 29 October 2025 inviting public submissions.

No responses were received in response to the *Local Matters* notice. One submission was received in response to the adjoining owners' notice, in support of the road closure.

Crown Lands reviewed the proposal and advised that it has no objection to the road being closed and the land vesting in Council upon closure.

Conclusion

There is no identified public use or future need for the excess road. As all costs associated with the closure and sale will be borne by the applicant, it is recommended that Council proceed with the road closure and sale.

Attachment/s

There are no attachments for this report.

Report

Subject	Monthly Finance and Investment Report
TRIM Record No	BP26/374:EF22/158-3
Prepared by	Manager Finance Partnering, Corporate Planning & Revenue
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 April 2026.

Background

The Lismore City Council Monthly Financial Performance and Investment Report for March is attached.

The report for this month is an abridged report as it is complimentary to the Quarterly Budget Review Statement for the quarter ended 31 March 2026. The focus for this month is:

- performance of the general fund excluding Flood Restoration Programs (FRP) in delivering operating revenue and expense budgets including delivery of the budget efficiency dividend
- debt recovery and outstanding grants recovery – cash management
- internal reserve position – liquidity position
- investment performance – report to be adopted by council each month
- the grants pipeline

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

Due to the business paper timeline for Council meetings, the body of the report will include the Investment Performance Report for the prior month (31 March 2026) and the most recent Investment Report (30 April 2026) is included as an appendix.

Conclusion

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

Attachment/s

1. Monthly Finance and Investment Report to Council May 2026 (Over 7 pages)
2. Prudential Investment Report April 26 (Over 7 pages)

Report

Subject	March 2026 Quarterly Budget Review Statement
TRIM Record No	BP26/378:CDR25/1543
Prepared by	Manager Finance Partnering, Corporate Planning & Revenue
Reason	In accordance with Clause 203, Local Government (General) Regulation 2021, Council approval is required to amend the 2025/2026 Budget to reflect the actual or anticipated result
Strategic Theme	Leadership and participation
Strategy	We provide effective management and responsible governance.
Action	Ensure the efficient and effective operation of Council.

Executive Summary

This report presents the Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2026, as required by the *Local Government (General) Regulation 2021*. The QBRS outlines the recommended changes to the budget for the third quarter.

Budget Item	Original Budget \$'000	Revised Budget 31-Dec-25 \$'000	Q3 Proposed Changes \$'000	Revised Budget 31-Mar-26 \$'000
Operating Result from Continuing Operations	209,488	149,573	(21,641)	127,932
Operating Result from Continuing Operations before Capital Grants & Contributions – (Deficit)	(11,071)	(13,276)	(100)	(13,376)
Unrestricted Cash Position	612	612	(612)	–
Capital Works Budget	244,140	195,688	(25,603)	170,085

The most material change is the reduction in the capital works budget of \$25.603m, which is further detailed below. The primary reason for this reduction is the decrease in sewer flood restoration works of \$20.941 million. This is also the primary reason for the decrease in capital grants and contributions of \$21.541m.

Council's unrestricted cash result is no longer forecast to be \$0.612m mainly due to the significant reported drawdown on internal reserves which needs to be restored before an unrestricted surplus can be realised. This is explained under depletion of internal reserves below.

There are three primary items for Council to note as part of the March QBRS.

Workplace Change

Restructures at directorate level were finalised in March 2026. The net savings resulting from the directorate level restructure in 2025/2026 is \$3.0m. This has been adjusted in the March QBRS and is further detailed in the report.

Ongoing Flood Recovery Works

Council's original budget for 2025/2026 included a significant level of natural disaster restoration works of \$212.23m. We have further reviewed the Flood Restoration Works since the comprehensive review in December QBRS. During March QBRS Council identified Flood Restoration works that were scheduled to be undertaken by Public Works in the original budget. Non-delivery of these works in the current year has resulted in a \$20.941m decrease in the March QBRS. Further details are provided below and in the report.

Depletion of Internal Reserves

Council held \$242.112m in cash, cash equivalents and investments at 31 March 2026. This includes \$226.780m in externally restricted funds and \$15.331m in internally restricted funds. Internally restricted funds had to be temporarily drawn down at 31 March 2026 by \$12.866m. Drawdowns have been occurring since the financial year ended 30 June 2023. The organisation is now well aware of the issue and its causes and addressing them is a top priority.

The causes are:

- the lag between incurring expenditure on grant funded projects and recovering that expenditure via claims against the funding body. Grant funding 'receivables' as at 31 March totalled \$11.81m (Flood Restoration Portfolio of \$9.72m and business as usual of \$2.09m). All avenues are being pursued to address the issue within the Flood Restoration Portfolio

- cash available for internally reserves is also significantly impacted by the general rates component of outstanding rates and annual charges. This area is also receiving substantial attention with debt recovery processes commenced in March with c\$1m collected in April as a result.

Council's projected financial position at year end remains satisfactory, however managing the causes of the drawdown remain a top priority.

Recommendation

That Council adopts the attached March 2026 Quarterly Budget Review Statement and approves the recommended changes to the 2025/2026 budget.

Background

Clause 203 of the *Local Government (General) Regulation 2021* requires a Quarterly Budget Review Statement (QBRS) to be presented to Council within two months of the end of each quarter. The QBRS details Council's financial performance for each quarter, projected position at year end as well as presenting the recommended changes to the current year budget. The content is mandated by the OLG.

The March 2026 Quarterly Budget Review Statement (QBRS) includes the recommended changes to the budget for the quarter ended 31 March 2026. In line with end of financial year reporting requirements, the QBRS has been prepared on a consolidated basis with internal transactions eliminated.

March 2026 QBRS – Consolidated Summary

The following table summarises the movements in the 2025/2026 consolidated budget (all funds) from the original budget adopted in June 2025, the revised budget at 31 December 2025, recommended changes for the third quarter to the revised budget position at 31 March 2026. Results by fund are detailed in the QBRS document.

Consolidated Result	Original Budget \$'000	Revised Budget 31-Dec-25 \$'000	Q3 Proposed Changes \$'000	Revised Budget 31-Mar-26 \$'000
Income from Continuing Operations	367,220	311,036	(21,641)	289,395
Expenses from Continuing Operations	157,731	161,463	–	161,463
Operating Result from Continuing Operations	209,488	149,573	(21,641)	127,932
Operating Result from Continuing Operations before Capital Grants & Contributions – (Deficit)	(11,071)	(13,276)	(100)	(13,376)
Unrestricted Cash Position	612	612	(612)	–
Capital Works Budget	244,140	195,688	(25,603)	170,085

Operating result before capital grants and contributions

The recommended changes for the third quarter, requiring Council resolution, have decreased the operating result before capital grants and contributions by \$0.100m. This was a decrease in Roads to Recovery operating grants due to delays in the Missingham Road culvert replacement project. Further details are provided in this report.

The net operating result for the year before capital grants and contributions has slightly declined to a projected loss of \$13.376m. This is net of depreciation of \$36.182m. The projected operating result before capital grants and contributions and depreciation is a \$22.806m surplus.

Depreciation measures the degradation of infrastructure, property, plant and equipment assets. It is one measure of the future cost of renewing those assets. Funding of those renewals will either be from revenue, reserve funds, grants or a combination of these sources.

Capital works

A review of the capital works program was undertaken as part of the March QBRS, with a projected decrease in capital works of \$25.603m which is primarily due to delays in scheduling of works which will now be included in 2026/2027 budget.

The most significant of these was \$20.941m of sewer related flood restoration works that were originally scheduled to be delivered by Public Works. The delivery of these works has been under review and will now not be delivered in the current financial year. South Lismore Sewerage Treatment (STP) works of \$8.4m are included in the 2026/2027 budget. The timing of the delivery of the balance of the program is continuing to be reviewed and will be included in future budget updates once confirmed.

The recommended changes to Council's capital works program of \$25.603m for the third quarter are detailed in this report. The revised capital works program now totals \$170.085m.

Unrestricted cash

The projected unrestricted cash balance at year end has decreased from a surplus \$0.612m in the previous quarter to \$nil at the March QBRS. Given the continuing temporary drawdowns on Council's Internal Reserves, \$12.866m as at 31 March 2026, it is now considered unlikely that Council will deliver an unrestricted cash surplus by 30 June 2026.

Cash and Investments

The required temporary drawdown on internal reserves and its causes has been noted above. As already noted, \$9.72m of the drawdown was due to grant funding 'receivables' within the flood restoration portfolio. This included:

- \$4.24m for buildings
- \$5.26m for roads
- \$0.22m for water

Of the outstanding receivables, \$3.8m has been invoiced, \$0.5m is pending acquittal, \$2.4m to be claimed under the reimbursement model, and \$3.0m relate to Cyclone Alfred where assessments are yet to be completed.

Operationally, all invoices are paid from Council's bank account and reimbursed from flood funding held in advance bank accounts or when grants are paid. Any delays in reimbursement can cause liquidity pressure on the Council's reserves. This issue has existed for several years. At 30 June 2025 and 31 December 2025, internal reserves had to be drawn down by \$15.223m and \$10.900m respectively.

A full breakdown of external and internal restrictions is detailed in the QBRS document.

Recommended Changes for March Quarter

A summary of the recommended changes requiring Council approval for the March quarter are as follows:

	Recommended Changes \$'000
Income from continuing operations	
Grants and contributions – operating	(\$100)
Grants and contributions – capital	(\$21,541)
Total income from continuing operations (decrease)	(\$21,641)

The main changes in income from continuing operations are detailed below:

- operating grants and contributions are projected to decrease by \$0.100m. The decrease was due to delays in scheduled flood projects & resource availability for Missingham Road culvert replacement, with works to now be undertaken in the following financial year
- capital grants and contributions are projected to decrease by \$21.541m, due to:
 - \$20.941m in sewer related flood restoration works that were originally scheduled to be undertaken by Public Works. Please see the Capital Works commentary above
 - The Channon Rd - Currie Rd to Dunoon Rd SLRIP - commencement of this project has been delayed, with \$0.6m of works expected to push into the 2026/2027 financial year, reducing current year capital grants

Further details of recommended changes in operating income from continuing operations are included in the budget variation notes in the QBRs document.

	Recommended Changes \$'000
Expenses from continuing operations	
Employee benefits and oncosts	(\$3,000)
Materials and services	\$3,000
Total expenses from continuing operations (decrease)	\$0

The main changes in expenses from continuing operations are detailed below:

- employee benefits and oncosts budgets are projected at \$3.0m
- materials and services budgets are projected to increase by \$3.0m with a transfer of the budget efficiency dividend to employee benefits and oncosts above

Further details of recommended changes in operating expenses from continuing operations are included in the QBRs document.

	Recommended Changes \$'000
Capital Works Budget	
New Assets	(\$3,069)
Asset Renewal	(\$22,534)
Total Capital Works decrease	(\$25,603)

The main reasons for the net decrease in new assets of \$3.069m are detailed in the table below:

Program	New Assets	Recommended Changes \$'000
Decreases in Capital Expenditure:		
Sewer	The North Lismore Plateau Pump Station and Rising Main are currently being reprioritised as part of a broader delivery strategy of water and sewer capital projects and has been removed from the current year budget.	(\$2,900)
Roads	The Lismore Employment Lands Project will be completed under budget, reducing the transfer from S7.11 reserves by \$131,000.	(\$131)

The main reasons for the net decreases in capital renewals of \$22.534m are detailed in the table below:

Program	Asset Renewal	Recommended Changes \$'000
Decreases in Capital Expenditure:		
Bridges	Robert White Bridge Painting works will be undertaken in the 2026/2027 financial year, decreasing current year capital expenditure budgets by \$471,000.	(471)
Bridges	Rosehill Rd - Walsh Bridge to CH 1.1km - commencement of this project. has been delayed, with \$220,000 of works expected to push into the 2026/2027 financial year.	(220)
Roads	The Channon Rd - Currie Rd to Dunoon Erd SLRIP - commencement of this project has been delayed, with \$600,000 of works expected to push into the 2026/2027 financial year.	(600)
Roads	Delays in scheduled flood projects & resource availability for Missingham Road Culvert Replacement have deferred these works until next financial year.	(100)
Buildings	The second stage of the office relocation to the CBD will require capital works to be undertaken to the Terania Building to make it fit for purpose. In the December 2025 QBRS, \$500,000 was allocated, however the budget is being reduced to \$50,000 for the 2025/2026 financial year. The remainder of this project will be completed in the 2026/2027 financial year. Approval has been granted to utilise interest earned on natural disaster funding received in advance. These funds are held in Council's internal reserves and are available for this purpose.	(450)
FRP	Sewer flood restoration works that were scheduled to be undertaken by Public Works were included in the original budget. The delivery of these works has been under review, leading to the non-delivery of these works in the current year. South Lismore STP works of \$8.4m are included in the 2026/2027 budget. The timing of the delivery of the balance of the program is under review and will be included in future budget updates.	(20,941)
Increases in Capital Expenditure:		
Roads	Council Reserve Funded Complimentary DRFA works for Regional, Rural and Urban Roads.	\$248
Re-allocations of Capital Expenditure:		
Water	Water meter replacement increased by \$130,000 due to additional program of works required, this has been funded from a reduction in water reservoir renewal budgets.	\$130
Water	Water reservoir renewal budgets have been decreased by \$130,000 due to additional program of works required for water meter replacement.	(\$130)
Sewer	Increasing Capital New Pump Stations for funding of Sewer component for Oakley Ave drainage works by \$115,000, funded by Capital Renewal Mains Budget.	\$115
Sewer	Capital Renewal Mains Budget decreased by \$115,000 to fund Capital New Pump Stations for funding Sewer component for Oakley Ave drainage works.	(\$115)
Sewer	Bruxner Crescent Emergency Relief System increased \$150,000 funded by Wastewater Sewerage Reticulation Relining Program.	\$150
Sewer	Wastewater Sewerage Reticulation Relining Program decreased by \$150,000 to fund Bruxner Crescent Emergency Relief System.	(\$150)
Bridges	Chelmsford Bridge to be completed under budget by \$100,000. This saving will be transferred to additional urban road reseals.	(\$100)
Roads	Urban roads reseal budget increased by \$160,000 as detailed above.	\$160

Further details of recommended changes in capital works budgets are included in the budget variation notes in the QBRS document.

Ongoing Flood Restoration Works

Council's original budget for 2025/2026 included natural disaster restoration works of \$212.23m.

A review of the works in the lead up to the December QBRS saw \$54.3m of expenditure being deferred from the 2025/2026 year to the 2026/2027 year. That deferral was the result of a comprehensive rescheduling of the restoration program with more effort on design and coordination stages in lieu of delivery. The overall program continues to track well.

In the lead up to the March QBRS, Council identified a further \$20.941m of sewer related flood restoration works scheduled to be undertaken by Public Works in the 2025/2026 year was now under review requiring the expenditure to be deferred to 2026/2027 or later.

These budgets will continue to be monitored and may be subject to further material change if Council encounters any further delays in funding approvals, encounters issues with the availability of contractors and materials or encounters other impacts such as weather events. The delivery of the capital works program and associated expenditure is being monitored and reported to the Council through the Monthly Financial Performance Report.

Depletion of Internal Reserves

The depletion of internally restricted reserves has been documented in the executive summary. The following table sets out the calculation underlying this commentary.

	As at 30 June 2025	As at 31 December 2025	As at 31 March 2026
Internal Reserves Cash Drawdown Reconciliation			
Total Cash, Cash Equivalents & Investments	209,903	240,011	242,112
Externally Restricted Funds	(188,883)	(222,388)	(226,780)
Internal Reserves Cash Balance (after Drawdown)	21,020	17,623	15,331
Add back: Drawdown of Funds for working capital requirements	15,223	10,900	12,866
Internal Reserves (before Drawdown)	36,243	28,523	28,197

Conclusion

The March QBRS has seen the projected operating result before capital grants slightly decline to a projected loss of \$13.376m.

The capital works budget has decreased by a further \$25.603m.

Council's unrestricted cash result has decreased from a \$0.612m unrestricted cash surplus to a projected position of \$0 as the on-going drawdown on internal reserves is unlikely to be fully recovered by 30 June 2026 and so no surplus can be realised. Restoring internally restricted reserve balances is a top priority for Council.

Attachment/s

1. Quarterly Budget Review Statement 31 March 2026 (Over 7 pages)

Report

Subject	Public Exhibition of the Draft Operational Plan 2026-2027, Draft Budget by Program 2026-2027, Draft Revenue Policy 2026-2027, Draft Fees and Charges 2026-2027 and Draft Long Term Financial Plan 2026-2036
TRIM Record No	BP26/379:EF26/25
Prepared by	Manager Finance Partnering, Corporate Planning & Revenue
Reason	To put the updated Integrated Planning and Reporting documents on public exhibition for 28 days
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 Reimagine Lismore Community Strategic Plan (CSP) 2025 – 2035, including the Delivery Program 2025 – 2029 and the Community Engagement Strategy (CES) and the Community Participation Plan (CPP) were adopted at the June 2025 Council meeting.

The Delivery Program (DP) is a four-year plan outlining the principal activities, including the strategies specified in the CSP, that will be undertaken during a term of council. To achieve the commitments made in the DP, Council must adopt an Operational Plan (OP) by 30 June each year. The OP details the specific actions Council will undertake in the year that progresses completion of the DP.

The Draft Operational Plan for 2026-2027 financial year (FY26-27) including a detailed budget, revenue policy and fees and charges have been prepared for public exhibition. The detailed budget is the first year of the Long-Term Financial Plan 2026-2036 that has also been reviewed and an updated draft included for public exhibition.

Before Council can adopt the Operational Plan and the Long-Term Financial Plan (LTFP) 2026-2036, the draft of each must be exhibited for 28 days to obtain public feedback for consideration.

Submissions received will be reported to Council June 2026 for consideration.

The graphically designed versions of the OP will be circulated to Councillors as a supplementary document prior to 12 May 2026 Council meeting.

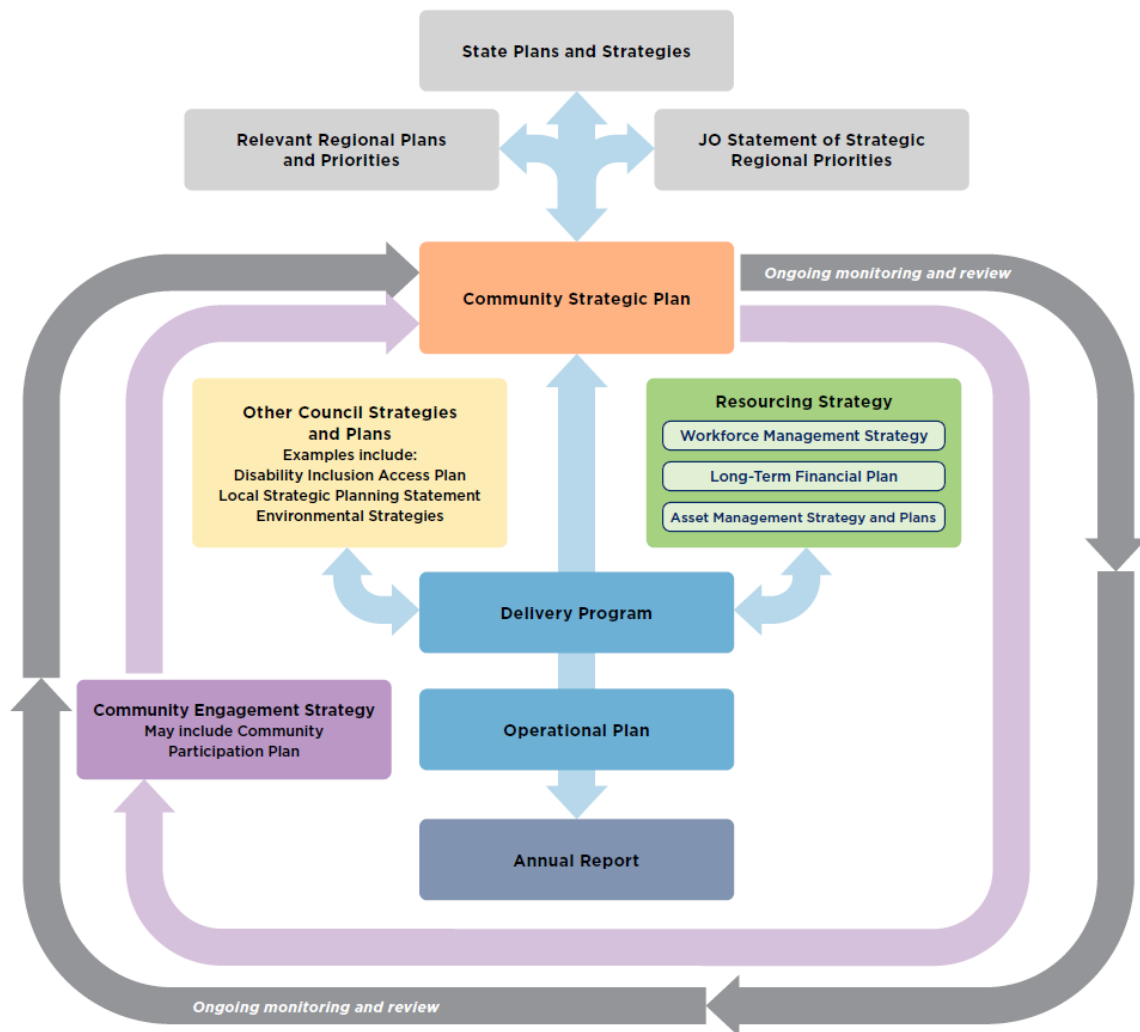
Recommendation

That the following documents be placed on public exhibition for 28 days and any submissions be reported to Council for consideration prior to adoption:

1. Draft Operational Plan 2026-2027
2. Draft Budget by Program 2026-2027
3. Draft Revenue Policy 2026-2027
4. Draft Fees and Charges 2026-2027
5. Draft Long Term Financial Plan 2026-2036

Background

The Integrated Planning and Reporting (IP&R) Framework is one of the guiding principles for councils as specified in Section 8A(c) of the *Local Government Act 1993* (the Act). It is comprised of a suite of strategies and plans that identify the community’s priorities, goals and vision for the future, and guide Council’s activities to support achieving the vision. IP&R brings all of Council’s plans and strategies together with a common focus and clear path forward.



Delivery Program and Operational Plan

The DP is a four-year plan outlining the principal activities, including the strategies specified in the CSP, that will be undertaken during a term of council. The DP was adopted by Council in June 2025.

To achieve the commitments made in the DP, Council must adopt an OP by 30 June each year. The OP details the specific actions Council will undertake in the year that progresses completion of the DP.

The Draft OP 2026-2027 is attached for consideration to put on public exhibition for 28 days and any submissions be reported to Council for consideration prior to adoption at the June 2026 extraordinary meeting.

Resourcing Strategy

To be able to deliver the commitments made in the CSP, and resulting DP and OP, Council must provide the resources required to carry it out. The IP&R Framework specifies three supporting resourcing strategies addressing the assets, people, and funds needed – the Asset Management Strategy (Strategic Asset Management Plan – SAMP), the Workforce Management Strategy (WMS) and the LTFF. As the updated SAMP and WMS do not require public exhibition prior to adoption they will be presented to Council at the June 2026 extraordinary meeting.

The Draft LTFF 2026-2036 is attached for consideration to put on public exhibition for 28 days.

Operational Plan 2026-2027

The OP for 2026-2027 outlines the actions, projects and services Council will deliver over the next 12 months, aligned to the delivery program outcomes, and includes the annual budget, Revenue Policy and funding details to show how these will be achieved.

The draft OP 2026-2027 is attached for consideration to put on public exhibition for 28 days.

Operational Plan (Budget Estimates 2026-2027 – 2029-2030)






Council has developed a four-year budget covering the period 2026-2027 to 2029-2030. The budget strategy for 2026-2027 and beyond is framed around the following key themes:

- investing in better community infrastructure
- improving Council operations to better serve the community
- financial sustainability
- future focused and supporting jobs and the local economy

Capital works

A key highlight of the draft budget for 2026-2027 is the significant capital investment of \$218.4 million in community infrastructure assets. Whilst this is largely a result of natural disaster restoration works of \$179.1 million, this is a great outcome for the Lismore LGA and will result in the continued restoration of critical roads, buildings, water and sewerage assets. In addition, a further \$39.3 million is being invested in capital improvements from Council's business as usual works programs. This includes roads and bridges, stormwater drainage, waste, water and sewage and parks and open spaces assets. A summary of the planned capital works is shown below:

Planned Capital Investment 2026/2027 - \$218.4m

Infrastructure	Waste	Water & Sewer	Parks & Open Spaces	Natural Disaster Works
				
Roads & Bridges \$14.2m	Service Road \$2.0m	Water \$4.3m	Renewals \$0.6m	Buildings \$3.9m
Footpaths \$3.6m	Regional Landfill \$1.3m	Sewer \$4.7m	Wanda Park \$0.3m	Roads & Bridges \$157.8m
Stormwater \$0.5m	Cell Capping \$0.5m			Waste \$6.4m
				Water \$2.3m
				Sewer \$8.6m
				Total \$179.1m

Financial sustainability

There is a forecast loss before capital grants and contributions of \$562,325, which is a significant improvement from the 2025-2026 budgeted loss of \$10.9 million previously adopted.

Importantly, the draft budget delivers an unrestricted cash surplus of \$2.6 million, remaining stable across the four-year plan. It is imperative that Council starts building unrestricted cash reserve balances to ensure it has sufficient financial capacity to fund unexpected events, build working capital and to enable investment in improvements and initiatives that will drive Council forward.

The improvement in the financial results demonstrates Council's commitment to improving its financial sustainability to ensure it delivers essential community services, whilst remaining fiscally prudent and future proofing itself.

A summary of the four-year budget by program is shown below. These results include internal transactions (i.e. are prior to consolidation).

Budget	2026-2027 \$'000	2027-2028 \$'000	2028-2029 \$'000	2029-2030 \$'000
Operating Revenue	187,743	183,228	172,792	168,010
Capital Grants and Contributions	187,833	74,805	7,986	5,740
Total Income from Continuing Operations	375,576	258,033	180,778	173,750
Operating Expenditure	188,305	182,850	173,288	168,608
Operating Result for the year	187,271	75,183	7,490	5,142
Operating Result before capital grants and contributions	(562)	378	(496)	(598)
Unrestricted Cash Result – Surplus/(Deficit)	2,617	2,636	2,284	2,680
Capital Expenditure	218,390	108,984	41,275	32,740

Council's key performance indicators are shown below, with 5 out of the 6 ratios meeting the OLG benchmark.

		26/27	27/28	28/29	29/30
Operating Performance Ratio	Snapshot				
	Benchmark	> 0.00%	> 0.00%	> 0.00%	> 0.00%
	Actual Ratio	1.65%	2.31%	1.91%	1.94%
Own Source Operating Revenue Ratio	Snapshot				
	Benchmark	> 60.00%	> 60.00%	> 60.00%	> 60.00%
	Actual Ratio	34.01%	51.82%	79.25%	86.12%
Unrestricted Current Ratio	Snapshot				
	Benchmark	> 1.50	> 1.50	> 1.50	> 1.50
	Actual Ratio	1.66	1.89	2.08	2.62
Debt Service Cover Ratio	Snapshot				
	Benchmark	> 2.00	> 2.00	> 2.00	> 2.00
	Actual Ratio	7.46	7.80	9.11	11.83
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	Snapshot				
	Benchmark	< 10.00%	< 10.00%	< 10.00%	< 10.00%
	Actual Ratio	9.64%	9.65%	9.69%	9.73%
Cash Expense Cover Ratio	Snapshot				
	Benchmark	> 3.00	> 3.00	> 3.00	> 3.00
	Actual Ratio	11.94	11.99	13.14	15.55

Within benchmark
 Not within benchmark

Council's forecast Operating Performance Ratio of 1.65% for 2026-2027 importantly meets the Office of Local Government (OLG) benchmark. This ratio is projected to improve to 1.94% by 2029-2030.

Council's Own Source Operating Revenue Ratio is projected to be 34.01% in 2026-2027. This ratio is below the OLG benchmark of > 60.00% due to the significant levels of natural disaster funding expected to be received over the next 2 years. Once natural disaster restoration works are completed, this ratio is expected to improve and is projected to be 86.12% in 2029/2030.

All other projected ratios meet or exceed the OLG benchmark.

Statement of Revenue Policy

Council's Statement of Revenue Policy details each charge proposed to be levied for the 2026-2027 financial year. These are outlined below.

Ordinary Rates

The NSW Independent Pricing and Regulatory Tribunal (IPART) has set the maximum rate peg for Lismore City Council at 3.10% for the 2026-2027 financial year. The full rate peg has been applied to all rating categories, apart from the Business Inner CBD category, in which no increase has been applied. The application of the rate peg will generate an additional \$1.12 million in income. A summary of the proposed ordinary rates is shown in the table below.

Rates Category	Rate in \$ (cents)	Base Amount (\$)	Yield (\$'000s)	Proportional Contribution (%)
Business – Inner CBD	8.6415	490.00	1,731	4.5
Business – Urban	1.7930	490.00	5,044	13.0
Business – Other	0.5608	490.00	187	0.5
Business – Nimbin	0.6565	490.00	117	0.3
Residential – Urban/Village	0.4077	490.00	19,973	51.6
Residential – Rural	0.3066	490.00	6,155	15.9
Farmland	0.3064	490.00	5,477	14.2
Total			38,684	100.00

Waste Management Charges

The damaged waste cell from 2022 is now operational and the transport of waste to offsite facilities ceased in March 2026. The associated Waste Levy of \$75.00 has been removed in 2026-2027.

The Waste minimisation Levy of \$65.00 has been reintroduced in 2026-2027 following the reopening of the cell.

To assist in the funding of landfill cell capping costs and other critical waste infrastructure going forward, a Waste Infrastructure Charge of \$125.00 will be introduced in 2026-2027. The waste infrastructure charge will be levied on each rateable assessment where an existing waste service is provided, in accordance with section 501 of the *Local Government Act 1993*.

Services	Annual Charge (\$)	Yield (\$'000)
Waste Collection		
Domestic – Urban		
Waste Collection - Urban Full	\$595.00	\$6,111
Waste Collection – Urban Half	\$414.00	\$175
Waste Collection – Urban Waste Plus	\$706.00	\$638
Waste Collection – Special Needs	\$485.00	\$17
Rural		
Waste Collection – Rural	\$584.00	\$1,341
Waste Collection – Rural Half	\$380.00	\$170
Waste Collection – Village	\$677.00	\$1,086
Waste Collection – Village Half	\$457.00	\$64
Non-Domestic		
Waste Collection - Urban Business	\$519.00	\$360
Waste Collection - Village/Rural Business	\$581.00	\$134
Waste Management		
Waste Availability	\$86.60	\$96
Waste Minimisation	\$65.00	\$1,238
Nimbin Transfer Station	\$199.50	\$64
Waste Infrastructure Charge	\$125.00	\$1,938

Sewerage Charges

It is proposed to increase sewer annual charges by 7.00% for the 2026/2027 financial year as summarised below.

Sewerage Services	Annual Charge (\$)	Yield (\$'000)
For single unit dwelling houses	\$1,127.00	\$12,312
For residential flats for each unit of occupancy	\$788.90	\$1,207
For non-domestic properties (excluding properties within the established strength category), per equivalent tenement or part thereof as indicated within the Wastewater Charging Policy	\$1,127.00	\$2,561
For properties not connected to a wastewater scheme and able to do so and located within 75 metres of a wastewater main	\$676.20	\$399
Sewer Rebate 1 - For occupied properties with stand-alone systems of wastewater management not connected to the sewerage system	\$338.10	\$0
Sewer Rebate 2 - For occupied properties with dry composting toilets and no toilets connected to the sewerage system	\$563.50	\$0

Stormwater Management Service Charge

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

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

The proposed charges are shown below.

Further details are provided in the Draft Revenue Policy attachment.

Stormwater Management Services	No. of Services	Charge	Yield
Stormwater Residential - Urban Wilson	8,053	25.00	201,325
Stormwater Residential - Urban Strata Wilson	876	12.50	10,950
Stormwater Business - Wilson	4,903	25.00	122,575
Stormwater Business - Strata Wilson	40	25.00	1,000
Stormwater Residential - Urban Tucki	1,783	25.00	44,575
Stormwater Residential - Urban Strata Tucki	386	12.50	4,825
Stormwater Business - Tucki	616	25.00	15,400
Total	16,657		400,650

Water Charges

It is proposed to increase water annual and consumption charges by 10.00% for the 2026-2027 financial year as summarised below.

Service	No. of Services	Annual Charge (\$)	Yield (\$'000)
Residential			
20mm service	12,407	\$428.00	\$5,310
25mm service	228	\$667.00	\$152

Lismore City Council

Meeting held 12 May 2026 - 10.5 - Public Exhibition of the Draft Operational Plan 2026-2027, Draft Budget by Program 2026-2027, Draft Revenue Policy 2026-2027, Draft Fees and Charges 2026-2027 and Draft Long Term Financial Plan 2026-2036

32mm service	93	\$1,091.00	\$102
40mm service	73	\$1,705.00	\$125
50mm service	89	\$2,664.00	\$237
65mm service	4	\$4,502.00	\$18
80mm service	3	\$6,821.00	\$20
100mm service	14	\$10,657.00	\$149
150mm service	5	\$23,979.00	\$120
Total Residential	12,916		\$6,233
Non-Residential			
20mm service	777	\$428.00	\$333
25mm service	247	\$667.00	\$165
32mm service	117	\$1,091.00	\$128
40mm service	92	\$1,705.00	\$157
50mm service	98	\$2,664.00	\$261
65mm service	2	\$4,502.00	\$9
80mm service	8	\$6,821.00	\$54
100mm service	13	\$10,657.00	\$138
150mm service	0	\$23,979.00	\$0
Total Non-Residential	1,354		\$1,245
Other			
Unconnected properties*	256	\$428.00	\$110
Fire service*	62	\$428.00	\$26
Water Rebate Services* (Occupied properties with stand-alone water supply systems not connected to the reticulated water supply)	-	\$214.00	\$0
Total Other	318		\$136
Grand Total	14,588		\$7,614
Water Consumption per kilolitre		\$5.81	

Impact on Typical Ratepayer

Typical Residential Bill					
Lismore Rates & Annual Charges	FY26	FY27	Increase \$	Increase %	Increase Per Week
Residential Rate	\$ 1,547	\$ 1,595	\$ 48	3%	\$ 0.92
Waste Collection Service	\$ 642	\$ 660	\$ 18	3%	\$ 0.35
Sewer	\$ 1,053	\$ 1,127	\$ 74	7%	\$ 1.42
Stormwater	\$ 25	\$ 25	\$ -	0%	\$ -
Total inc \$65 Waste Minimisation Levy	\$ 3,267	\$ 3,407	\$ 140	4%	\$ 2.69
\$125 Waste Infrastructure Charge		\$ 125	\$ 125		\$ 2.40
Total		\$ 3,532	\$ 265	8%	\$ 5.09
Lismore Water Billing					
Water Access	\$ 388	\$ 427	\$ 39	10%	\$ 0.75
Avg Water Usage	\$ 792	\$ 871	\$ 79	10%	\$ 1.52
	\$ 1,180	\$ 1,298	\$ 118	10%	\$ 2.27
Total Typical Residential Bill - Summary	\$ 4,447	\$ 4,830	\$ 383	9%	\$ 7.37

Fees and Charges

The Draft 2026-2027 Fees and Charges have been prepared in accordance with policy 1.5.9 Pricing Policy – Fees and Charges.

A comprehensive review of fees and charges has been carried out across the organisation including benchmarking, cost recovery, simplification and consolidation. In general, Council has applied increases in the range of 3.50% - 5.00% to its fees and charges for 2026-2027. Several fees and charges are proposed to increase above 5.00% where a benchmarking and cost recovery exercise highlighted a further increase was required. This excludes commercial operations, statutory charges and water charges.

A full copy of the Draft Fees and Charges is attached.

Borrowings

Council is required to submit a program of borrowings seeking approval from the Office of Local Government on an annual basis. There are no proposed borrowings for the 2026-2027 financial year. Across the four-year plan, there are proposed borrowings of \$1.9 million in 2027-2028 and \$3.8 million in 2028-2029. These borrowings are to be utilised towards the capping of cell 1 at the Wyrallah Road Landfill facility.

Long Term Financial Plan

Council's LTFP is a 10-year rolling plan that informs decision making and demonstrates how the objectives of the CSP and commitments of the four-year DP and the annual OP will be resourced and delivered over the short, medium and long term. A summary of the forecast results is shown in the table below:

	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Operating Income	164	159	148	143	147	151	156	161	165	170
Capital Grants	188	75	8	6	8	8	8	8	8	8
Total Income	352	234	156	149	155	159	164	169	173	178
Operating Expenses	165	159	149	144	147	151	155	159	162	167
Operating Result	187	75	7	5	8	8	9	10	11	11
Operating Result before Capital Grants	(0.5)	0.4	(0.5)	(0.6)	(0.2)	0.6	1	2	3	4

The LTFP shows a projected improvement in Council's operating result before capital grants and contributions, from a loss of \$0.5 million in 2026-2027 to a continuing projected break-even result in 2031-2032. This demonstrates Council's focus on financial sustainability in delivering essential community services, whilst being fiscally prudent in achieving unrestricted cash surpluses.

Council's operating performance ratio is projected to achieve a break-even result in 2026-2027. This ratio excludes net losses from the disposal of assets, which is why this ratio achieves this result prior to the actual operating result being break-even in 2031-2032.

It should be noted that the LTFP is based on a number of critical financial assumptions and existing budget methodologies. The impact of significant natural disaster restoration works on future asset maintenance, renewal and depreciation commitments needs further detailed modelling to fully understand the impacts on Council's long term financial position.

The draft LTFP is attached to this report.

Strategic Asset Management Plan

The SAMP has been reviewed and will be presented to Council in June 2026 as it is not required to go on public exhibition.

Public consultation

The Draft Operational Plan 2026-2027, Draft Budget by Program 2026-2027, Draft Revenue Policy 2026-2027, Draft Fees and Charges 2026-2027, and Draft Long Term Financial Plan 2026-2036 will be placed on public exhibition for 28 days. Submissions received will be reported to Council's June meeting for consideration.

Conclusion

It is recommended the Draft Operational Plan 2026-2027, Draft Budget by Program 2026-2027, Draft Revenue Policy 2026-2027, Draft Fees and Charges 2026-2027, and Draft Long Term Financial Plan 2026-2036 be placed on public exhibition for 28 days.

Any submissions received will be reported back to Council's June 2026 Extraordinary meeting for consideration and adoption of the Operational Plan 2026-2027, Draft Budget by Program 2026-2027, Draft Revenue Policy 2026-2027, Draft Fees and Charges 2026-2027, and Draft Long Term Financial Plan 2026-2036.

Attachment/s

1. Draft Budget by Program 2026-2027 (Over 7 pages)
2. Draft Long Term Financial Plan 2026-2036 (Over 7 pages)
3. Draft Statement of Revenue Policy 2026-2027 (Over 7 pages)
4. Draft Fees and Charges 2026-2027 (Over 7 pages)
5. Draft Operational Plan 2026-2027 (Over 7 pages)

Report

Subject	Policy Review
TRIM Record No	BP26/345: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. 1.2.35 Service Review Policy
 - b. 1.4.3 Media Policy
2. adopt the revised:
 - a. 1.8.25 Leasing of Council Properties Policy
 - b. 1.2.25 Volunteer Program Policy
 - c. 1.2.26 Unsolicited Proposals Policy
3. revoke:
 - a. 1.4.3 Media Releases Policy
 - b. 8.5.3 Social Media Policy
 - c. 1.4.18 Gathering Information Policy
4. insert into all current policies “The General Manager (or their nominated delegate) has delegated authority from Council to make administrative changes, which do not change the intent of this 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.

New

Service Reviews are required as part of the IP&R process, therefore it is good practice to have a Policy. An internal framework will also be developed to guide staff on undertaking reviews.

The Media Policy is a combination of the previous Media Releases Policy & Social Media Policy, based on the Office of Local Government Models. It is more efficient and logical to have these two in a single document.

Revised

Substantial changes have been made to these policies to make them current and fit for purpose. Due to the extensive changes tracked changes versions have not been included, as previously requested by councillors, as they would be difficult to read.

Revocations

Gathering Information Policy – this policy is no longer fit for purpose. Council's WHS reporting program is used to capture data and potential claims are handled by the insurer and dealt with on a case-by-case basis.

Any corporate procedures associated with revoked policies will also be revoked.

New internal procedures are being developed for the Volunteer Program Policy and Unsolicited Proposals Policy which will be approved by the Executive Leadership Team prior to implementation.

Public consultation

Not required.

Attachment/s

- | | | |
|-----|---|----------------|
| 1. | 1.2.35 Service Review Policy | (Over 7 pages) |
| 2. | 1.4.3 Media Policy | (Over 7 pages) |
| 3. | 1.8.25 Leasing of Council Properties Policy_new | (Over 7 pages) |
| 4. | 1.8.25 Leasing of Council Properties Policy_old | (Over 7 pages) |
| 5. | 1.2.25 Volunteer Program Policy_new | (Over 7 pages) |
| 6. | 1.2.25 Volunteer Program Policy_old | (Over 7 pages) |
| 7. | 1.2.26 Unsolicited Proposals Policy_new | (Over 7 pages) |
| 8. | 1.2.26 Unsolicited Proposals Policy_old | (Over 7 pages) |
| 9. | 1.4.3 Media Releases Policy | (Over 7 pages) |
| 10. | 8.5.3 Social Media Policy | (Over 7 pages) |
| 11. | 1.4.18 Gathering Information Policy | (Over 7 pages) |

Notices of Motion / Questions with Notice



Notice of Motion / Question with Notice

Subject **Mayoral Attendance Report**

TRIM Record No BP26/398:EF19/25-8

That Council receives the Mayoral Attendance Report for April 2026.

April 2026

- 2 Australian Red Cross - End of Project Showcase Community-led Resilience
- 7 Media Event: Magellan Street Pump Station
- 8 Gold Coast SUNS Academy
- 8 Media Event: Pavement Restoration Program media kick-off
- 8 Regional Cities NSW Meeting with the Hon. Tara Moriarty MLC
- 14 Council Meeting
- 14 LCC (Executive and Councillors) meeting with RA
- 15 Rous County Council Meeting
- 16 Koala Advisory Group Bus Tour
- 19 Lismore Rumble on the River Event
- 23 New Landfill Development Engagement Session
- 23 Council Budget Workshop
- 24 Media Event: Dunoon Road and Tweed Street Funding
- 24 Homegrown Heros Remarks and Judging
- 25 ANZAC Day Dawn Service
- 25 ANZAC Day Service and Wreath Laying
- 28 REDInc Building Opening
- 29 Premier's Remote, Rural and Regional Advisory Council: Out of Session meeting – April
- 29 Business After Hours – North Coast National Lismore

Notices of Motion / Questions with Notice

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/398:EF19/25-8



Media Event: Magellan Street Pump Station



Koala Advisory Group Bus Tour



Lismore Rumble on the River Event



Media Event: Dunoon Road and Tweed Street Fundinomegrown Heros Remarks and



Judging

Notices of Motion / Questions with Notice

Caravan and Camping Show Launch

Notice of Motion / Question with Notice

Councillor Steve Krieg has given notice of intention to move:

That Council:

1. examine the existing Sister City arrangements, with the view to developing a policy to
 - a. create more engagement and a better connection with current Sister Cities Yamato Takada, Japan, Lismore, Ireland and Eau Claire, USA
 - b. formalise a Sister City relationship with current friendship city Conegliano, Italy
2. engage with the Ambassador to Australia for the Democratic Republic of Timor Leste about the possibility of developing a Sister City Relationship with a township in the country
3. dissolve arrangements with Ujung Pandang, Indonesia and Wudi, China due to a lack of engagement
4. explore new Sister City arrangements that may have economic benefits to Lismore

Councillor Comment

Outcome Sought

Sister city relationships should be engaging, meaningful and beneficial for both participants. Currently Lismore is a token partner at best, with a heavy emphasis on some cities, and no engagement at all with others. We should have strong social, economic and educational ties with our Sister City partners, made stronger with shared beliefs and values. To truly gain full benefit, we need to engage our schools, business community and social groups to build lasting relationships with our sister city partners, facilitated by Council. A strong, clear and decisive policy guiding our partnerships is critical to the success of these programs. I also believe that partnering with cities that align with our core values and history makes much more sense than having partnerships for the sake of it. The success of programs like this are common interests, beliefs and shared understanding, which is why it is suggested to change the makeup of our sister city arrangements.

Cost of Implementing

Staff time

Funding Source

Not applicable

Officer Consulted

Nil

Officer Comment

Executive Officer

This proposal appears to be administrative in nature and can be incorporated in current operations.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/405:EF19/25-8

Notice of Motion / Question with Notice

Councillor Steve Krieg has given notice of intention to move:

That Council actively seek grant funding:

1. for stage two of the Lismore Skatepark, incorporating a beginner's section, potential pump track, more bins, shade and seating for spectators
2. to upgrade the Nimbin skatepark including adequate lighting and security cameras

Councillor Comment

Outcome Sought

Following on from the overwhelming success of 'Rumble on the River' there is a genuine need to continue the project, working in with the soon to be constructed Lismore Boulevard, by adding stage two to the Lismore skatepark, with the addition of a beginner's section, and also a pump track for bikes. Additional shade, seating and bins are also needed to set Lismore up to be a world class skating precinct. It was also at the skate event that I was approached by members of the Nimbin skate community, who highlighted some essential upgrades for the facility in Nimbin, which could be incorporated into this potential funding stream.

Cost of Implementing

Staff time to seek out and apply for potential grant funding

Funding Source

To be determined

Officer Consulted

Nil

Officer Comment

Manager Open Space Delivery & Project Manager (Infrastructure)

The Lismore Skatepark was intentionally designed to accommodate a broad range of users, from beginners through to advanced and professional riders. As such, a dedicated beginner's expansion has not been identified as a priority community need.

Elements such as bins, seating and shade are being considered as part of the Lismore Boulevard design, with some components expected to be delivered within the existing allocated budget. Any elements not delivered through the Boulevard grant funding will be considered for inclusion through alternative grant opportunities or future capital works programs.

A pump track has not previously been committed in historic masterplans or concepts. However, due to recent interest, the Lismore Boulevard concept plan will identify a suitable indicative location for a potential pump track. Further assessment of need and community consultation is required, noting the proximity of the existing pump track at Nesbitt Park, as well as broader interest in a multipurpose court and other recreational activities within the park.

Should a pump track be identified as a priority, detailed design and delivery would be considered as a future project, subject to the availability of grant funding or other funding sources.

In relation to the Nimbin Skatepark, the provision of lighting and CCTV can be investigated. These elements would require community consultation, input from relevant stakeholders including Police, and assessment through a Review of Environmental Factors process, given potential impacts on nearby properties.

Notice of Motion / Question with Notice

While lighting can support increased use and activation of the space, it may also extend hours of activity late into the evening and early morning, with potential impacts such as increased noise and antisocial behaviour. Experience at the Lismore Skatepark indicates that effective CCTV operation typically requires consistent all-night lighting, which increases operating hours and ongoing electricity costs. In the Nimbin context, this would need to be carefully balanced against impacts on surrounding residential properties. Lighting may be more suitable for event-based use only.

Within the Nimbin Place Plan, the skatepark has been identified as needing expansion to better support beginner users, this will be included in future planning and grant funding opportunities.

A grant funding application has been submitted for substantial upgrades to Peace Park, including the skatepark.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/406:EF19/25-8

Notice of Motion / Question with Notice

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

That Council:

1. initiates an immediate Expression of Interest (EOI) process inviting local volunteer organisations, community groups, or social enterprises to occupy the vacant internal spaces at the Lismore Transit Centre (including the former waiting room) under a subsidised community lease or peppercorn arrangement
2. embeds Crime Prevention Through Environmental Design principles into the EOI selection criteria, specifically prioritising applicants whose operations will provide consistent daytime foot traffic and 'passive surveillance' to deter anti-social behaviour
3. directs that the EOI be opened within four weeks of this resolution and promoted through Council's standard media channels to ensure broad community awareness

Councillor Comment

Outcome Sought

Increase safety and amenity at the Transit Centre

Cost of Implementing

Nil

Funding Source

Not applicable

Officer Consulted

Nil

Officer Comment

Director Water Waste & Open Spaces

Staff are happy to administer/support an EOI process if Council resolves to proceed.

Council staff were already investigating these options for the activation of the transit centre. If Council resolves to proceed, staff recommend providing opportunity through the EOI process to organisations that align with the use of Crown land as stated below.

Note due to extensive and ongoing vandalism on a daily basis of the facility, the facility has been closed indefinitely for extensive repairs and cleaning. It is not intended to reopen this site without activation of a suitable tenant.

Property Officer

The Transit Centre is located on Crown land and any lease or licence must be consistent with the reserve purpose (Public Recreation) and the adopted Plan of Management, which categorises the land as "Park". Uses must align with the core objectives under the *Local Government Act 1993* for land categorised as park.

The core objectives for management of community land categorised as a park are--

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and*
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

Notice of Motion / Question with Notice

It is also noted that the Plan of Management identifies the Transit Centre as a site for future relocation or redevelopment as part of the river precinct, which may constrain the term and nature of any occupancy arrangements.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/408:EF19/25-8

Notice of Motion / Question with Notice

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

That Council requests the General Manager schedule a presentation for an upcoming Briefing Committee, prior to the finalisation of the draft 2026/2027 Operational Plan and Budget, detailing the following operational metrics:

1. a financial breakdown of the current financial year's 'Sealed Road Maintenance' expenditure, specifically providing the percentage split and dollar value assigned to programmed capital renewals versus unscheduled/reactive maintenance work orders
2. an overview of infrastructure procurement for the past 12 months, detailing the ratio of local versus non-local spend, and identifying the top five non-Lismore LGA suppliers by total expenditure
3. a performance summary of Council's Commercial Business Units, specifically detailing the current capacity utilisation rate and the year-to-date financial dividend returned to the General Fund from Northern Rivers Quarry & Asphalt

Councillor Comment

Outcome Sought

As above

Cost of Implementing

Nil

Funding Source

Nil

Officer Consulted

Nil

Officer Comment

General Manager

A presentation can be arranged if Council resolves. It will require substantial resources during an already hectic budget period.

If it's proposed to make any significant changes to the 2026/2027 Operational Plan and budget, the document would have to be publicly re-exhibited. This would result in no budget being adopted by 30 June.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/409:EF19/25-8

Notice of Motion / Question with Notice

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

That Council commits to developing a Crime Prevention Plan aligned with the National Crime Prevention Framework.

Councillor Comment

Outcome Sought

That Council develops a Crime Prevention Plan aligned with the National Crime Prevention Framework

Cost of Implementing

Nil

Funding Source

Existing operation budget

Officer Consulted

Nil

Officer Comment

Executive Officer

A project such as this is not included in the Community Strategic Plan or Delivery Program, therefore no budget is allocated.

If councillors wish this project to proceed, they will have to identify another project to be replaced.

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/410:EF19/25-8

Notice of Motion / Question with Notice

Councillor Big Rob has put the following question with notice:

Can the General Manager provide an update regarding any additional CBD lighting and/or CCTV cameras installed this financial year, and if there are plans to install further lighting and/or CCTV cameras next financial year?

General Manager's response:

New and upgraded external cameras have been installed in this financial year in the Lismore CBD at the following locations:

Qty	New Location
10	City Hall
1	Dawson/Woodlark roundabout
1	Keen/Magellan roundabout
1	Keen/Woodlark roundabout
3	Lismore Memorial Baths
1	Molesworth/Magellan roundabout
5	Municipal Building
1	Brewster/Uralba roundabout
1	Molesworth/Woodlark roundabout
5	Skatepark

There are no plans to install any additional cameras in the Lismore CBD in the next financial year.

Re-energised lighting has been completed at the following locations:

- roundabout Woodlark and Molesworth Sts - wayfinding lighting
- roundabout Bridge and Terrania Sts - wayfinding lighting
- roundabout Dawson & Conway Sts - wayfinding lighting
- roundabout Molesworth & Conway Sts - wayfinding lighting
- roundabout Dawson & Leicester Sts - wayfinding lighting
- roundabout Keen & Woodlark Sts - wayfinding lighting
- roundabout Three Chain Rd & Union St - wayfinding lighting
- Lismore Skatepark
- Shearman Dve & Duke St laneway - street lighting
- 52 Keen Street – street lighting

Works to complete:

- roundabout Woodlark and Dawson Sts - wayfinding lighting
- roundabout Keen and Magellan Sts - wayfinding lighting
- Woodlark St LED Uplights
- Robert White Bridge & Fawcett Bridge - street lighting

Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/407:EF19/25-8

Notice of Motion / Question with Notice

Councillor Big Rob has put the following question with notice:

Can the General Manager please explain if and when disabled parking will be put in place in Zadoc Street outside the Lismore Court building?



Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/411:EF19/25-8

General Manager's response:

At the last Local Traffic Internal Working Group there were several items in relation to requests for changes to parking in the CBD area.

It was determined there would be no changes in the CBD (between Bounty to Zadoc Streets and Molesworth to Dawson Streets) until a CBD Parking Strategy is undertaken later in 2026. Consultation with the Disability Inclusion Advisory Group will be undertaken as part of the strategy in relation to the best locations for accessible parks.

Please note there are two accessible parks available nearby in Zadoc Street (as shown below).

The installation of parks at the requested location would cost \$50,000-100,000, dependent on design and project scope due to the gradient, to ensure compliance.



Notice of Motion / Question with Notice

Councillor Big Rob has put the following question with notice:

Can the General Manager please explain if and when disabled parking will be put in place in the parallel parking area near the Dawson Street crossing adjacent to the Lismore Skate Park?



Attachment/s

There are no attachments for this report.

TRIM Record No: BP26/412:EF19/25-8

General Manager's response:

Parking at the skatepark has been referred to the Local Traffic Internal Working Group (LTIWG) for consideration at the next meeting, including disabled parking.

A parking plan for Uralba Street on the northern side of the skatepark has also been drafted for consideration by the LTIWG. The need for a formalised carpark at this location has been identified post-skatepark completion. Should the LTIWG endorse the carpark plan, future funding will be sought for implementation.

MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE CITY OF LISMORE HELD IN COUNCIL CHAMBERS ON TUESDAY 14 APRIL 2026 AT 10:00AM

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, Hall, Jensen, Knight-Smith, Rob (via audio-visual); Waters together with Mr Butron, General Manager; Ms Sullivan, Director People & Community; Ms Keneally, Director Roads & Infrastructure; Mr Potter, Director Water Waste & Open Spaces; Mr Singh-Pangly, Director Corporate Sustainability; Mr Snow, Director Economy Planning & Environment; Mr Pitman, Technology Support Officer; Ms Cotterill, Manager Governance; Mrs Mitchell, Executive Officer; Miss Hull, Executive Assistant - General Manager; Mr Wych-Done, Development Assessment Officer; Mr Whitaker, Executive Planner; Mrs van Iersel, Manager Strategic Services; Mr Simpson, Lead Strategic Planner; Miss Tye, Executive Assistant Mayor and Councillors; Mr Reinhold, Manager Development Services; Mr White and Mr Tilt (Solve Property Consultants)

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.

(Councillors Hall/Bing)

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

Voting against: Nil

Confirmation of Minutes

35/26 **RESOLVED** that the minutes of the Lismore City Council Ordinary Meeting held on 10 March 2026 be confirmed.

(Councillors Gordon/Bing)

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

Voting against: Nil

36/26 **RESOLVED** that the minutes of the Lismore City Council Confidential Meeting held on 10 March 2026 be confirmed.

(Councillors Bing/Knight-Smith)

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

Voting against: Nil

Disclosures of Interest

Clr Gordon declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item: 10.5 Dedication of Operational land as Public Road

Nature: I am the Treasurer of the Showground

Clr Battista declared a Significant, Non-Pecuniary Conflict of Interest for the following item: 10.5 Dedication of Operational land as Public Road

Nature: I am the President of Lismore Friendship Festival that are holding an event at the Showground in July and I will leave the chamber during this discussion.

Clr Knight-Smith declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item: 10.5 Dedication of Operational land as Public Road

Nature: I am a Show Society member

Mayoral Minute(s) and Condolence Motions

7.1 Condolence Motion - Jenny Dowell OAM

37/26 **RESOLVED** 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

(Councillor Krieg) (BP26/320)

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

Voting against: Nil

Jenny Dowell OAM Condolence Motion

It is with deep sadness that we acknowledge the passing of Jenny Dowell, a respected member of our community whose contributions have left a lasting impact. She is survived by husband Ron, and children Georgie and Tim.

Jenny Dowell was born in Beaconsfield, Victoria in 1950, the eldest of four children. She studied at La Trobe University and gained her degree in education, spending thirty five years primarily teaching deaf children and later becoming a lecturer in speech and language development.

In 1991, Jenny moved to Lismore when husband Ron got a job at Southern Cross University. She, like all of us here no doubt, gained an interest in Local government when she was dissatisfied with how council handled a particular matter of interest to her in the late 90's. So Jenny joined the Labour Party and stood on the Labour ticket in 2004, successfully being elected as a councillor. In 2008 Jenny was elected as mayor, and served for two terms. She was focused on progressive policies including LGBTQ+ rights, reconciliation, and the arts. Jenny was also a central figure in the controversial introduction of fluoride to the local water supply. Jenny was awarded an Honorary Doctorate from Southern Cross University in 2017 and the Order of Australia Medal (OAM) for her service to local government.

After stepping away from council in 2016, Jenny still remained active in local government, mentoring councillors and mayors across the state, myself being one of them. She was involved in many community groups, with the trend being very active ones, including the Cancer Council Relay for Life and the establishment of Lismore Park Run. There were many others, most notably Red Cross, and it was through her involvement in these community groups that Jenny will be sorely missed.

Jenny was passionate about the Arts and was a driving force behind Lismore's Art Gallery. It is a fitting tribute to have a space in the Art Gallery named in her honour. Let us take a moment to reflect on the remarkable life of Jenny Dowell and the positive change she brought to our community. May her legacy guide us as we move forward, and may her memory be a source of comfort and inspiration.

7.2 Condolence Motion - Rhoda Roberts AO

38/26

RESOLVED 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
3. discuss with the immediate family an appropriate and fitting tribute to Rhoda Roberts to honour her legacy and the impact she has had on the Lismore community

(Councillor Krieg) (BP26/321)

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

Voting against: Nil

Rhoda Roberts AO Condolence Motion

Rhoda Ann Roberts was born in Sydney on July 8, 1959, the daughter of Pastor Frank and Muriel Roberts. Rhoda had a twin sister, Lois, and two brothers, Phillip and Mark. Although born in Sydney, she was a proud Widjabul Wiabal woman and spent much of her childhood in Lismore. She attended Lismore Heights Primary school, and Richmond River High School. Even though her passion was the Arts, she initially studied Nursing and had the opportunity to travel to Westminster Hospital in London, gaining certification in Accident and Emergency nursing.

On her return to Australia, Rhoda left nursing and studied performing arts for three years. It is in this field that she left an indelible mark locally, nationally, and internationally. With an amazing career, highlighted with developing the Indigenous segment at the Opening Ceremony for the 2000 Sydney Olympics, entitled 'Awakening' which was viewed by an estimated 3.7 billion people. She curated many festivals, was heavily involved in the media, through SBS, the ABC and also the Koori Mail, which her father co-founded, along with numerous stage and screen productions.

Her last performance fittingly was at the Sydney Opera House. In front of an audience including the Prime Minister and the Governor General, she presented 'My Cousin Frank' a play about Frank Roberts, her cousin and the First Aboriginal selected to compete for Australia at the Olympics, at Tokyo in 1964. As we reflect on Rhoda Roberts' extraordinary life, we reaffirm our commitment to upholding the values she championed. Let us honour her memory by continuing to strive for inclusivity, cultural understanding, and positive change. May her vision and spirit live on in the work we do and the lives we touch. We offer our deepest sympathies to her partner, Steven Field, and her children Jack, Sarah and Emily. As part of this condolence motion, I would like to move that council discuss with the immediate family an appropriate and fitting tribute to Rhoda Roberts that will honour her legacy and the impact she has made on the Lismore community.

May Rhoda Roberts rest in peace, and may her loved ones find comfort in the enduring legacy she leaves behind.

Mayoral Minute Financial Assistance Grants

39/26 **RESOLVED** that Council:

1. notes the Country Mayors Association of NSW "Invest in Us" campaign advocating for increased Commonwealth Financial Assistance Grants to Local Governments. The campaign seeks to restore at least 1% of total Commonwealth taxation revenue for local Councils across Australia
2. recognises the critical role Local Government plays in delivering essential services and infrastructure that underpin community wellbeing, economic vitality, and national resilience
3. supports the campaign's core message: 'Invest in us so we can invest in them'
4. commits to participating in the campaign by:
 - a. sharing campaign materials through Council communication channels
 - b. engaging with local media and community stakeholders to raise awareness
 - c. lobbying Federal representatives to support the funding increase
5. requests the Mayor to write to the relevant Prime Minister, Treasurer, Federal Minister for Local Government, the Shadow Minister for Local Government, our

Federal Member of Parliament and Senator expressing Council's support for the campaign and urging their commitment to the proposed funding increase

(Councillor Krieg)

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

Voting against: Nil

Reports of Committees

8.1 Briefings Committee - 3 March 2026

40/26 **RESOLVED** that the minutes be received and the recommendations contained therein be adopted.

(Councillors Dalton-Earls/Bing) (BP26/186)

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

Voting against: Nil

Matters Arising

Reports of the General Manager

10.1 Local Planning Panel

MOTION moved 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 and Public Space, The Hon Paul Scully MP, to discuss options for funding the Local Planning Panel

(Councillors Jensen/Dalton-Earls)

AMENDMENT moved 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 and Public Space, The Hon Paul Scully MP, to discuss options for funding the Local Planning Panel
4. write to the Minister for Planning and Public Spaces, advising Lismore City Council does not support the mandatory imposition of Local Planning Panels. Expresses strong concern that the Local Planning Panel model removes planning decision-making from elected councillors and diminishes local democratic accountability.

(Councillors Waters/Dalton-Earls)

The Mayor ruled the motion out of order as per 10.9 of the Code of Meeting Practice.

RESOLVED that the motion be put.

(Councillor Gordon)

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

Voting against: Councillors Battista, Dalton-Earls and Waters

41/26

RESOLVED 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 and Public Spaces, The Hon Paul Scully MP, to discuss options for funding the Local Planning Panel

(Councillors Jensen/Dalton-Earls) (BP26/44)

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

Voting against: Councillors Knight-Smith, Rob and Waters

10.2 Planning Proposal - 803 Ballina Road - Rezoning R1 Residential to E1 Local Centre and Alteration of Minimum Lot Size

42/26

RESOLVED 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

(Councillors Knight-Smith/Bing) (BP26/152)

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

Voting against: Nil

10.3 Lismore's Strategic Planning Framework

43/26

RESOLVED that the:

1. 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
 - e. Resilience and Adaptation Strategy
2. General Manager has delegation to make housekeeping amendments (graphic and administrative) to the draft Strategies prior to the consultation
3. consultation feedback and final Strategies be reported back to Council
4. public exhibition be increased to eight weeks

(Councillors Krieg/Battista) (BP26/251)

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

Voting against: Nil

10.4 Draft Disability Inclusion Action Plan 2026 - 2030

44/26

RESOLVED 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

(Councillors Rob/Knight-Smith) (BP26/319)

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

Voting against: Nil

Councillor Hall left the meeting, the time being 11:28AM

Councillor Jensen left the meeting, the time being 11:28AM

Councillor Bing left the meeting, the time being 11:29AM

Councillor Jensen returned to the meeting, the time being 11:29AM

Councillor Bing returned to the meeting, the time being 11:29AM

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

Councillor Battista left the meeting, the time being 11:30AM

10.5 Dedication of Operational Land as Public Road

45/26

RESOLVED 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

(Councillors Dalton-Earls/Gordon) (BP26/322)

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

Councillor Battista returned to the meeting, the time being 11:35AM

Councillor Dalton-Earls left the meeting, the time being 11:36AM

Councillor Dalton-Earls returned to the meeting, the time being 11:39AM

10.6 2026 Australian Local Government Association National General Assembly

46/26

RESOLVED that Council's:

1. delegates to the 2026 ALGA National General Assembly are Councillors Krieg, Waters and Knight-Smith. Councillor Bing as a reserve
2. voting delegate is Councillor Krieg

(Councillors Krieg/Hall) (BP26/324)

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

Voting against: Nil

10.7 Monthly Finance and Investment Report

47/26

RESOLVED that Council note the report and adopt the Investment report for March 2026.

(Councillors Bing/Dalton-Earls) (BP26/326)

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

Voting against: Nil

Councillor Waters left the meeting, the time being 11:42AM

Councillor Hall left the meeting, the time being 11:43AM

Councillor Waters returned to the meeting, the time being 11:45AM

Councillor Hall returned to the meeting, the time being 11:48AM

Councillor Knight-Smith left the meeting, the time being 12:00PM

Councillor Knight-Smith returned to the meeting, the time being 12:03PM

10.8 Lismore City Council Emergency Management Committee

48/26 **RESOLVED** that Council appoints Mayor Krieg and Councillors Rob, Waters, Knight-Smith, Hall and Jensen to the Lismore City Council Emergency Management Committee.

(Councillors Rob/Hall) (BP26/325)

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

Voting against: Nil

10.9 Councillors Expenses and Facilities Policy - July 2025 to December 2025 Reporting

49/26 **RESOLVED** that Council:

1. receive and note the report
2. future reports show details of professional development

(Councillors Knight-Smith/Bing) (BP26/280)

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

Voting against: Nil

10.10 Policy Review

50/26 **RESOLVED** 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

(Councillors Bing/Gordon) (BP26/193)

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

Voting against: Nil

At this point the meeting adjourned for lunch, the time being 12:35PM

The meeting resumed at 1:05PM

Notices of Motion / Questions with Notice

11.1 Mayoral Attendance Report

51/26 **RESOLVED** that Council receives the Mayoral Attendance Report for March 2026.

(Councillors Krieg/Bing) (BP26/279)

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

Voting against: Councillor Rob

11.2 Residential Land Development Incentive Scheme Feasibility

52/26 **RESOLVED** 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 on the number of developments in Lismore that have been approved but not acted upon and possible contributions discounts we can offer

(Councillors Battista/Bing) (BP26/154)

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

Voting against: Councillor Waters

11.3 Community Safety Forum costs

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?

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.

11.4 Advisory Group costs

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

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

11.5 CBD full time dedicated team

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

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.

11.6 Health Parking Precinct

MOTION moved 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.

(Councillors Rob/Hall)

FORESHADOWED MOTION moved that:

1. set aside this motion until the precinct plan for the CBD and Health precinct is completed
2. Council lobby the Hon Janelle Saffin MP, Member of Lismore to give an election commitment for the construction of Stage 2 of Lismore Base Hospital carpark for hospital staff

(Councillor Gordon)

RESOLVED that the motion be put

(Councillor Hall)

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

Voting against: Nil

53/26

DEFEATED moved that:

1. 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
2. Council lobby the Hon Janelle Saffin MP, Member of Lismore to give an election commitment for the construction of Stage 2 of Lismore Base Hospital carpark for hospital staff

(Councillors Rob/Hall) (BP26/283)

Voting for: Councillors Dalton-Earls, Hall, Jensen and Rob

Voting against: Councillors Battista, Bing, Gordon, Knight-Smith, Krieg and Waters

54/26

On submission to the meeting the foreshadowed motion became the motion and was **RESOLVED** that Council:

1. request the precinct plan for the CBD and Health precinct be brought back to Council
2. lobby the Hon Janelle Saffin MP, Member of Lismore to give an election commitment for the construction of Stage 2 of Lismore Base Hospital carpark for hospital staff

(Councillors Gordon/Knight-Smith) (BP26/283)

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

Voting against: Nil

Councillor Hall left the meeting, the time being 2:00PM

Councillor Hall returned to the meeting, the time being 2:02PM

11.7 Sister City Commemoration Project

MOTION moved 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 \$4,115.65 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 Bing/Waters)

AMENDMENT moved 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 \$4,115.65 is required to complete the project a report be brought back to Council
4. the General Manager be delegated authority to finalise the location being in a community space and details of the commemorative activation project

(Councillor Dalton-Earls)

Lapsed due to want of a seconder.

55/26

RESOLVED 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 \$4,115.65 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

(Councillors Bing/Waters) (BP26/327)

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

Voting against: Nil

11.8 Koala Action Plan

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?

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.

11.9 Supporting Housing Outcomes for Older Women at Risk of Homelessness

56/26

MOTION moved that Council:

1. 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
2. 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

(Councillors Dalton-Earls/Waters) (BP26/330)

Voting for: Councillors Battista, Dalton-Earls, Hall, Knight-Smith and Waters

Voting against: Councillors Bing, Gordon, Jensen, Krieg and Rob

The vote being tied the Mayor declared the motion **DEFEATED** with his casting vote.

Councillor Bing left the meeting, the time being 2:30PM

Councillor Bing returned to the meeting, the time being 2:31PM

Councillor Krieg left the meeting, the time being 2:42PM

Councillor Krieg returned to the meeting, the time being 2:43PM

Councillor Waters left the meeting, the time being 2:44PM

Councillor Waters returned to the meeting, the time being 2:45PM

11.10 Goonellabah Village Sign Rous Road Roundabout

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?

General Manager's response:

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

The Goonellabah suburb signs will be replaced to be consistent with the new villages design. Goonellabah's sign will incorporate the native coral tree, in line with the current signs near Rous Road and Oliver Avenue roundabouts. However, the sign location will be at the suburb boundary near Gallagher Drive, with the ones near the roundabouts removed.

Continuation of Meeting

57/2658/26 **RESOLVED** that the time being 3.00pm the meeting continue to 3.30pm.

(Councillors Hall/Knight-Smith)

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

Voting against: Nil

11.11 Outdoor Spaces and Parks Maintenance Schedule Review

MOTION moved 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

(Councillors Dalton-Earls/Knight-Smith)

Motion withdrawn by Cr Dalton-Earls.

59/26

DEFEATED 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

(Councillors Rob/Dalton-Earls) (BP26/332)

Voting for: Nil

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

11.12 South Lismore Duck Pond

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?

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*
- *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.*

MOTION moved that the General Manager investigate the acquisition of land known as and in the vicinity of the South Lismore Duck Pond and report back to the June Council meeting.

(Councillor Rob)

Lapsed due to want of a seconder

Confidential Matters – Closed Council Meeting

60/26 **RESOLVED** that Council now exclude the press and public and meet in Closed Council 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.

(Councillors Krieg/Bing)

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

Voting against: Councillor Waters

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 Proposed Land Swap

That Council:

1. notes the confidential correspondence attached in the report dated 9 April 2026 and 13 April 2026
2. acquires the properties mentioned in this report on the terms and conditions acceptable to the General Manager
3. disposes of the property at 260 Oliver Avenue, Goonellabah (Lot 3, DP1305035) on the terms and conditions acceptable to the General Manager
4. classifies any land acquired as Operational in accordance with section 31 of the *Local Government Act 1993*
5. delegate authority to the General Manager to:
 - a. negotiate and finalise the terms and conditions of the acquisitions and disposal
 - b. execute all necessary contracts, documents, and instruments
 - c. take all actions necessary to give effect to this resolution

(Councillors Gordon/Hall) (BP26/269)

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

Voting against: Nil

Closure

This concluded the business and the meeting terminated at 3.25pm.

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 14 APRIL 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, Hall, Jensen, Knight-Smith, Rob (via audio-visual), Waters together with Mr Butron, General Manager; Ms Cotterill, Manager Governance; Mrs Mitchell, Executive Officer, Miss Hull, Executive Assistant - General Manager

12.1 Proposed Land Swap

52/26

RESOLVED that Council:

6. notes the confidential correspondence attached in the report dated 9 April 2026 and 13 April 2026
7. acquires the properties mentioned in this report on the terms and conditions acceptable to the General Manager
8. disposes of the property at 260 Oliver Avenue, Goonellabah (Lot 3, DP1305035) on the terms and conditions acceptable to the General Manager
9. classifies any land acquired as Operational in accordance with section 31 of the *Local Government Act 1993*
10. delegate authority to the General Manager to:
 - d. negotiate and finalise the terms and conditions of the acquisitions and disposal
 - e. execute all necessary contracts, documents, and instruments
 - f. take all actions necessary to give effect to this resolution

(Councillors Gordon/Hall) (BP26/269)

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

Voting against: Nil

Resumption of Open Council

53/26 **RESOLVED** that Council reopen the doors to the public and return to open session.

(Councillors Krieg/Bing)

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

Voting against: Nil

Closure

This concluded the business and the meeting terminated at 3.25pm.

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

MAYOR