



## Council

An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on Tuesday 9 June 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

3 June 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.

# Agenda

---

<b>1. Opening of Meeting</b>	
<b>2. Acknowledgement of Country</b>	
<b>3. Pause for reflection</b>	
<b>4. Apologies and Applications for Leave of Absence or Attendance by Audio-Visual Link</b>	
<b>5. Confirmation of Minutes</b>	
Lismore City Council held 12 May, 2026.....	210
<b>6. Disclosures of Interest</b>	
<b>7. Mayoral Minute(s) and Condolence Motions</b>	
<b>8. Reports of Committees</b>	
8.1 Briefings Committee - 5 May 2026 .....	7
8.2 Local Traffic Forum .....	12
<b>9. Matters Arising</b>	
9.1 Questions on Notice .....	18
9.2 Walk of Honour Committee .....	19
<b>10. Reports of the General Manager</b>	
10.1 Code of Meeting Practice .....	27
10.2 Policy Review.....	34
10.3 Annual Mayor and Councillor Fees.....	36
10.4 Audit Risk and Improvement Committee - Extension of Chairperson's Term .....	124
<b>Director Corporate Sustainability</b>	
10.5 Outdoor Dining Fees Waiver (2026-2027) .....	125
10.6 Monthly Finance and Investment Report .....	127
<b>Director Planning and Economy</b>	
10.7 DA25/234: Subdivision and Boundary Adjustment - Three (3) Lots into Four (4) Lots at Clunes.....	128
<b>11. Notices of Motion / Questions with Notice</b>	
11.1 Mayoral Attendance Report April 2026 .....	176
11.2 Mayoral Attendance Report May 2026 .....	178
11.3 Sister City Relationships .....	180
11.4 Skate Parks improvement .....	181
11.5 Infrastructure Expenditure and Business Unit Review for 2026/27 Budget Preparation .....	183
11.6 Crime Prevention Plan .....	184

11.7	Nimbin Water Supply.....	185
11.8	Media Policy - Legal Advice .....	187
11.9	CBD Lighting and CCTV cameras .....	188
11.10	Disabled Parking - Zadoc Street.....	190
11.11	Disabled Parking - Dawson Street.....	191
11.12	Rail Trail Expenditure .....	192
11.13	Public Space Maintenance Teams and Street Sweeper .....	196
11.14	Progress Update - Resolution 209/25.....	197
11.15	Exemptions from Timed Parking - Lismore LGA.....	206
11.16	Vehicle Tracking.....	207

**12. Confidential Business**

12.1	Tender T402526RTC Co-Mingled Recycling Transportation & Processing - Evaluation Report.....	209
------	--	-----

# **Reports of Committees**

---



## Report of Committee

Briefings Committee - 5 May 2026

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

### Attachment/s

1. [↓](#) Minutes - 5 May 2026

## Briefings Committee Minutes 5 May 2026

### MINUTES OF THE ORDINARY MEETING OF THE BRIEFINGS COMMITTEE OF THE CITY OF LISMORE HELD IN COUNCIL CHAMBERS ON TUESDAY 5 MAY 2026 AT 6:00 PM

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

### Present

Mayor, Councillor Krieg; Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall (via audio-visual), Jensen, Knight-Smith, Rob (via audio-visual), Waters together with Mr Butron, General Manager; Mr Potter, Director Water Waste & Open Spaces; Ms van Iersel, Acting Director Economy Planning & Environment; Mr Reinhold, Manager Development Services; Mr Bradridge, Development Assessment Lead; Ms Foy, Executive Director Flood Restoration Portfolio; Mr Baker, Deputy Director Waste & Resilience; Ms Cotterill, Manager Governance; Mrs Mitchell, Executive Officer.

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

8/26 **RESOLVED** that Council approve attendance by audio-visual link for Councillor Rob and Councillor Hall on medical grounds.

(Councillors Bing/Jensen)

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

**Voting against:** Nil

### Confirmation of Minutes

9/26 **RESOLVED** that the minutes of the following meeting be confirmed:

- Ordinary Briefings Committee meeting on 3 March 2026
- Confidential Briefings Committee meeting on 3 March 2026

(Councillors Bing/Gordon)

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

**Voting against:** Nil

## Briefings Committee Minutes 5 May 2026

### Disclosures of Interest

**Clr Rob declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following**

**item:** 6.1 Staged Co-living Housing

**Nature:** I used to own property in the area

**Clr Krieg declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following**

**item:** 6.1 Staged Co-living Housing

**Nature:** My wife has a part-time job at a business nearby

### Reports of the General Manager

#### 6.1 Staged Co-living Housing

---

MOTION moved that the Committee note the presentation on the Staged Co-living Housing ahead of a report to the May Council meeting.

(Councillors Battista/Bing)

AMENDMENT moved that:

1. the Committee note the presentation on the Staged Co-living Housing ahead of a report to the May Council meeting
2. staff spend no time on determining whether they condition what to do with the houses on blocks 4, 6 and 8 Weaver Street

(Councillor Rob)

Lapsed due to want of a seconder.

10/26 **RESOLVED** that the Committee note the presentation on the Staged Co-living Housing ahead of a report to the May Council meeting.

(Councillors Battista/Bing) (BP26/413)

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

**Voting against:** Nil

**At this time Councillor Krieg disclosed a non-significant, non-pecuniary conflict of interest as I live near the current landfill site.**

## Briefings Committee Minutes

### 5 May 2026

#### 6.2 Waste Landfill Capping budget FY26/27

---

MOTION moved That the Committee note the presentation on the waste landfill capping forward works plan and budget FY26/27 budget ahead of a report to the May Council meeting.

(Councillors Bing/Gordon)

**Councillor Jensen left the meeting, the time being 6:51PM**

**Councillor Jensen returned to the meeting, the time being 6:52PM**

**Councillor Gordon left the meeting, the time being 6:56PM**

**Councillor Hall left the meeting, the time being 7:00PM**

**Councillor Gordon returned to the meeting, the time being 7:02PM**

**Councillor Hall returned to the meeting, the time being 7:09PM**

11/26 **RESOLVED** that the Committee note the presentation on the waste landfill capping forward works plan and budget FY26/27 budget ahead of a report to the May Council meeting.

(Councillors Bing/Gordon) (BP26/415)

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

**Voting against:** Nil

#### 6.3 Policy Review

---

12/26 **RESOLVED** that the Committee note the presentation on the Policy Review.

(Councillors Battista/Knight-Smith) (BP26/414)

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

**Voting against:** Nil

Briefings Committee Minutes  
5 May 2026

Closure

This concluded the business and the meeting terminated at 7.30pm.

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

---

MAYOR

## Report of Committee

Local Traffic Forum

### Executive Summary

To carry out permanent reconstruction works to reinstate the embankments and return Tuntable Creek Road to the level of service that existed prior to the 2022 flood event, a full road closure and associated detour are required for approximately 13 months.

That:

1. the minutes be received and the recommendations contained therein be adopted
2. Lismore City Council, as the delegated road authority, approves the temporary closure of Tuntable Creek Road between Rose Road and Beardow Road, including the associated detour, for a period of approximately 13 months from July 2026

### Attachment/s

1. [↓](#) Minutes 26 May 2026
2. [↔](#) Tuntable Creek Road Closure with Detour (Over 7 pages)

### Background

Lismore City Council's Flood Restoration Portfolio is delivering permanent repairs to the extensively damaged section of Tuntable Creek Road. Temporary works have allowed the road to operate under restricted conditions; however, full reconstruction is now required to restore the pre-flood level of service.

#### Referral to the Local Traffic Forum (LTF)

Under the Transport for NSW Authorisation and Delegation Instrument (2025), proposals that restrict or prohibit passage along a road for more than six (6) months must be referred to the Local Traffic Forum (LTF) for advice.

This project requires a full closure for approximately 13 months, scheduled to commence in July 2026. Accordingly, the proposal was referred to the LTF, which reviewed the Traffic Management Plan and provided technical advice.

The LTF does not issue approvals or recommendations; Council remains the decision-maker.

#### Relevant Instrument Provisions

Mandatory Prior Referral – Condition 3

Referral to the LTF is required where a proposal would, for a period exceeding six (6) months:

- restrict or prohibit passage along a road by any persons, vehicles, or animals; or
- compel or prevent a turn from one public road to another

The proposed full closure meets these criteria.

## Site Details

The permanent repair works will occur on Tuntable Creek Road between Rose Road and Beardow Road. Other landslip repairs along the corridor will proceed concurrently; however, access past those sites will be maintained through traffic control measures such as traffic signals and traffic controllers.

### Construction hours will be:

- Monday to Friday: 7:00 am – 6:00 pm
- Saturday: 8:00 am – 3:00 pm

### Timing

- Up to 13 months from 6 July 2026, weather permitting
- Site establishment works will commence in June 2026

### Why a full closure?

- Steep, unstable terrain makes it a challenging site
- The existing road will be removed and fully rebuilt
- Works cannot be completed safely or efficiently with vehicles and/or pedestrians passing through the site

## Minutes

**MINUTES OF THE LOCAL TRAFFIC FORUM HELD IN ON TUESDAY 26 MAY 2026 AT 10:02 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**

Councillor Hall (Chairperson); Bel Hanson (On Behalf of Janelle Saffin MP); Caleisse Dunston (Transport for NSW); Ben Wilson (Northern Rivers Bus Lines)

**In Attendance**

Ms Rose, Executive Assistant; Mrs Keneally, Director Roads & Infrastructure; Mr Goodwin, Senior Design Engineer; Mr Madden, Manager Infrastructure Service

**Apologies**

Clint Williams (NSW Police Dept)

**Confirmation of Minutes**

**RESOLVED** that the minutes of 3 December 2025 were confirmed

**Disclosure of Interest**

Ben Wilson – NR Bus lines – 4.3 Speed Hump at Invercauld Rd/Cynthia Wilson Dr and Change of hours for R/H turn onto Ballina Rd from Invercauld Rd

**4.1 Dangerous Shortcut Wyrallah Road / Esmond Street Roundabout**

- The Forum noted concerns regarding vehicles using the butcher shop car park as a shortcut to access Esmond Street. Design staff will prepare an entry/exit traffic plan to address this issue and prevent through-movement across the parking area.
- The Forum also noted a suggestion to install pedestrian fencing, to be explored in consultation with the business owner.

## Minutes

**4.2 Tweed Street / Dunoon Road Corridor Improvements**

- The Forum received a presentation on the proposed concept design for road improvements along Tweed Street and Dunoon Road, including three proposed roundabouts at Terania Street, Alexandra Parade, and 55 Dunoon Road. The Forum noted the information.
- The Forum reviewed the proposed entry and exit arrangements for the new Richmond River High School. Attendees expressed concern that the proposed access design is not appropriate for the traffic conditions at the site, citing safety issues and the proximity of the planned roundabout on Alexandra Parade to the South. The Forum noted these concerns.
- The Forum noted that the Department of Education should liaise closely with Transport for NSW regarding all access arrangements for the new High School, including entry and exit points, kiss-and-drop facilities, bus routes, and pedestrian connections, throughout the design and construction phases.

**4.3 Speed Hump at Invercauld Rd/Cynthia Wilson Dr and Change of hours for right hand turn onto Ballina Rd from Invercauld Rd**

## Invercauld Road / Cynthia Wilson Drive - Intersection Safety and Access Issues

- The Forum noted safety concerns at the Invercauld Road / Cynthia Wilson Drive intersection. Design staff will prepare and install "Stop" line markings and a corresponding Stop sign, along with an advance advisory Stop sign on the approach.

## Right-Turn Movement - Invercauld Road to Ballina Road

- The Forum noted that additional information is required regarding the proposed change to right-turn movements from Invercauld Road onto Ballina Road. Further investigation will be undertaken.

## Advisory Signage - turning hours

- The Forum noted that updated advisory signage will be installed as part of the safety improvements.

**5.1 Business arising - Corndale Public School - Bus Zone Relocation and Manoeuvring Issue**

- The Forum noted that the bus zone sign was relocated to the correct position in accordance with the CCC bus company request and approved plan. The following day, Corndale Public School requested that the sign be moved back to its previous location. The Forum also noted that the current arrangement has resulted in the school bus performing an illegal U-turn.
- A Council staff member met with CCC onsite and travelled with the driver to the gravel shoulder on Dorrroughby Road to assess an alternative turning location. The

## Minutes

staff member reported that the manoeuvre was completed without issue and that CCC were satisfied with this route.

## General Business

**1. Right-turn from Ballina Road into Bruxner Crescent**

The Forum noted Cllr Hall's enquiry regarding any issues raised about the right-turn movement from Ballina Road into Bruxner Crescent. No issues have been recorded.

**2. James Street / Dunoon Road Update**

Cllr Hall requested that an update on the James Street / Dunoon Road project be provided and submitted to Transport for NSW for review.

**3. Oakey Creek Road - Completion Timeframe**

Northern Rivers Bus Lines enquired about the expected completion timeframe for Oakey Creek Road. Mr Madden advised that he would take the matter on notice and seek a response from the relevant staff.

**4. Blakebrook School - Bus Turnaround**

Northern Rivers Bus Lines advised that the bus turnaround area at Blakebrook School requires gravel fill.

**5. Tuntable Creek Road - Temporary Road Closure for Landslip Restoration**

A report was presented outlining the need for a temporary road closure to facilitate landslip restoration works on Tuntable Creek Road. The Forum reviewed the proposal and no issues were raised. The Forum noted the proposal.

## Closure

This concluded the business and the meeting terminated at 11.06am.

Next meeting 28 July 2026

# Matters Arising

---



## Matters Arising

<b>Subject</b>	Questions on Notice
<b>TRIM Record No</b>	BP26/464:EF19/25-8
<b>Prepared by</b>	Executive Assistant - General Manager
<b>Reason</b>	To provide a response to councillors for questions taken on notice at the previous Council meeting
<b>Strategic Theme</b>	Leadership
<b>Strategy</b>	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
<b>Action</b>	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 May 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 Walters

**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**

1. Can you please advise if the Sport and Rec Plan is supposed to be listed in the Biodiversity section of the Budget?

#### Officer response:

The budget line has been included as there are comparatives to previous years. There is a nil budget for the FY2026-27 year and beyond. It appeared here rather than elsewhere as an anomaly from the restructure.

### Attachment/s

There are no attachments for this report.

## Matters Arising

<b>Subject</b>	Walk of Honour Committee
<b>TRIM Record No</b>	BP26/475:EF13/463-8
<b>Prepared by</b>	Executive Officer
<b>Reason</b>	To finalise the Walk of Honour Committee and eligibility guidelines for honourees
<b>Strategic Theme</b>	Leadership
<b>Strategy</b>	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
<b>Action</b>	Provide responsible, transparent and accountable leadership with sustainable management of Council finances, assets, risks and human resources

### Executive Summary

Council has previously resolved to construct a Walk of Honour and establish a Committee to assess nominations for inclusion.

### Recommendation

That:

1. Councillors Krieg, ..... be appointed to the Walk of Honour Committee
2. the Terms of Reference and eligibility guidelines be adopted
3. nominations open indefinitely

### Background

At the August 2025 Ordinary Council meeting it was resolved:

That:

1. *with funding for a new upgraded footpath through the Sports precinct, linking the CBD to Lismore Square approved, the Walk of Honour, already resolved by Council to progress, incorporating the current footpath in the future design*
2. *a Committee of interested councillors, with the Mayor as chair, be established*
3. *a workshop be held to develop terms of reference and eligibility guidelines and be brought back to Council for adoption*
4. *expressions of interest from the community for potential honourees be called for following this process*

### Public consultation

Not required.

### Attachment/s

1. [Walk of Honour Committee Terms of Reference](#)

# Walk of Honour Committee

## Terms of Reference

# Walk of Honour Committee

## Terms of Reference

---

### Table of Contents

Introduction .....	3
1 Membership .....	3
2 Term of Membership .....	3
3 Replacement of Members .....	3
4 Committee Limitations .....	3
5 Meeting Protocol .....	3
6 Code of Conduct .....	4
7 Decisions of the Committee .....	4
Review .....	4
Document History and Version Control .....	4
ANNEXURE A .....	5
Eligibility Guidelines .....	5
1 Connection to LGA .....	5
2 Area of Achievement .....	5
3 Level of Impact .....	5
4 Character and Values .....	5
5 Eligibility Status .....	5
6 Exclusions .....	5
7 Nomination Requirements .....	6
8 Scoring Overview .....	6
9 Assessment Criteria & Weighting .....	6
10 Calculating the Final Score .....	6
11 Rating Bands .....	6

Document #: ED26/16530	Document Title: Walk of Honour Committee Terms of Reference	
Version #: 1.0	Developed By: General Manager's office	Council Approval Date: 09/06/2026

## Introduction

The role of the Walk of Honour Committee (Committee) is to assess all nominations and determine who will be included on the Lismore City Council (Council) Walk of Honour.

## 1 Membership

The group consists of:

- a) the Mayor (to preside as Chairperson)
- b) at least two councillors

Council will appoint all members to the Committee.

Membership of the committee will be revoked:

- a) if the committee is dissolved by Council
- b) if Council receives a written resignation from the member
- c) in accordance with the procedures for the Administration of the Model Code of Conduct for Local Councils in NSW
- d) if resolved by Council

## 2 Term of Membership

At the first Council meeting following an election, new councillor representatives on the Committee will be elected for the term.

## 3 Replacement of Members

Replacement members will be appointed by resolution of Council.

If a vacancy occurs within six months of the end of the term, the member will not be replaced.

## 4 Committee Limitations

The Committee is unable to:

- a) direct council officers
- b) commit Council to any expenditure unless specific delegation has been resolved by Council
- c) waive or amend Council policies

Only the Mayor is authorised to speak publicly or issue media releases on behalf of Council.

## 5 Meeting Protocol

The Committee will meet periodically, as required.

A quorum of the Committee is half plus one of the appointed members at the time of the meeting.

Meeting duration will be a maximum of 90 minutes.

Members will be provided copies of all nominations a minimum of seven days prior to the meeting.

Proxy votes will not be accepted.

Minutes will be prepared at each meeting.

Document #: ED26/16530	Document Title: Walk of Honour Committee Terms of Reference	
Version #: 1.0	Developed By: General Manager's office	Council Approval Date: 09/06/2026

## 6 Code of Conduct

Members must:

- a) adhere to the applicable Lismore City Council Code of Conduct
- b) make positive contributions during meetings in a polite and respectful manner

## 7 Decisions of the Committee

Recommendations of the Committee will be reported to Council for a final decision on honourees to be resolved.

Scoring and unsuccessful applications will be kept confidential.

## Review

Terms of Reference and eligibility guidelines will be reviewed by Council at least once each council term. The Committee can recommend changes to the terms of reference for consideration by Council.

## Document History and Version Control

Document History and Version Control			
Trim Ref	Version	Summary of Changes / Consultation	Date
ED26/16530	1.0	Terms creation	09/06/2026

Document #: ED26/16530	Document Title: Walk of Honour Committee Terms of Reference		
Version #: 1.0	Developed By: General Manager's office	Council Approval Date: 09/06/2026	

## ANNEXURE A

### Eligibility Guidelines

The following eligibility criteria have been established to ensure a fair, transparent, and consistent process for identifying and honouring individuals whose accomplishments and character reflect positively on the community and leave a lasting legacy.

#### 1 Connection to LGA

Nominees must demonstrate a strong connection to the Lismore LGA through at least one of the following:

- a) born in the LGA
- b) resided in the LGA for a significant period (minimum 5 years)
- c) educated in the LGA
- d) established their career or contribution within the LGA
- e) made a substantial contribution benefiting the LGA community

#### 2 Area of Achievement

Individuals must have achieved distinction or significant impact in one or more of the following areas:

- a) Professional excellence
- b) Community contribution
- c) Cultural & creative achievement
- d) Sport & recreation
- e) Innovation
- f) Leadership

#### 3 Level of Impact

Nominees should meet at least one of the following:

- a) regional, national, or international recognition
- b) lasting contribution benefiting Lismore
- c) demonstrated role model for the community

#### 4 Character and Values

Nominees must demonstrate integrity, ethical conduct, and reflect positively on the Lismore community.

#### 5 Eligibility Status

Includes both living individuals and posthumous recognition where appropriate.

#### 6 Exclusions

- a) Sitting elected officials
- b) Self-nominations
- c) Organisations or groups

Document #: ED26/16530	Document Title: Walk of Honour Committee Terms of Reference	
Version #: 1.0	Developed By: General Manager's office	Council Approval Date: 09/06/2026

## 7 Nomination Requirements

Each nomination should include:

- a) evidence of LGA connection
- b) summary of achievements
- c) supporting documentation
- d) explanation of community impact
- e) references or endorsements (minimum 3)

## 8 Scoring Overview

Each application is assessed using a score from 0 to 5:

- 0 = No evidence
- 1 = Very limited evidence
- 2 = Some evidence
- 3 = Good evidence
- 4 = Strong evidence
- 5 = Outstanding evidence

## 9 Assessment Criteria & Weighting

Impact on Lismore Community (25%): meaningful local contribution  
 Community Role Model (25%): sets a positive example  
 Innovation & Leadership (20%): new ideas and guiding others  
 Integrity & Conduct (20%): honest, fair, ethical behaviour  
 Recognition & Achievements (10%): awards or notable achievements

## 10 Calculating the Final Score

Multiply each score by its weighting and total the results.

Example:  $4 \times 25 + 5 \times 25 + 5 \times 20 + 4 \times 20 + 3 \times 10 = 87\%$

## 11 Rating Bands

85–100%: Strongly recommended  
 70–84%: Recommended  
 50–69%: Consider  
 Below 50%: Not recommended

Document #: ED26/16530	Document Title: Walk of Honour Committee Terms of Reference	
Version #: 1.0	Developed By: General Manager's office	Council Approval Date: 09/06/2026

# **Reports of the General Manager**

---



# Report

<b>Subject</b>	Code of Meeting Practice
<b>TRIM Record No</b>	BP26/506:EF19/483-8
<b>Prepared by</b>	Manager Governance
<b>Reason</b>	To allow council meetings to be conducted under a compliant Code of Meeting Practice.
<b>Strategic Theme</b>	Leadership
<b>Strategy</b>	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
<b>Action</b>	Provide responsible, transparent and accountable leadership with sustainable management of Council finances, assets, risks and human resources

## Executive Summary

Following a disallowance of the *Local Government (General) Amendment (Model Code of Meeting Practice) Regulation 2025* the adopted Code of Meeting Practice is no longer compliant with the Regulation. A resolution to rescind the adoption of the Code of Meeting Practice made at the Council Meeting on 10 February 2026 is now required to allow the conduct of meetings to comply with the relevant legislation.

## Recommendation

That Council:

1. rescind item 9.3 from 10 February 2026 meeting adopting the Code of Meeting Practice
2. rescind item 9.2 from 10 February 2026 meeting and reinstate 1.2.20 Council Briefings Policy with the policy being amended to provide that briefings or workshops may be scheduled at the discretion of the General Manager or by resolution of Council on a particular matter
3. rescind its decision from 9 December 2025 relating to establishing a Briefings Committee
4. amends Clause 18.3 in the reinstated Code of Meeting Practice noting that public exhibition of this amendment has been undertaken and no submissions were received:
 

18.3 If the business of the meeting is unfinished after 5 hours and the council does not resolve to extend the meeting, or if the meeting is unfinished after 30 minute extension, the chairperson must either:

  - a) defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or
  - b) adjourn to the Thursday following meeting at 6pm to extend no later than 9pm, and defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council if the business of the meeting is still unfinished
5. notes a new report in relation to item 7.2 from 12 May 2026 will be submitted at a future meeting

## Background

On 26 May 2026, the NSW Legislative Council debated the following motion:

**Local Government (General) Amendment (Model Code of Meeting Practice) Regulation 2025:** A disallowance motion moved by Dr Cohn was agreed to on division (Ayes: 20 / Noes: 14).

The disallowance therefore means the 2025 Model Meeting Code is no longer prescribed for the purposes of section 360 of the *Local Government Act 1993* (LG Act) and the previous 2021 version of the Model Meeting Code now becomes the prescribed version.

Under section 360 of the LG Act, councils' adopted codes of meeting practice must not contain provisions inconsistent with the mandatory provisions of the prescribed Model Meeting Code. This means provisions of a council's adopted code of meeting practice based on the now disallowed 2025 Model Meeting Code that are inconsistent with the mandatory provisions of the previous 2021 Model Meeting Code are no longer permissible.

The Office of Local Government (OLG) advises, as the first item of business at the next meeting, council should rescind its resolution adopting the 2025 Model Meeting Code. This will have the effect of reinstating council's previous adopted code of meeting practice containing the mandatory provisions of the 2021 Model Meeting Code. Because more than 3 months have passed since Council adopted its current meeting code, the signatures of 3 councillors are not required to rescind the resolution adopting the code.

Meetings of the council and committees comprising only of councillors should be conducted in accordance with the reinstated version of Council's meeting code until such time as it is amended.

Prior to adopting the "new" Code of Meeting Practice Council had resolved the following in relation to the "old" Code of Meeting Practice.

*That Council:*

1. *amends clause 18.3 of the Code of Meeting Practice to read:*

*18.3 If the business of the meeting is unfinished after 5 hours and the council does not resolve to extend the meeting, or if the meeting is unfinished after 30 minute extension, the chairperson must either::*

  - a) *defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or*
  - b) *adjourn to the Thursday following meeting at 6pm to extend no later than 9pm, and defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council if the business of the meeting is still unfinished.*
2. *places the suggested changes to the Code of Meeting Practice on exhibition for a period of 28 days and accepts submissions for revised Code of Meeting Practice for a period of 42 days. Any submissions received are reported back to Council for consideration and adoption of the Code*

The amendment was placed on public exhibition for the required period, no submissions were received. When this came off public exhibition the OLG had released the new Model Code so this was included in the "new" Code of Meeting Practice. Therefore, if Council still wants this it will need to be included into the "old" Code of Meeting Practice by resolution.

As a result of the changes to the Code of Meeting Practice Council also rescinded 1.2.20 Council Briefings Policy and formed the Briefings Committee, both of these changes should now be reversed to avoid any further confusion around the conduct of meetings and briefings.

The amendment recommended to the Council Briefings Policy removes the ability of a single councillor to request a briefing or workshop on any matter. Given the resources required to prepare and conduct a briefing or workshop this will ensure resources are used on matters that are of concern or importance to the majority of councillors.

## Public consultation

Not required.

## Attachment/s

1. [↓](#) Previous Resolutions
2. [⇒](#) Code of Meeting Practice Version 3.0 (Over 7 pages)
3. [⇒](#) 1.2.20 Council Briefing Policy (Over 7 pages)

**Previous Resolutions**

10 June 2025 – Council Meeting

**11.2 Council Meeting Overflow**

---

127/25

**RESOLVED** that Council:

1. amends clause 18.3 of the Code of Meeting Practice to read:

*18.3 If the business of the meeting is unfinished after 5 hours and the council does not resolve to extend the meeting, or if the meeting is unfinished after 30 minute extension, the chairperson must either::*

- a) defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council, or*
- b) adjourn to the Thursday following meeting at 6pm to extend no later than 9pm, and defer consideration of the remaining items of business on the agenda to the next ordinary meeting of the council if the business of the meeting is still unfinished.*

2. places the suggested changes to the Code of Meeting Practice on exhibition for a period of 28 days and accepts submissions for revised Code of Meeting Practice for a period of 42 days. Any submissions received are reported back to Council for consideration and adoption of the Code

(Councillors Rob/Hall) (BP25/366)

**Voting for:** Councillors Hall, Jensen, Krieg, Rob and Waters  
**Voting against:** Councillors Dalton-Earls, Guise and Knight-Smith  
**Absent:** Councillor Battista

9 December 2025 – Council Meeting

15/25	<p><b>RESOLVED</b> that Council:</p> <ol style="list-style-type: none"> <li>1. establishes a Briefings Committee commencing 1 January 2026 under clause 20.2 of the Code of Meeting Practice whose members are all councillors and, pursuant to clause 20.3, of which all councillors are members</li> <li>2. pursuant to clause 20.5 of the Code of Meeting Practice, specify the functions of the Briefings Committee as to receive briefings and workshops to inform councillors, the content of which is determined by the General Manager or may be requested by at least three councillors</li> <li>3. schedules any Briefings Committee meetings at 6pm on Tuesday evenings wherever possible, or at another time and/or day as determined by the General Manager if 6pm on Tuesday is not available or suitable</li> <li>4. prepare Terms of Reference to be considered by council at the February 2026 council meeting</li> </ol> <p>(Councillors Rob/Hall)</p> <p><b>Voting for:</b> Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters</p> <p><b>Voting against:</b> Councillor Guise</p>
-------	---

10 February 2026 – Council meeting

#### **9.2 Briefings Committee Terms of Reference**

---

13/26	<p><b>RESOLVED</b> that Council:</p> <ol style="list-style-type: none"> <li>1. rescind 1.2.20 Council Briefings Policy</li> <li>2. adopt the terms of reference for the Briefings Committee as attached to this report</li> </ol> <p>(Councillors Rob/Gordon) (BP25/1021)</p> <p><b>Voting for:</b> Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters</p> <p><b>Voting against:</b> Councillor Guise</p>
-------	--

### 9.3 Draft Code of Meeting Practice

---

10 February 2026 – Council meeting

19/26

**RESOLVED** that Council:

1. in accordance with Section 361 of the *Local Government Act 1993* the draft Code of Meeting Practice at Attachment 1 to this report be adopted with the inclusion of clause 14.12 c) *Completing the Public Representation Application Form*, which is available on the website, in the manner determined by council
2. notes minor administrative changes (formatting and corrections) may be made to the policy when required
3. reaffirms its previous resolution that Ordinary Meetings of Council be held on the second Tuesday of the month commencing at 10.00am from 10 February 2026 to 8 August 2028 and notes meetings will be held in the Council Chambers at 43 Oliver Ave Goonellabah or 165 Molesworth Street Lismore
4. determined the Order of Business for a Council Meeting as follows:
  1. Opening of meeting
  2. Acknowledgement of country
  3. Pause for reflection
  4. Apologies and applications for leave of absence or attendance by audio-visual link
  5. Confirmation of minutes
  6. Disclosures of Interest
  7. Mayoral minute(s) and condolence motions
  8. Reports of committees
  9. Matters arising
  10. Reports of the General Manager
  11. Notices of motion/Questions with notice.
  12. Confidential matters
  13. Conclusion of the meeting

(Councillor Krieg/Hall) (BP26/6)

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

**Voting against:** Councillors Guise, Rob and Waters

Meeting 12 May 2026

### 7.2 Code of Meeting Practice

---

68/26

**RESOLVED** that:

1. Council include the following clause in the Code of Meeting Practice: 3.10 ♣ (b) A notice of motion for the expenditure of funds on works and/or services other than those already provided for in the Council's current adopted Operational Plan must identify the source of funding for the expenditure that is the subject of the notice of motion and it's alignment with the adopted Community Strategic Plan
2. the Code of Meeting Practice be placed on public exhibition for 28 days and receive submissions for not less than 42 days
3. if no objections are received following the submission period the Code of Meeting Practice be updated
4. if any objections are received during the submission period the Code of Meeting Practice be reported back to Council for further consideration

(Councillor Krieg)

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

**Voting against:** Councillor Guise

## Report

<b>Subject</b>	<b>Policy Review</b>
<b>TRIM Record No</b>	BP26/417:EF09/140
<b>Prepared by</b>	Executive Officer
<b>Reason</b>	To consider the adoption of revised policies
<b>Strategic Theme</b>	Leadership
<b>Strategy</b>	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
<b>Action</b>	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. 1.8.28 Modern Slavery Prevention Policy
  - b. 1.8.30 Councillors Drug & Alcohol Policy
  - c. 8.11.4 Lismore Regional Gallery Permanent Collection Policy
2. adopt the revised:
  - a. 5.2.34 Conflicts of Interest Policy – Council Related Development Applications
  - b. Australia Day Awards Committee Terms of Reference

### 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

Modern Slavery Prevention Policy - to comply with legislative requirements.

Councillor Drug & Alcohol Policy - to foster an attitude and culture amongst councillors that it is not acceptable to come to a Council or Committee Meeting under the influence of alcohol and/or other drugs. It ensures Council meets its legal obligations by providing a safe working environment for everyone.

## Revised

Conflicts of Interest Policy – Council Related Development Applications - administrative changes only to position titles.

Australia Day Awards Committee Terms of Reference – have not been reviewed since adoption and now incorporates the eligibility guidelines for nominations.

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

## Public consultation

Not required.

## Attachment/s

- |   |                |
|---|----------------|
| 1. <a href="#">↔</a> 1.8.28 Modern Slavery Prevention Policy  | (Over 7 pages) |
| 2. <a href="#">↔</a> 1.8.30 Councillors Drugs & Alcohol Policy  | (Over 7 pages) |
| 3. <a href="#">↔</a> 8.11.4 Lismore Regional Gallery Permanent Collection Policy                                  | (Over 7 pages) |
| 4. <a href="#">↔</a> 5.2.34 Conflicts of Interest Policy - Council Related Development Applications_new           | (Over 7 pages) |
| 5. <a href="#">↔</a> 5.2.34 Conflicts of Interest Policy - Council Related Development Applications_track changes | (Over 7 pages) |
| 6. <a href="#">↔</a> Australia Day Award Committee Terms of Reference   | (Over 7 pages) |
| 7. <a href="#">↔</a> Awards Eligibility Guidelines_tracked changes  | (Over 7 pages) |

# Report

<b>Subject</b>	<b>Annual Mayor and Councillor Fees</b>
<b>TRIM Record No</b>	BP26/474:EF19/668-8
<b>Prepared by</b>	Executive Assistant
<b>Reason</b>	For Council to determine the maximum fees payable to the Mayor and councillors for 2026-2027
<b>Strategic Theme</b>	Leadership and participation
<b>Strategy</b>	Our decisions and actions are open, transparent, effective and in the interests of all.
<b>Action</b>	Manage Council meetings and provide support to Councillors in fulfilling their role.

## Executive Summary

The Local Government Remuneration Tribunal each year determines the range of annual fees to be paid to Mayors and Councillors. Council needs to resolve within the category range the fees to be paid.

## Recommendation

That the fees payable to the Mayor and Councillors for 2026-2027 be \$71,350 and \$28,890 respectively.

## Background

Pursuant to Section 241 of the *Local Government Act 1993*, the Local Government Remuneration Tribunal has determined the annual fees to be paid to Mayors and Councillors during the period 1 July 2026 to 30 June 2027. The Tribunal has determined a 3.7% per cent increase in the minimum and maximum fees. The full determination is attached to this report.

Lismore City Council is categorised as a Regional Centre. Council is to resolve the annual fee to be paid within the minimum and maximum range as determined by the Tribunal. If Council does not fix a fee, the amount defaults to the minimum.

### Councillor Fee

The councillor fee for Regional Centre councils is a minimum fee of \$16,420 each (\$180,620 in total) and a maximum fee of \$28,890 each (\$317,790 in total).

Lismore City Council’s adopted fees payable to councillors over past years is as below.

	Minimum fee	Maximum fee	Adopted fee paid to councillors
2023-2024	\$14,810	\$26,070	\$24,810
2024-2025	\$15,370	\$27,050	\$27,050
2025-2026	\$15,830	\$27,860	\$27,860

## Mayoral Fee

The mayoral fee for Regional Centre councils is a minimum fee of \$34,160 and a maximum fee of \$71,350.

	Minimum fee	Maximum fee	Adopted fee paid to councillors
2023-2024	\$30,820	\$64,390	\$61,280
2024-2025	\$31,980	\$66,800	\$66,800
2025-2026	\$32,940	\$68,800	\$68,800

In April 2022 Council resolved to pay the superannuation contribution payment for councillors who opt-in. If the maximum fee is adopted in 2026-2027 this will equate to \$278.60 per councillor per month and \$966.60 for the Mayor.

## Comments

### Finance

These amounts have been incorporated in the FY26-27 budgets.

## Attachment/s

- [1. LGRT-2026-Annual-Determination](#)

Local Government Remuneration Tribunal

# Annual Determination

Report and determination  
under sections 239 and 241 of the  
*Local Government Act 1993*

23 April 2026



# Contents

<b>Executive Summary</b>	<b>5</b>
Functions of the Tribunal	5
Fees	6
Categories	8
2027 Annual Review	9
<b>Section 1 – Introduction</b>	<b>11</b>
Methodology	11
Summary of submissions	12
<b>Section 2 – 2025 Determinations</b>	<b>15</b>
2025 Annual Determination	15
2025 Special Determination	15
<b>Section 3 – 2026 Review</b>	<b>17</b>
The relevant history	17
2026 Annual Review process - Fees	21
Conclusions about general fee increase in 2026	26
Fees for Deputy Mayors	27
Setting of Fees by Councils	29
2026 Annual Review process – category review	29
Correction of an identified anomaly	33
Proposed renaming of “Principal CBD” as the “Principal City”	33
Proposed reclassification of City of Parramatta Council from Major CBD to Principal CBD	34
Proposed new Metropolitan Major – High Growth Category	37
Metropolitan Major	40
Metropolitan Large	41
Metropolitan Medium	43
Proposed new Metropolitan Small – Fast Growing category	44
Metropolitan Small	46
Major Regional City	46
The proposed change to the Major Strategic Area criteria	47
Regional Strategic Area	51
Regional Centre	53

# Contents

Regional Rural _____	54
Rural Large _____	56
Rural _____	57
County Councils _____	57
County Councils – Water _____	60
County Councils – Other _____	60
<b>Section 4 – The 2027 Annual Review _____</b>	<b>62</b>
Structure and fee considerations _____	62
The conduct of the 2027 Annual Review _____	65
<b>Section 5 – Determinations _____</b>	<b>69</b>
Determination No. 1 – Allocation of Councils into each of the categories as per section 239 of the Act effective 1 July 2026 _____	69
General Purpose Councils – Metropolitan _____	69
General Purpose Councils - Non-Metropolitan _____	70
County Councils _____	72
Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the Act effective from 1 July 2026 _____	73
General Purpose Councils – Metropolitan _____	73
General Purpose Councils - Non-Metropolitan _____	74
County Councils _____	74
Determination No. 3 - Fees for appointed Councillors and Chairperson as per clause 12(c), Schedule 11 of the Act effective from 1 July 2026 _____	76
Councils designated as ‘rural and remote Councils’ _____	76
<b>Appendices _____</b>	<b>77</b>
Appendix 1 Criteria that apply to categories _____	77
Principal CBD _____	77
Major CBD _____	78
Metropolitan Major _____	79
Metropolitan Large _____	79
Metropolitan Medium _____	80
Metropolitan Small _____	81
Major Regional City _____	82

# Contents

Major Strategic Area _____	82
Regional Strategic Area _____	83
Regional Centre _____	84
Regional Rural _____	85
Rural Large _____	85
Rural _____	86
County Councils - Water _____	86
County Councils - Other _____	86

# Executive Summary

## Functions of the Tribunal

1. Section 241 of the *Local Government Act 1993 (the Act)* requires the Local Government Remuneration Tribunal (**the Tribunal**), by 1 May each year, to determine for each of the categories of Councils determined under s 239, the maximum and minimum fees to be paid to Mayors and Councillors in the following year. As well as those of Chairpersons and members of County Councils: s 400. The Tribunal may also amend a determination it has made for fees to be paid to the appointed Chairperson and appointed Councillors of a council designated as a Rural and Remote Council: c 12(c), sch 11.
2. Section 239(1) of the Act requires the Tribunal to determine the categories of Councils and mayoral offices at least once every three years. It must then also place each Council and mayoral office into one of those categories. There are presently 135 Councils in the State, including County Councils, which are allocated into 15 different categories, with Central Darling Council being the subject of a 2025 Special Determination.
3. The Tribunal must also report its determination to the Minister within seven days: s 244. The Tribunal's Annual Determination takes effect from 1 July each year.
4. All of the Tribunal's functions must be undertaken in accordance with the purposes of the Act, specified in s 7 to be:
  - (a) *to provide the legal framework for the system of local government for New South Wales,*
  - (b) *to set out the responsibilities and powers of Councils, Councillors and other persons and bodies that constitute the system of local government,*
  - (c) *to provide for governing bodies of Councils that are democratically elected, or for certain rural and remote Councils, part elected and part appointed,*

# Executive Summary

*(d) to facilitate engagement with the local community by Councils, Councillors and other persons and bodies that constitute the system of local government,*

*(e) to provide for a system of local government that is accountable to the community and that is sustainable, flexible and effective.*

## Fees

5. For reasons explained below, the Tribunal has determined that from 1 July 2026 there must be a **3.7%** increase in the current minimum and maximum fees applicable to each category of Council, as well in the fees of the appointed Chairperson and appointed Councillors of Central Darling Shire Council. That reflecting increases in the cost of living. Relevant indicators since the 2025 adjustment, including:
- Consumer Price Index for the 12 months to February 2026 of 3.7%;
  - Wage Price Index for the 12 months to December 2025 of 3.4%;
  - Full-time average weekly ordinary time earnings for the 12 months to November 2025;
  - NSW Public Sector Salaries increases for FY 2025/26 of 3%;
  - Local Government State Award increases for FY 2025/26 of 3%;
  - IPART Rate Peg Base Cost Change for FY 2025/26 of 3.6%;
  - The 2025 Public Service Senior Executive remuneration determinations of the Statutory and Other Offices Remuneration Tribunal; and
  - The 2025 State Members of Parliament Basic Salary remuneration determination of the Parliamentary Remuneration Tribunal.
6. The Tribunal has also taken note of the current war in the Middle East, which is likely having an adverse impact on the cost of living. But takes the view that its effects and their potential impact on fee adjustment, cannot reliably be determined at this point.

# Executive Summary

7. What was advanced in submissions included that not only should there be a cost of living increase in 2026. But that there should be a much more significant increase in fees, to reflect that current fees no longer adequately reflect the challenging work which Mayors and Councillors must undertake in their important elected offices. With the result that fees should be increased to reflect those determined by the Tribunal for the Chairperson and appointed Councillors of the Central Darling Council in its 2025 Special Determination. As well as the remuneration and allowances paid to Mayors and Councillors in Queensland and Victoria.
8. The Tribunal accepts that it has the discretion to determine that fees should justly be increased, by more than a cost of living adjustment, as was urged. That permitting its consideration of the adequacy of current fees, given the work which Mayors and Councillors are elected to perform and how that has changed over time.
9. That is because while s 242A of the Act requires the Tribunal to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under s 146C of the *Industrial Relations Act 1996* (NSW) when making or varying awards or orders relating to the conditions of employment of public sector employees. That section has now been repealed, that removing the prior fetter on the Tribunal's discretion to adjust fees in the way urged on this review.
10. The Tribunal also accepts that a greater increase than that which it has determined, may be warranted. But has concluded that the amount of any such increase requires further consideration in light of changes which have taken place over time. Not merely in the amount of the fees fixed by past Determinations, but also in the work Mayors and Councillors have to perform in their elected offices.
11. Understandably, some submissions sought to draw comparisons with the fees fixed by the 2025 Special Determination for the appointed Councillors and Chairperson for the Central Darling Shire Council and those fixed for other Mayors, as well as with payments made to Councillors and Mayors in other States.

# Executive Summary

12. When such comparisons are drawn, consideration can not only be given to the amount of such fees and remuneration. It must also be given to matters such as the nature of the appointments, the work required and the hours and nature of the work performed as a result. As well as to how that compares to what is required of Mayors and Councillors of Local and County Councils in this State and the fees which they receive, as a result. That also requiring an understanding of the applicable statutory schemes and the reasons for the past fixation of the fees and remuneration relied on.
13. The Tribunal was provided with little information or submissions about such matters and so is unable to come to conclusions about whether increases based on the comparisons sought to be drawn, can be entertained.
14. Other submissions about desirable fee adjustment depend on the NSW Parliament amending the Act, to provide for Mayors and Councillors to receive remuneration or salary, rather than a fee for office.
15. Even if such comparisons are presently available to be made, the differences in the statutory regimes, which were not addressed, as well as similarities and differences in the work being compared, would have to be considered. Conclusions about such matters cannot rest merely on opinions advanced in submissions.

## Categories

16. In its 2026 Annual Review, as it has done in past three yearly reviews, the Tribunal undertook a s 239 determination, having invited and received submissions about proposed changes. As a result, it has concluded that it is necessary to rectify a criteria anomaly identified in the Regional Strategic category established by the 2023 Annual Determination, as well as adjusting the population criteria for the Major Strategic Area category, from 300,000 to 200,000.

# Executive Summary

- 17. The Tribunal also identified that Dungog Shire Council has met the population threshold and Councillor to population ratio criteria for Rural Large and will, as a result, be placed in the Rural Large category.
- 18. The Tribunal also concluded that in 2026 there should be no other change to the present categories, which will thus continue to be:

Metropolitan	Non-Metropolitan	County Councils
Principal CBD	Major Regional City	Water
Major CBD	Major Strategic Area	Other
Metropolitan Major	Regional Strategic Area	
Metropolitan Large	Regional Centre	
Metropolitan Medium	Regional Rural	
Metropolitan Small	Rural Large	
	Rural	

## 2027 Annual Review

- 19. For reasons explained further below, in the 2027 Annual Review the Tribunal will invite further submissions from every Council, Local Government NSW and the Minister, about the current categories, criteria and fee structure and whether they remain fit for their statutory purpose. That will provide an opportunity for reliable information and submissions to be provided about claimed changes and available comparisons.
- 20. The Tribunal will then give further consideration to the current structure of the categories by reference to which it must fix minimum and maximum fees. That consideration may also have an impact on further fee adjustment in 2027, given that the submissions advanced on this review have raised the question of whether the current system of categories and the criteria by which Councils are allocated to them, remain fit for their purpose.

# Executive Summary

21. The new structure and criteria will reflect the requirements of the Act, as will the new criteria adopted and Councils' allocation to the revised categories. The Tribunal will also determine which criteria individual Councils satisfy, which they will have an opportunity to address, having been invited to provide the Tribunal with the relevant, reliable information.

# Section 1 – Introduction

## Methodology

22. The Tribunal's inquiries are regulated by s 243 of the Act, which permit it to make such inquiry as it thinks necessary, before making a determination.
23. Section 248 requires Councils to pay Councillors fees which are fixed by reference to the minimum and maximum fees determined by the Tribunal. Section 239 also requires the Tribunal, at least once every 3 years, to determine categories for Councils and mayoral office and to place Councils into those categories.
24. The Tribunal's 2026 Annual Review commenced in October 2025 with the assistance of its Secretariat, when all Councils and the Association were invited to provide submissions about fees and categorisation. Its invitation asked that submissions be endorsed by Councils. All submissions received from Councils were endorsed. The Tribunal also received a submission from some individual Councillors and the Association.
25. Some twenty-five submissions were received from Councils, only some of which addressed fee increases. In its submissions the Association addressed proposed fee increases, as well as problems with the Determination flowing from the operation of the Act, proposed alterations to Council categories and the criteria by which they are allocated.
26. The Tribunal later met with representatives of 19 Councils, seven Councillors and the Association, who addressed written submissions and, in some cases, provided further data to support the submissions advanced. Not all of that provided was sourced from publicly available sources such as the Australian Bureau of Statistics and its reliability was thus not able to be assessed.
27. The Tribunal also had regard to the other information referred to in this report.

# Section 1 – Introduction

## Summary of submissions

28. Most of the submissions received focused on the inadequacies of the fees and the statutory system which requires them to be fixed as they are. Issues raised including that:
- The remuneration which the fees generate being grossly inadequate, not adequately compensating for the skills, knowledge and responsibilities the Act requires Councillors and Mayors in urban, regional and rural contexts to have and exercise;
  - There has been significant, increasing complexity in the work which has to be undertaken, as well as an increase in the time it requires, without a change in remuneration to compensate for these changes;
  - That including as the result of changes to the Code of Meeting Practice which Councils have to observe, which has resulted in increased expenses having to be born, for which there is no compensation;
  - There is a need for a Deputy Mayor fee to be implemented, to reflect what this role now requires;
  - That the current fee structure and meeting requirements act as a barrier to desirable skilled representation in local government, as well as to desirable diversity in that representation;
  - It has also driven the loss of able and experienced representatives;
  - The existing differences in fees received by Councillors and Mayors in Metropolitan Councils, by comparison to those received by those in Regional and Rural Councils, did not reflect the similarities in their roles and responsibilities. Nor the additional responsibilities which have to be undertaken in Regional and Rural Councils;
  - The Determination drives politicisation of Councils, by requiring them to set their own fees within the minimum and maximum set by the Tribunal, which also put them into an undesirable position of conflict: ss 239 and 248; and

# Section 1 – Introduction

- Fees were out of step with those which are paid to Board members and those who accept appointments to advisory committees, with which comparisons were also sought to be drawn, but no concrete information was provided about.
29. On this review the Tribunal was urged to undertake a similar assessment of fees to that undertaken in 1995 and not to limit its consideration of what fee increase a cost of living adjustment would warrant. It was also urged to also consider the range of factors it has taken into account in the past, in determining what a cost of living adjustment should be.
30. Various submissions also urged the desirability of various other proposed legislative changes. For example:
- Introducing a new model of remuneration for Mayors and Councillors to replace the current fee based structure;
  - Removing the Tribunal's obligations to fix maximum and minimum fees for Mayors and Councillors;
  - Introducing a separate fixed fee for the Deputy Mayor position;
  - Deputy Mayors receiving mayoral fees while acting as Mayor, but Mayors still continuing to be paid their Mayoral fees;
  - Indexed pro rata remuneration; and
  - Recognition that the work of Mayors and Councillors involves a full time job. As to which, it must be noted, no information provided to the Tribunal established this to be the case.
31. These matters are not within the Tribunal's control, but they will be drawn to the attention of the Minister.
32. The Tribunal accepting the importance of the various views raised by Councils, Councillors and the Association and as a result, will draw them to the attention of the Minister. But that

# Section 1 – Introduction

it has power to act on some of them on this review, has not been established, given the current statutory scheme.

33. The Tribunal also notes that consideration of future expected developments when Councils are categorised was also urged by some submissions. While others expressed satisfaction with the Council's current categorisation, as the basis for fixing its fees, while not addressing whether it still satisfied the applicable criteria. This will have to be revisited in the 2027 Annual Review.
34. If further submissions are then advanced, which provide a basis for different conclusions being arrived at about any of the above matters, they will of course be considered by the Tribunal. And if the Act is amended in response to what has been urged, the Tribunal will then undertake whatever statutory tasks it is given.

# Section 2 – 2025 Determinations

## 2025 Annual Determination

35. In 2025, the Tribunal received sixteen written submissions, which included two requests for re-categorisation. As a result, it reviewed population and other data relating to those Councils, to ensure categorisation was consistent with the applicable criteria.
36. The Tribunal found that the then current allocation of the Councils remained appropriate, with the exception of Mid Coast Council. As a result of it meeting the population benchmark, it was re-categorised from Regional Centre to Regional Strategic Area: 2025 Annual Determination report at [58]-[59].
37. The Tribunal also determined that the minimum and maximum fees applicable to each category would increase by 3% from 1 July 2025.

## 2025 Special Determination

38. The Tribunal also made a Special Determination in 2025, following the introduction of the *Local Government Amendment (Rural and Remote Councils) Act 2024* and the *Local Government (General) Amendment (Rural and Remote Councils) Regulation 2025*. Having on 6 June 2025 received a direction from the Minister for Local Government under s 242 of the Act, to determine the maximum and minimum fees for Appointed Councillors and the Chairperson for Central Darling Shire Council.
39. The effect of the legislation was to insert Schedule 11 into the Act, cl 3 permitting a Council to be designated as a Rural and Remote Council by regulation, as the Central Darling Shire Council was, when the Minister recommended that it met criteria specified by the regulation: cl 3(2). The Regulations now provide that a Council may be designated as a Rural and Remote Council if, at the time of designation, its area has a population of 5,000 persons or fewer as recorded in data series 1410.0–Data by Region published by the Australian Bureau of Statistics: r 413F.

## Section 2 – 2025 Determinations

40. Central Darling Shire Council is designated as a Rural and Remote Council for 10 years: r 413G. With the result that it must have six Councillors, one elected from each ward, as well as three appointed by the Minister r 413G(3).
41. The Minister must also appoint an appointed Councillor as chairperson of the Council: cl 10(1) sch 11. The Tribunal's determinations under s 241 do not apply to appointed Councillors: cl 12(2)(a) sch 11. But it must determine their maximum and minimum fees and may at any time amend such a determination: cl 12(2)(b) and (c) sch 11.
42. In its Special Determination the Tribunal determined a minimum fee of \$13,830 and a maximum of \$13,930 for appointed Councillors and a minimum of \$72,080 and a maximum of \$72,180 for the appointed Chairperson.
43. This Determination was relied on in this review to advance the Association's submissions that the functions of the appointed chairperson of Central Darling Shire Council are substantially the same as those of Mayors of other Rural Councils. With the result that their fees should be increased to similar amounts. That was supported by submissions advanced by some Councils.

# Section 3 – 2026 Review

## The relevant history

44. The submissions advanced require not only a consideration of the current fees and what the statutory scheme provides for, but also of the history by which they have been arrived at. As well as the impact of changes which have occurred.
45. The history was not addressed by the submissions advanced.
46. Relevantly, it includes that in 1994 the Tribunal undertook wide ranging consultations to establish what was then involved in the roles and functions of elected representatives of local government, conducting public hearings to obtain a representative cross section across the State.
47. It then examined matters such as Councillors' backgrounds and experience; community activities engaged in before and after election; time spent on meetings as well as preparation time; Council's functions and the issues and problems they had to deal with. As well as remuneration levels and ratios between Councillors and Mayors. The Tribunal having received submissions from 66 Councils, 7 County Councils, associations and the public: at page 3 – 5 of the 1994 Determination.
48. The functions of Councils and the roles of their elected officials under the Act were explained, with contrasts drawn with the predecessor 1919 legislation. Under which members of Councils "*were regarded in effect, as performing honorary community roles, with some provision for recompense for prescribed incurred expenses*": at 11 of the 1995 Determination.
49. Existing fees were then found not to adequately recompense those elected for the performance of their duties at regular Council meetings, special community and committee meetings, communication with the community and representing Council at functions: at 11

## Section 3 – 2026 Review

of the 1995 Determination. That requiring lengthy periods to be spent on Council business and associated interviewing, reading and preparation: at 12 of the 1995 Determination.

50. The Tribunal had regard to all such activities in setting fees under the 1993 Act, at a time when they were performed in addition to Mayors and Councillor's normal occupations: at 12 of the 1995 Determination. It then being the common experience that the substantial majority of Councillors and Mayors were involved in some other employment or engagement, either full-time or part-time.
51. The fees then fixed were based on an assumption that Councillors would also be recompensed for expenditure reasonably incurred in relation to their Council duties. That being a matter of discretion for each Council, according to the particular circumstances of that Council. That allowing them to determine the extent of any absorption of expenses in fees: at 16 of the 1995 Determination.
52. The minimum fees were determined on the basis that Councillors and Mayors were *"performing a community service in addition to their normal occupations"*: at 16 of the 1995 Determination. The usual practice being *"to programme the attendance of councillors and mayors outside normal business hours for meetings and other activities to accommodate their other time commitments. Their duties not requiring continuous attendance during the course of each working day."*: at 16 – 17 of the 1995 Determination.
53. And that *"The duties performed as mayor attract an additional fee for extra delegated duties and functions actually performed"*: at 17 of the 1995 Determination. It was further explained at 19 of the 1995 Determination:

*"The minimum fees determined provide the statutory minimum payment for councillors and mayors. They are based on an assessment of the average council in each category. As - with any averaging, the fees may be generous for some councils but modest for others. The maximum fees provide the necessary ambit of discretion to enable each council to assess its performance compared with other councils in its category. Such discretion*

## Section 3 – 2026 Review

*enables each council to determine whether its performance as a whole compared with the other councils justifies a payment in excess of the minimum to its councillors and/or mayor. It is conceivable that because of significant delegations by a council to the mayor, this situation may warrant a fee greater than the minimum for the mayor, but not for councillors. The reverse situation could also apply.”*

54. What was then being evaluated by the Tribunal being “*the knowledge, skills and community interests of councillors and mayors*”: at 19 of the 1995 Annual Determination.
55. This Determination also explained, in detail, how the categories were then arrived at. With various distinctions drawn between Metropolitan and Non-metropolitan Councils, with consideration of matters such as their size, population, assets and expenditure, amongst other factors. Consideration also then being given to the unique position of the Council of the City of Sydney.
56. It also explained how this related to the fees determined, given the relevant history. Which included a change from the original position under the 1919 Act, that Local Government elected officials had traditionally been seen as civic minded citizens providing a voluntary service to the community, being born in mind. As well as what had been recognised when the *Local Government (Payment of Fees) Amendment Act 1993 (NSW)* was introduced. It recognising payment of a fee for attending to Council business, i.e., meetings, inspections, etc, which did not involve the payment of salaries: at 64-66 of the 1995 Annual Determination.
57. Consideration was also given to the statutory roles and responsibilities of Councils in other States and overseas, as well as of comparisons then sought to be drawn with members of Parliament.
58. It was not then accepted that local government representation had progressed to the status of an independent career. Even though some elected officers chose to spend their time, full time, on Council duties: at 69-70 of the 1995 Determination.

## Section 3 – 2026 Review

59. It was also explained that the minimum and maximum fee range fixed required Councils to each evaluate the functions and responsibilities which were actually performed by their Councillors: at 76 of the 1995 Determination.
60. After 1995, over time the fees fixed by the Determination have been increased by the Tribunal, to reflect changes it made to the categories of Councils which the Act required it to review regularly, in order to fix appropriate maximum and minimum fees.
61. In 2017 the Tribunal noted that what the Act required was “a categorisation model in which Councils with the largest number of features in common can be grouped together for remuneration purposes. This is not straightforward, as each Council has challenges and issues which are unique”: at [16].
62. It then found that while the then existing criteria continued to provide an equitable and transparent model by which to differentiate Councils for the purposes of determining remuneration, there was some scope to refine the criteria to address a number of anomalies and to better reflect the composition of Councils after amalgamations: at [18] – [19] 2017 Annual Report.
63. It also sought to improve consistency and transparency in the allocation of Councils into categories, with the result that a number were either recategorised into an existing category, or a new category: at [19].
64. Fees were determined for the new categories, having regard to relativities between the existing groups: [54].
65. Fees were later increased to reflect not only cost of living increases, but also changes which the Tribunal made to Council categories and the applicable criteria. But for a time, the Tribunal’s powers to increase fees were frozen and at other times available fee increases were capped, as the result of steps taken by Governments.

## Section 3 – 2026 Review

66. These changes to its discretions were explained in the Tribunal's various Annual Determinations. They help explain the complaints received on this review about the current fees, which it must be accepted, as a result, do not reflect all increases in the cost of living over time.
67. On the Association's approach, this has resulted in fees which no longer accurately reflect what the Tribunal first assessed, independently, in 1995.
68. In 2020 the Tribunal considered recategorisation proposals it received in 2019, about which it sought and received submissions: at [13]-[19] 2020 Annual Report. Then creating the new category of Regional Centre; renaming Regional City to Major Regional City and also adopting some changed criteria. As well as reordering the Regional Strategic Area criteria, considering that it warranted further differentiation.
69. It also altered the criteria for Metropolitan Medium and Metropolitan Large categories, with resulting changes for other categories: at [23]-[30]. In some cases, additional criteria being significant enough to warrant some Councils' categorisation into a group with a higher population: at [30]. Fees were set to reflect resulting activities: at [69].
70. In 2023 the Tribunal sought to improve consistency of the criteria and also adopted non-resident population criteria for some categories, with resulting reclassification of some Councils: at [23]-[25] 2023 Annual Report. As well as creating two new categories, Rural Large and Metropolitan Major, to bridge identified gaps: [26]-[36].

### 2026 Annual Review process - Fees

71. As explained, this year's submissions pursued various concerns about the current fees. They not being considered to adequately compensate for the skills and knowledge Councillors and Mayors are required to exercise, or the time they have to spend in performing the duties of their offices, given considerable changes over time. In

## Section 3 – 2026 Review

considerable part this having been driven by population increases and changes introduced by Governments.

72. The view repeatedly urged being that current fees result in a considerable barrier to desirable diversity in representation in local government, as well as problems in attracting and retaining suitably qualified people to stand for and remain in office, when elected.
73. The Tribunal accepts that there are such problems, given the information and submissions it has received.
74. There were various submissions that an increase was necessary, given the increased cost of living. But few submissions addressed the quantum of the increase. Narrabri Council urging a 10% increase and Lake Macquarie a 3-4% increase. Another that fees should be doubled. Other submissions urging that Mayoral fees be increased substantially to reflect the 2025 Special Determination. The Association and some Councils also seeking increases which resulted in fees similar to the remuneration paid in Queensland and Victoria.
75. The City of Sydney Council did not seek such increase in the fees payable to the Lord Mayor, but urged very substantial increases for Councillors. Some Councillors also providing, late, further information which the Tribunal did not have the opportunity to give adequate consideration to, given all they have raised and the time frame in which this review must be completed.
76. Some submissions also urged an increase in fees of rural and regional Councillors and Mayors, to assist in addressing low candidature numbers.
77. The Association also urged that a significant increase in fees was needed to:

*“1. Ensure that Councillors and Mayors in New South Wales do not continue to experience fee erosion flowing from the former NSW Public Sector Wages Policy;*

## Section 3 – 2026 Review

*2. Reflect the current economic climate in New South Wales and adjust fees according to recent and relevant economic data; and*

*3. Recognise the increasing demands and time commitment required of elected local government representatives.”*

78. The Association noting that the repeal of s 146C of the *Industrial Relations Act 1996* (NSW) had the result that the Tribunal is no longer constrained by a cap when awarding fee increases. And urging that the Tribunal accept that current fees were manifestly inadequate, not properly reflecting as they needed to, the current responsibilities and role of elected Council officials. That preventing Councils’ financial stability and also deterring quality candidates, of all backgrounds, pursuing civic office, which was not in the public interest.
79. It also submitting that fees should now be assessed on the basis that the work of elected officials was valued at more than 8 hours per week, at the rate of the national minimum wage. It also advanced economic and wage data to support these arguments
80. The submissions thus drew comparisons with:
- The salary paid to members of parliament under the *Parliamentary Remuneration Act 1989* (NSW);
  - Remuneration which Mayors and Councillors of Queensland Councils are paid under the *Local Government Act 2009* (QLD) and the *Local Government Regulation 2012* (QLD); and
  - Allowances which Victorian Mayors and Councillors receive, fixed by the Victorian Independent Remuneration Tribunal under s 39 of the *Local Government Act 2020* (VIC).

## Section 3 – 2026 Review

81. Specific examples were also relied on. Including, for example, that Councillors in Townsville are paid a maximum remuneration of \$135,123, while those in Liverpool are paid a maximum fee of only \$34,820. While in the case of Mayors the comparison was \$225,206 to \$136,290.
82. The difficulty with such comparisons is that the other legislative schemes relied on, do not provide for a fee based structure of the kind for which the Act provides for NSW Mayors and Councillors.
83. Parliamentarians in this State, for example, receive a basic salary and an electoral allowance payable as compensation in respect of all incidents of the performance of their parliamentary duties (other than those compensated or reimbursed by other additional entitlements): s 4 and 10(2B) of the *Parliamentary Remuneration Act 1989* (NSW).
84. Still, some submissions relied on an observation in the 2024 Parliamentary Remuneration Tribunal Annual Report, where I, in my capacity as Parliamentary Remuneration Tribunal, said at [28] that:

*“Not only should Members of Parliament be fairly remunerated for their important and challenging work, within the State’s means, but it must also be remembered that such remuneration and the other conditions and entitlements provided by the Determination play a real role in attracting people of high intellect, integrity and vigour to stand for election to the Parliament. People who have the necessary skills to perform such work well and who are prepared to devote their time to serving the public interest, rather than only their own interests. Appropriate salary and conditions also help to ensure that such people are also prepared to continue seeking re-election in order to continue performing the important work of their offices.”*

85. The view urged being that those observations also apply to NSW Councillors and Mayors, given the valuable, time consuming and challenging work which their roles now require them to perform.

## Section 3 – 2026 Review

86. While the Tribunal was not provided with information which would provide a basis for the acceptance of these opinions, support for them can be found in s 232 of the Act, which explains the important roles which Councillors play. As well as in s 233A, which specifies the oath of office which they must take after election. By which they promise to undertake the duties of their office in the best interests of the people of their Council area and that they will faithfully and impartially carry out their functions, powers, authorities and discretions.
87. Despite this and no matter how earnestly held, it is not presently apparent how these views can be acted on by the Tribunal, given the current legislative scheme. All of them seeming to depend on the Parliament amending this State's Act, to provide for Mayors and Councillors to receive remuneration or salary, rather than a fee for office.
88. As has been explained in past Annual Determinations, that is not a matter within the Tribunal's control.
89. The 20 May 1993 Second Reading speech to the Act explains how its terms were arrived at. As the result of a lengthy bipartisan reform process, following enquiry into changes required to be made to the then frequently amended predecessor 1919 legislation: Hansard p 2414. The Tribunal's 1994 Determination explains the process by which it initially fixed fees and the subsequent Annual Determinations, how they have been increased over time.
90. Tribunal Determinations have thus explained that Mayors and Councillors are paid a fee for the services which they volunteer to provide when they are elected, not a salary. Section 241 still obliges the Tribunal to fix such a fee. It follows that it does not have the power to determine that they should be paid a salary, or remuneration.
91. Little Information was provided on this review to support the submissions which urged the view that the current statutory fee model is no longer appropriate. The significantly increased and more responsible work which it is widely considered now falls to Councils

## Section 3 – 2026 Review

to perform and what that requires of its Mayor and Councillors, helps explain why it is also widely considered that legislative change is now desirable.

92. Such information is relevant to the determination of an increase in fees. But the Tribunal has no power to act on the view that the current statutory fee based model no longer remains appropriate. Nor to determine that a remuneration based model such as that contained in the Queensland and Victorian legislation should be adopted in this State. Nor what such remuneration should be.

### Conclusions about general fee increase in 2026

93. The Tribunal has considered all it has received, together with the other matters referred to in this report, having been assisted by its two assessors: s 236. Meeting with them to consider their views about the submissions the Tribunal received and the exercise of its functions on this review.

94. The result is the Tribunal's conclusions that:

- All fees should be adjusted from 1 July 2026 by **3.7%** to reflect changes in the cost of living, in the expectation that there will be further increases in those costs, driven by the consequences of the war in the Middle East, which is already having adverse impacts on the entire Australian community;
- To make no other adjustments to fees on this review, but to invite the submissions further explained below, in the 2027 Annual Review. The Tribunal accepting that changes have occurred which ought to be reflected in the fees fixed by the Determination. But also considering that further information and consideration is required, before conclusions can be arrived at about how those changes can be fairly reflected by a further fee adjustment.

## Section 3 – 2026 Review

95. The Tribunal thus accepts that it is time to undertake a review of the kind the Association proposed, but has concluded that it cannot be undertaken in this review. That explaining the process which the Tribunal proposes to undertake in 2027, explained in section 4.

### The same fee structure for all Mayors and Councillors

96. Remuneration for a Mayor or Councillor not being based on geographical location was also urged by submissions advanced. A number contending that the role of a Mayor and Councillor was fundamentally the same, requiring the same skills, knowledge, experience and responsibilities regardless of location. With the result that the fees of Regional and Rural Mayors should be increased to that of their Metropolitan colleagues.
97. These submissions cannot be accepted. The Act requiring the Tribunal to fix appropriate categories of Council, having regard to specified criteria. The Determination's history and criteria helping to explain differences recognised by the categories. Which the Tribunal must reflect in the minimum and maximum fees fixed for each category.
98. These submissions did not pay necessary regard to these statutory requirements, which are not for the Tribunal to ignore or abandon.
99. The Act does not permit the Tribunal to fix the same fees for all Mayors and Councillors, irrespective of their category. If it were to be found that the fees for Mayors and Councillors of different categories ought to be completely the same, that would necessarily reflect that those Councils ought to fall within the same category.

### Fees for Deputy Mayors

100. The Act also does not permit the Tribunal to fix a separate fee for Deputy Mayors. Despite which the issue of a distinct fee within the Determination for the role of Deputy Mayor was once again pressed, as it has been on past reviews. That being supported on this review

## Section 3 – 2026 Review

by reports of Mayors being unable to perform the functions of their offices, which had to be taken on by Deputy Mayors, without receiving any resulting additional fees.

101. One submission was that Deputy Mayors undertake significant responsibilities, which the Act fails to adequately recognise or remunerate. Another that a Deputy Mayor must also step in to represent the Mayor when unavailable, chairs committees and plays a pivotal role in decision making and advocacy.
102. The submissions thus urged that the fee structure recognise the additional workload and responsibility that comes with the role of Deputy Mayor.
103. The issue of fees for the role of Deputy Mayor was explained in the 2024 Annual Determination at [53]-[55] and in the 2025 Annual Determination at [62]- [65]. What was there explained was not addressed in the submissions.
104. Section 249 (5) still permits a Council to “pay the Deputy Mayor (if there is one) a fee determined by the Council for such time as the Deputy Mayor acts in the office of the Mayor. The amount of the fee so paid must be deducted from the Mayor’s annual fee.” That requires a decision of Council and cannot be dictated by either the Mayor or a Deputy.
105. The submissions advanced reveal that some Councils have chosen not to exercise this power. With the result that the Deputy Mayor who took on functions the Mayor was unable to perform for a period, received no additional fees to reflect the increased duties taken on. That is an available outcome under the Act and remains a matter for each Council to determine. It is not within the control of Mayors.
106. Still, there having been no change to the Act which would permit the Tribunal to determine a distinct fee for the position of Deputy Mayor, must result in the submissions advanced being rejected. It will, however, draw the issues raised to the Minister’s attention.

## Section 3 – 2026 Review

### Setting of Fees by Councils

107. Concerns regarding the setting of minimum and maximum fees by Councils, still required by s 241, was also again raised by some submissions. A number calling on the Tribunal to set only one mandatory fee for each category. Another suggesting that the Tribunal could increase the minimum fees to the same amount as the maximum fee level. Another, advocating repeal of s 241 of the Act.
108. Such change was urged because it was considered that this would result in desirable equality of fees and remove the potential for politicisation of fee setting, and potential conflicts of interest. That also enhancing relationships with the community.
109. In the same way as the Court of Appeal recently explained in *Director of Public Prosecutions (NSW) v President of the Legislative Council of New South Wales* [2026] NSWCA 20 [57], the Tribunal is satisfied that it cannot do indirectly, what the Act does not permit it to do directly.
110. It follows that these submissions must also be rejected. But this issue will also be drawn to the Minister's attention.
111. In the 2027 Annual Review, submissions will be invited about the appropriate range between the minimum and maximum fees for the categories then determined.

### 2026 Annual Review process – category review

112. In determining Council categories, the Tribunal is required to have regard to the matters specified in s 240 of the Act, namely:
- The size of areas;
  - The physical terrain of areas;

## Section 3 – 2026 Review

- The population of areas and the distribution of the population;
  - The nature and volume of business dealt with by each Council;
  - The nature and extent of the development of areas;
  - The diversity of communities served;
  - The regional, national and international significance of the Council;
  - Such matters as the Remuneration Tribunal considers relevant to the provision of efficient and effective local government; and
  - Such other matters as may be prescribed by the regulations.
113. The categories of County Councils also require regard be paid to the functions of County Councils: s 240(2). They are specified in s 394 of the Act to be any one or more of the functions of a Council under the Act or any other Act, in accordance with a proclamation made for the purpose of Part 5 of the Act.
114. The Tribunal last reviewed the categories of Councils and mayoral offices in 2023. The current categories in 2026 attracting the increased minimum and maximum fees earlier explained. With the result that some of them continue to overlap considerably, others being but little different and some not readily able to be reconciled.
115. This helps explain why the Tribunal has concluded that limited change is warranted on this review, without the more extensive review of categories, criteria and resulting appropriate fees which will be undertaken in 2027. In order to ensure that the statutory intent is achieved by the Determination. On that review all Councils will be asked to provide reliable, comparable and publicly available data, on which the Tribunal's decisions can then fairly be made.
116. The purpose of the categories and the specified criteria is to enable the Tribunal to annually determine the maximum and minimum amounts of fees to be paid to Mayors and Councillors in each of the categories it determines: s 239.

## Section 3 – 2026 Review

117. They having no other statutory purpose, it is difficult to see the reason for a number of current categories attracting overlapping fees; there being limited differences between the fees attracted by other categories, while fees for the Chairperson of the Darling Shire Council are very substantially higher than those paid to very many Mayors.
118. This and the submissions advanced also raise the question of whether the categories and criteria provided by the 2023 Annual Determination, adjusted in the limited way explained by this Determination, adequately reflect the requirements of the Act. As well as whether they continue to remain appropriate and fit for purpose or require further review.
119. The matters specified in s 240(1) driving the need to take into account relevant statistical and demographical data, such as that sourced from the Australian Bureau of Statistics and the Office of the Local Government and Planning NSW, to which regard has been paid in the past. As well as to data provided by Councils about their particular areas and operations, which also have to be taken into account.
120. One of the difficulties on this review was that the Tribunal had no up to date data about the position of the majority of Councils, which would enable it to determine whether the current category and criteria continue to be fit for purpose, given the requirements of s 240. As well as whether the categories into which Councils are currently placed, remain appropriate.
121. The history of the categories established by past Determinations began in 1994, when there were more Councils in existence and fees were fixed having regard to past history. In 1995, 5 categories were established, with three special categories then also continuing, S1 – Sydney City Council, S2 Newcastle and Wollongong City Councils and S3 – County Councils.
122. In the Tribunal's ongoing 3 yearly reviews since then, categories have been altered, merged and increased for various reasons, including to reflect Council mergers. A new model being adopted in 2017 when the number of Councils was reduced to 128. That

## Section 3 – 2026 Review

having established 5 Metropolitan categories and 4 Non Metropolitan categories. In 2020 criteria for some categories were altered, two new categories created and one renamed.

123. In 2023 a further two new categories were created, three Councils which met the criteria thresholds for existing categories were reclassified and criteria consistency improved by the inclusion of the non-resident population, for a number of categories. A consideration permitted by s 240(1), which enables the Tribunal to have regard to such matters as it considers relevant to the provision of efficient and effective local government. The County Council categories remaining unchanged.
124. Submissions advanced in 2026:
- Sought the creation of 2 new categories;
  - Proposed recategorisation of 7 Councils - Parramatta, Lake Macquarie, Murray River, Port Macquarie-Hastings, Randwick, Shellharbour and Willoughby Councils;
  - Sought that one category revert to a previous name;
  - questioned the suitability of current criteria; and
  - Urged the Tribunal to take into account other matters which Council now consider to be relevant to the determination of categories and their categorisation. Visitor numbers, being the best example.
125. If accepted, these submissions require consideration of how these aims could properly be reflected in the category criteria, which the submissions did not address.
126. It also appears that there may, in 2026, be further Council demergers, which will also necessitate consideration of the categories and Council allocations, in order that appropriate fees are fixed for their Councillors and Mayors in 2027.

## Section 3 – 2026 Review

127. This all helped drive the Tribunal's conclusion that further change is required to current categories and criteria. But that the submissions and information it has received on this review, did not enable final views to be formed about what those changes should justly be. That will be revisited in the 2027 Annual Review.

### Correction of an identified anomaly

128. The current category allocations and criteria appear in the 2025 Annual Determination at Section 5 and Appendix 1 respectively.

129. One required change which has been identified results from an anomaly. The criteria for the category Regional Strategic contains the following sentence:

*Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of Council operations will be greater than Regional Centre Councils.*

130. This is incorrect. There currently being 5 Councils classified as Regional Strategic: Lake Macquarie, Maitland, Mid-Coast, Shoalhaven, and Tweed. As a result, this erroneous statement has been removed from Appendix 1 of the 2026 Annual Determination.

### Proposed renaming of “Principal CBD” as the “Principal City”

131. This change in name was urged in order to revert to a prior category name, the Council submitting that this would properly recognise its regional, national and international significance, which extended beyond the Sydney CBD. As well as reflecting significant increases in the roles and responsibilities of its Councillors, in Australia's only global city and to ensure that fees they receive appropriately reflect their responsibilities.

132. The submission explained alterations, over time, to the area which the Council covers. It now having eight distinct economic precincts, as the result of the area added to the City in

## Section 3 – 2026 Review

2004: the Harbour, City North, Pyrmont, City South, Eastern Creative, Tech Centre West, Entertainment and Recreation and Southern Enterprise. That having had an impact on representation and other matters relied on to advance a proposed significant increase in Councillors' fees.

133. It was in 2017 that the name change from Principal City to Principal CBD was introduced as part of a restructure which reflected the evolving shape of local government in the State. That retaining the Council of the City of Sydney in its own category, while recognising the emergence of the second CBD in Sydney at Parramatta.
134. The Tribunal can see no disadvantage from the proposed name change. But is still not persuaded that it should now be adopted, without consideration being given to such a change within the wider review proposed for 2027.
135. No change having been proposed to either the criteria which apply to this category, or to the Major CBD category into which only the Council of the City of Parramatta falls. It recognising Parramatta to be the secondary CBD, which some submissions urged was no longer appropriate.

### **Proposed reclassification of City of Parramatta Council from Major CBD to Principal CBD**

136. Council sought to be recategorised from the Major CBD to Principal CBD category, to better reflect its size, rate of growth, economic influence, operational budget and strategic and geographical importance.
137. Council also submitting that it plays a leading role in Greater Sydney's advancement. With factors relied on including:
- 30% of Australia's top 500 companies have offices located in Paramatta;

## Section 3 – 2026 Review

- The city is accessible to 2.3 million people within 45 minutes, by car or public transport;
- Creative and cultural institutions such as Riverside Theatre, Olympic Park and the upcoming Powerhouse Paramatta museum are located there;
- As is a large Health and research precinct which includes six (6) universities and Westmead Hospital;
- The Engineering and Innovation Hub, as well as Western Sydney Startup Hub also being located within the LGA; and
- It having the second largest economy, which generates a gross regional product of \$32.88 billion, and 33,000 businesses with over 202,000 jobs.

138. What was advanced did not accord with submissions advanced by some other Councils.
139. The Tribunal is not persuaded that the City of Parramatta Council is incorrectly categorised or satisfies the criteria of Principal CBD, which reflect the unique position of the Council of the City of Sydney. Nor did it advance any changed criteria which would fairly capture both its position and that of the Council of the City of Sydney. That the two can fairly be equated, has also not been established.
140. The Determination has long recognised the distinct role which the Council of the City of Sydney plays, with the result the higher fees its Mayor and Councillors receive, which is reflected in the current criteria:

*The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.*

## Section 3 – 2026 Review

*The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of Metropolitan Sydney's hotels.*

*The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other Councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.*

141. The submission and data advanced did not establish that Parramatta satisfies these criteria. Nor a basis for the conclusion that its Mayor and Councillors should receive the same fees as those received by the Mayor and Councillors of the City of Sydney.
142. The criteria which apply to its category, Major CBD, being:

*The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.*

*As a secondary CBD to Metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.*

## Section 3 – 2026 Review

*The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.*

*The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.*

143. The assumptions reflected in these criteria were challenged by other Councils as no longer being correct. Blacktown Council relying, for example, on data which showed that its residential population in 2024 was considerably greater than that of Parramatta, 274,956 to 438, 843. As was its total population, including workers not residing within its area.
144. The data received helped drive the conclusion that the current criteria may no longer be fit for purpose. And that further consideration needs to be given to what appropriate categories now are and what criteria should apply to them.
145. But the reclassification proposed on this review, cannot be accepted.

### **Proposed new Metropolitan Major – High Growth Category**

146. Blacktown City Council sought the creation of a new category, Metropolitan Major – High Growth, for which it did not advance either criteria, or proposed fees.
147. It is now classified as a Metropolitan Major Council, together with Canterbury Bankstown. They having both last been assessed as falling below the Major CBD category, into which only the City of Parramatta falls. The current criteria for the Metropolitan Major category are:

## Section 3 – 2026 Review

*Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.*

*Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.*

*Other features may include:*

- total operating revenue exceeding \$300M per annum*
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities*
- significant industrial, commercial and residential centres and development corridors*
- high population growth.*

*Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.*

148. Blacktown contended that the proposed new category would recognise larger, more complex Councils which exceed the criteria of Metropolitan Major. It being relevant that it would continue to outstrip Parramatta in various respects, given its current and expected ongoing growth. This new category thus facilitating fair and appropriate adjustments to the remuneration payable to Mayors and Councillors.

## Section 3 – 2026 Review

149. The Council relying on data such as population, budget and asset growth, as well as 'transformational' projects and ongoing developments which had driven further change and challenges for it and its officers, reflective of its strategic planning and economic sphere of influence. It claiming now to be the fourth largest economy in NSW, with significant plans for further growth to 2041.
150. It also relied on comparisons which it sought to draw with Canterbury-Bankstown, from which it said it is now differentiated by a range of factors, which it is not necessary to explain.
151. What was not advanced was either proposed criteria for the new category sought, nor fees which might fairly attach to it. The Council placing reliance on what parliamentarians are paid in NSW, a reliance which I have explained is not available under the current statutory scheme.
152. The difficulty with what was proposed is also revealed by the limited difference between the maximum and minimum fees for the existing categories, which reflects an assessment that the work involved cannot be significantly differentiated.
153. Nor can it be accepted that it is appropriate for criteria to be based on anticipated growth in population, infrastructure, assets or budgets, as this and some other submissions urged. That is not embraced by s 240 of the Act. Nor can anticipated developments be accepted to be a reliable basis on which decisions can fairly be made about categories or criteria, depending as they do on assumptions.
154. The basis of what is anticipated at a particular point in time being unlikely to be able to be established by independent, reliable and publicly available data, which will allow relevant comparisons to be drawn. And the adoption of such criteria giving rise to the difficulties which will result, if what is anticipated, does not come to pass.

## Section 3 – 2026 Review

155. It may also not be overlooked that when the submissions were received, Major CBD Mayoral fees ranged from \$44,840 to \$126,320, while those in Metropolitan Major Councils ranged from \$44,840 to \$114,300. This helps explain why the view has to be taken that there is little purpose to be served by the adoption of the proposed new category, which would sit between the existing categories.
156. Particularly without identification of criteria which reflect its true differentiation from the existing categories. That such differentiation does not exist, is reflected in the current small differences in fees for the existing categories.
157. The result is that the Tribunal has not been persuaded that the proposed new category can be established.
158. If in the 2027 review the establishment of new categories is pursued, the Tribunal should be provided with a proposal which addresses not only the name of the proposed category, but also appropriate criteria, together with the maximum and minimum fees which are proposed. They will have to have appropriate relationships with other categories, which will also have to be explained by the submission.
159. As will the consequences of their adoption for other Councils which may be affected. Such Councils will also have to be given an opportunity to be heard, before the Tribunal comes to any conclusions about proposed new categories. That will be achieved by service of the proposed change on other affected Councils.

### Metropolitan Major

160. No Council sought any alteration to the criteria or recategorisation to this category.

## Section 3 – 2026 Review

### Metropolitan Large

161. Both Randwick and Willoughby Councils sought to be recategorised as Metropolitan Large Councils, currently being categorised as Metropolitan Medium. Despite neither satisfying the population threshold, although Randwick does satisfy the revenue criteria. Their total populations as at 1 July 2025 being, 176,656 and 133,052 respectively, including non-resident workers.
162. Randwick City Council sought to be reclassified from Metropolitan Medium to Metropolitan relying on:
- Population estimates as at 1 July of 201,000, comprising of 156,000 residents and 45,000 non- resident working population;
  - A high population growth that regularly exceeds the Sydney average;
  - An operating revenue of \$221 million;
  - A Gross Regional Product of \$10.55 billion for the year ending June 2024;
  - The provision of regional services, including major education, health, sporting, recreation and cultural facilities; and
  - Significant industrial, commercial and residential centres and development corridors.
163. Willoughby City Council contending that it exceeded the functions of a typical Metropolitan Medium Council, relying on:
- A population as at 30 June 2024 of 79,634 with a growth rate of 5.47% between 2022 and 2024;
  - A forecast for continued population growth due to the planned construction of additional dwellings, the likely impact being an increase of 15,000 to 20,000 people in coming years;

## Section 3 – 2026 Review

- A high daily visitation rate driven by the employment and commercial hub of Chatswood with opal data showing in excess of 50,000 entries and exits per day at Chatswood station;
- Total revenue of \$187.9 million for the 2025/2026 financial year;
- A Gross Regional Product of \$13.11 billion for the year ending June 2024; and
- The provision of regional services in health, education, culture, transport and two (2) large retail precincts.

164. The current criteria are:

*Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.*

*Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.*

*Other features may include:*

- *total operating revenue exceeding \$200M per annum*
- *the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities*
- *significant industrial, commercial and residential centres and development corridors*
- *high population growth.*

## Section 3 – 2026 Review

*Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.*

165. It follows that the recategorisation sought by Randwick and Willoughby Councils cannot be accepted, given the current population requirements.
166. The data also suggested that the Inner West Council may no longer satisfy the applicable criteria, it having been reclassified in 2020 from Metropolitan Medium, but having in 2024 non-resident workers of only 43,100 and a residential population of 193,125. In the 2027 review this Council will thus be invited to establish which criteria it then satisfies.
167. The data also shows that Campbelltown Council has a total population over the threshold for the Metropolitan Large category, but that it does not satisfy the non-resident working population criteria and so it also cannot be reclassified.

### Metropolitan Medium

168. No changes were sought to the criteria, which are:

*Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.*

*Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.*

*Other features may include:*

- *total operating revenue exceeding \$100M per annum*

## Section 3 – 2026 Review

- *services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities*
- *industrial, commercial and residential centres and development corridors • high population growth.*

*The sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Large Councils.*

169. Canada Bay, a Metropolitan Small Council, does satisfy the revenue criteria and has a total population of over 100,000, but it does not satisfy the non-resident working population criteria and so also cannot be recategorised.

### **Proposed new Metropolitan Small – Fast Growing category**

170. Burwood Council, categorised as a Metropolitan Small Council, proposed the creation of this new category, in which it sought to be included. It proposing that it be 'aligned' to the Metropolitan Medium category, to recognise its scope, scale and strategic importance, given the challenges of rapid population growth and increasing service demands it faced.

171. The criteria for the Metropolitan Small Council are:

*Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.*

*Other features which distinguish them from other Metropolitan Councils include:*

- *total operating revenue less than \$150M per annum.*

*While these Councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium Councils the overall sphere of economic*

## Section 3 – 2026 Review

*influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Medium Councils.*

172. Burwood Council pointed to the criteria for Metropolitan Major, Large and Medium categories, which were considered to have regard to population growth, economic influence and impact of services, as well as considerations such as strategic importance. While Metropolitan Small criteria were confined to population size and operating revenue. It contending that its inclusion in the proposed new category was warranted due to:

- Its recognition by the NSW Government as a designated strategic centre;
- Increased complexity in planning, service delivery, and intergovernmental coordination;
- A population that is expected to double in the next 10 years due to major developments in the town centre and in close proximity to the new metro station; and
- Its economic growth and influence across Greater Sydney, specifically its night time economic initiatives.

173. The Tribunal has not concluded that the creation of this proposed new category is warranted, given the existing criteria and the resulting fees which the current categories attract.

174. Given the existing overlap in the fees of the Metropolitan Small and Medium categories and how their criteria are structured, the Tribunal is not persuaded that an intervening category is needed.

175. These submissions did help shed light on the inherent difficulties of the existing fee structures. Which has to be considered in light of the overlaps and small differences in the fee ranges between the differing categories. But that still precludes the adoption of this proposed new category.

# Section 3 – 2026 Review

## Metropolitan Small

176. No change to the criteria was proposed. They are:

*Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.*

*Other features which distinguish them from other Metropolitan Councils include:*

- *total operating revenue less than \$150M per annum.*

*While these Councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium Councils the overall sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Medium Councils.*

## Major Regional City

177. This category applies to Newcastle and Wollongong, and no change was sought to the criteria, which are:

*Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These Councils:*

- *are metropolitan in nature with major residential, commercial and industrial areas*
- *typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development.*

## Section 3 – 2026 Review

- *provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region*
- *have significant transport and freight infrastructure servicing international markets, the capital city and regional areas*
- *have significant natural and man-made assets to support diverse economic activity, trade and future investment*
- *typically contain ventures which have a broader State and national focus which impact upon the operations of the Council.*

### The proposed change to the Major Strategic Area criteria

178. Lake Macquarie Council proposed a change to the criteria of this category, which would result in its reclassification from Regional Strategic Area to the Major Strategic Area category. By reducing the population threshold from 300,000 to 200,000. That proposal not impacting any other Council.
179. The submissions it advanced were one of the few which directed required attention to matters which have to be considered by the Tribunal, when considering change to categories and criteria. Including the relevant history, the consequences of changes earlier made, relevant comparisons between positions of Councils in the affected category and the consequences of the proposed further change.
180. The current criteria for the two categories are:

#### ***Major Strategic Area***

## Section 3 – 2026 Review

*Councils categorised as Major Strategic Area will have a minimum population of 300,000. To satisfy this criteria the non-resident working population can be included. Other features may include:*

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community*
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*
- total operating revenue exceeding \$250M per annum*
- significant visitor numbers to established tourism ventures and major events that attract state and national attention*
- a proximity to Sydney which generates economic opportunities.*

*Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other Non-metropolitan Councils. Central Coast Council is also a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.*

### **Regional Strategic Area**

*Councils categorised as Regional Strategic Area are differentiated from Councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included. Other features may include:*

## Section 3 – 2026 Review

- *health services, tertiary education services and major regional airports which service the surrounding and wider regional community*
- *a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*
- *total operating revenue exceeding \$250M per annum*
- *significant visitor numbers to established tourism ventures and major events that attract state and national attention*
- *a proximity to Sydney which generates economic opportunities.*

*Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of Council operations will be greater than Regional Centre Councils.*

181. In 2023 the Tribunal determined that the population criteria threshold for the Regional Strategic Area had to be adjusted from 200,000 down to 100,000, that resulting in Lake Macquarie Council no longer being the only Council in this category. Council reiterated its views, urged in 2024 and 2025, that this change had distorted the distinction between the Major Strategic Area and Regional Strategic Area categories, given the other Councils which now also fell into the Regional Strategic category.
182. The Council's population statistics in 2024 were of 221,859 residents, plus a non-resident working population of 23,769, totalling 246,095. It drew a comparison with that of the Central Coast Council, which has 354,803 residents, plus a non-resident working population of 11,043, totalling 365,846. While of the four other Councils categorised as Regional Strategic Areas, the greatest total population was Shoalhaven, which has 115,435.

## Section 3 – 2026 Review

183. The Council also relied on it having similar gross regional product to Wollongong Council, a Major Regional City. As well as more than double that of the other Councils now in the Regional Strategic category. Its case that the population threshold for Major Strategic Area should be revised from 300,000 down to 200,000 also being supported by:

- Its population, now making it the second largest Non-metropolitan Council after Central Coast with proximity to Sydney and tourist numbers similar to that Council;
- Its density of some 338/sqm, being considerably more than Maitland at 245, Tweed and 76 and Shoalhaven only 24, while Central Coast was 211 and even Wollongong 324;
- Its predicted population growth to 2046, with resulting ongoing building demand;
- The impact of major NSW Government projects within its LGA, including the Low and Mid-rise Housing reform announced in February 2025;
- The Renewable energy zone and Transport Oriented Development Program;
- An annual economic output of \$30.03 billion, (approximately 20% of the Hunter economy);
- 14,768 active businesses;
- A Gross Regional Product of \$17.39 billion;
- A tourism industry that sees 1.65 million tourists per year; and
- University, shopping, airport and art facilities, as well as Australia's largest power station.

184. The Council thus urged acceptance that its output and scale of operations were now significantly greater than that of other Councils in its category and more akin to Central Coast Council, with the result that the population threshold for the Major Strategic Area category should be reviewed.

## Section 3 – 2026 Review

185. The Tribunal has concluded that the Council's submissions should be accepted. The 2023 changes having had unintended consequences, which ought now to be addressed, rather than awaiting the 2027 further review.
186. The submissions which this Council and some others made, also drew attention to the considerable impact of significant daily visitor numbers, not taken into account by the criteria. This is a matter which should be addressed in the 2027 Annual Review, so that the Tribunal can consider whether and how that might sensibly be reflected in category criteria.

### Regional Strategic Area

187. No change to the criteria was proposed.
188. Port Macquarie-Hastings and Shellharbour sought to be recategorised as Regional Strategic Areas, but neither satisfy the population criteria. Having populations in 2024 respectively of only 92,772 and 89,967 respectively, including non-resident workers. They both still satisfying the criteria for their current category, Regional Centre, which are:

*Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.*

*Other features may include:*

- a large city or town providing a significant proportion of the region's housing and employment*
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community*

## Section 3 – 2026 Review

- *a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*
- *total operating revenue exceeding \$100M per annum • the highest rates of population growth in regional NSW*
- *significant visitor numbers to established tourism ventures and major events that attract state and national attention*
- *a proximity to Sydney which generates economic opportunities.*

*Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.*

189. Port Macquarie-Hastings Council contended that it met the criteria for Regional Strategic Area, relying on:

- An expectation that Council did exceed the population threshold when non-resident working population was included;
- A projected total operating revenue of \$276 million in 2025/26;
- Gross Regional Product of \$13.287 million;
- An economic output this is underpinned by healthcare, retail, construction, education and training, tourism, professional and technical services;
- Tier 1 regional health services that services a catchment area beyond their LGA boundary;
- Four (4) tertiary education institutions;
- The Council operated Port Macquarie regional airport that services Sydney, Brisbane and Lord Howe Island and a total of 5,013 flights annually;

## Section 3 – 2026 Review

- A tourism industry that attracts over 1.7 million visitors per annum and contributing \$540 million to the economy; and
- Regional commercial and cultural services that include a performing arts theatre, an art gallery, courthouse and major hospitality, entertainment and conference venues.

190. Shellharbour City Council's proposal relied on:

- A residential and non-residential working population in 2024 of approximately 90,000, with expectations that the residential population will hit 100,000 by 2035;
- An annual population growth rate in excess of 1.8%;
- An expected operating revenue of \$262 million in 2025/26;
- A Council owned and operated regional airport;
- A Council owned marina;
- A Tertiary training campus; and
- Construction of the new Shellharbour Hospital which will deliver improved health facilities for the Illawarra Shoalhaven Local Health District.

191. The criteria do not encompass categories being allocated on the basis of anticipated growth in population and revenues and so the recategorisations sought must be refused.

192. It also appears that Armidale Council does not meet the population threshold, but in earlier reviews the Tribunal concluded that it should remain in this category, for specified reasons. In the 2027 Annual Review it will be invited to make a submission about its appropriate categorisation, given the criteria which it then satisfies.

### Regional Centre

193. No change to the criteria was proposed. They are:

## Section 3 – 2026 Review

*Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.*

*Other features may include:*

- a large city or town providing a significant proportion of the region's housing and employment*
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community*
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*
- total operating revenue exceeding \$100M per annum*
- the highest rates of population growth in regional NSW*
- significant visitor numbers to established tourism ventures and major events that attract state and national attention*
- a proximity to Sydney which generates economic opportunities.*

*Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.*

### Regional Rural

194. Broken Hill Council also no longer satisfies the criteria of this category, which it submitted it should maintain, its population in 2024 only being 17,839. In the 2027 Annual Review it

## Section 3 – 2026 Review

will be invited to address its appropriate categorisation, to ensure that it is then placed into the appropriate category, given the criteria which it then satisfies.

195. The applicable criteria for this category being:

*Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.*

*Other features may include:*

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages*
- health services, tertiary education services and regional airports which service a regional community*
- a broad range of industries including agricultural, educational, health, professional, government and retail services*
- large visitor numbers to established tourism ventures and events.*

196. Murray River Council sought to be recategorised as Regional Rural, it being currently classified as Rural Large, despite not satisfying the population criteria, its population in 2025 still only totalling 16,042. It relied on large visitor numbers to support its submissions, which had increased over time, as well as other changes. Referring to matters such as:

- An annual population growth rate of 8-11% in the main centre of Moama, with predicted population numbers reaching over 18,000 by 2046;
- A growing tourism, accommodation and food industry that supports 14.1% of the employment figures in their LGA;

## Section 3 – 2026 Review

- Tourist visitation growing on average by 10% per annum, with the average number of visitors in 2023 and 2024 of 481,595; and
- Significant growth in education, training, health and retail service employment categories.

197. Despite this, the Tribunal has concluded that this submission cannot be accepted. Population is an important aspect of the categorisation system which cannot routinely be overlooked when Councils are categorised. The Act not contemplating subjective categorisation.

### Rural Large

198. No changes were proposed to the criteria, which are:

*Councils categorised as Rural Large will have a residential population greater than 10,000, and a Councillor to resident ratio of at least 1 to 1200.*

*Other features may include:*

- *one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre*
- *a limited range of services, facilities and employment opportunities compared to Regional Rural Councils*
- *local economies based on agricultural/resource industries.*

199. The Tribunal has identified that Dungog Shire Council now has a residential population greater than 10,000 and a Councillor to resident ratio greater than 1 to 1,200. As a result,

## Section 3 – 2026 Review

Dungog Shire Council will be classified as a Rural Large Council in the 2026 Annual Determination.

### Rural

200. No changes were proposed to these criteria, which are limited to “Councils categorised as Rural will typically have a residential population less than 10,000”.
201. Although Glenn Innes Severn Council observed that this review provided an opportunity to “recalibrate the remuneration and categorisation system to ensure its contemporary, fair, capable of supporting the expectation and responsibilities placed on elected representatives.”

### County Councils

202. A summary of County Council functions produced by the Tribunal Secretariat is:

*Castlereagh Macquarie County Council*

*A local government authority for weed management control in the Walgett, Coonamble, Waren, Gilgandra and Warrumbungle Shire Council areas.*

*Central Tablelands Water*

*Central Tablelands Water is the trading name adopted by Central Tablelands County Council, a water supply authority constituted under NSW Local Government Legislation.*

*Central Tablelands County Council was first proclaimed in 1944. The county area embraces the Shires of Blayney, Cabonne and Weddin. Bulk water is also supplied to Cowra Shire Council to service rural consumers and the villages of Woodstock and Gooloogong.*

## Section 3 – 2026 Review

### *Goldenfields Water*

*It is responsible for water supply functions within the local government areas of Bland, Coolamon, Junee, Temora, and parts of Cootamundra-Gundagai, Hilltops and Narrandera.*

*It also supplies water in bulk to Hilltops and Cootamundra-Gundagai Councils, which distribute the water directly to residents in parts of their local government area.*

*Approximately 11, 974 properties are connected directly to its drinking water supply network in Bland, Coolamon, Junee, Temora and parts of Cootamundra-Gundagai and Narrandera.*

*The facilities it owns and operate include:*

- 34 water pumping stations (including river extraction and Jugiong Water Treatment Plant Pumping Station)*
- 72 water supply reservoir sites with approximately 115 reservoirs*
- Eight bores*
- Six re-chlorination stations*
- 2100 km of water mains*

*Western Sydney Weeds Authority (formerly Hawkesbury River County Council)*

*Western Sydney Weeds Authority (formally Hawkesbury River County Council) is a special purpose Council, its goal being to administer the Biosecurity Act 2015 (NSW) throughout our Council areas of Blacktown, Hawkesbury, Penrith and the Hills Shire. That involving*

## Section 3 – 2026 Review

*weed management, detection of new incursions and containment of high-risk plant species that impact on biodiversity, agriculture, and property.*

*Riverina Water County Council*

*It is responsible for the provision of safe, reliable water at the lowest sustainable cost. over an area of approximately 15,400 square kilometres with a population of more than 77,000 people.*

*Rous County Council*

*Its experts and advisors supply the Northern Rivers with water, weed biosecurity, and rural flood mitigation. It sources, stores, treats and supplies water to the Ballina, Byron, Lismore and Richmond Valley Councils, which on-sell water to their communities.*

*Protecting the region's biodiversity by managing and eradicating high-risk weed species. Working closely with communities and Councils in Ballina, Byron, Lismore, Richmond Valley, Kyogle and Tweed Shire regions.*

*And also managing the rural flood mitigation for the Richmond River floodplain. Including monitoring and managing an 80km network of levees, 750 floodgates, and 180km of drains to reduce inundation and divert flood waters.*

*Upper Hunter County Council*

*It is the registered trading name of Upper Hunter County Council a single purpose Council which is a Local Control Authority for invasive plants under the NSW Biosecurity Act, 2015 (NSW).*

*Its present area of operation is the local government areas of Upper Hunter, Muswellbrook and Singleton located at the northern end of the Hunter Valley, New South Wales.*

## Section 3 – 2026 Review

*It provides weed management systems utilizing technology to prevent, contain or reduce the biosecurity risk of invasive plants to the environment, economy and community within the area of operation of the County Council.*

*Upper Macquarie County Council*

*It is a local control authority for the Biosecurity Act 2015. Two Councillors are delegated from each of four constituent Councils to form an eight Member Central Tablelands Weeds Authority Council. Its core function being to detect priority weeds and actively encourage landholders to correctly manage the identified priority weed in accordance with the Central Tablelands Local Lands Services Strategic Weed Management Plan.*

*It carries out its functions across Bathurst Regional Council, City of Lithgow Council, Blayney Shire Council and Oberon Council.*

### County Councils – Water

203. No change was proposed for the criteria, which are “County Councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.”
204. The current list of these Councils is accurate.

### County Councils – Other

205. No change was proposed for the criteria which are “County Councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the Biosecurity Act 2015 (NSW).”
206. Two County Councils – Other have been removed from the 2026 Annual Determination, being the Central Murray and the New England Tableland County Councils. The New

## Section 3 – 2026 Review

England Tableland County Council was dissolved on 16 June 2025, by the *Local Government (Dissolution of New England County Council) Proclamation 2025*. The Central Murray County Council was dissolved on 1 July 2019, by a proclamation made under s 397 of the *Local Government Act*, as noted in NSW Government Gazette No 65-2205 of 27 June 2019.

207. The result is that only four Councils now fall into this classification.

# Section 4 – The 2027 Annual Review

## Structure and fee considerations

208. In the 2026 Annual Review, it has come to light that:

- There has been considerable change which has affected the work of those elected or appointed to Council offices, in part driven by Government decisions which have affected Councils over time. Including in the case of Metropolitan Councils those explained in the Governments draft 2026 Sydney Plan and in the case of Non-metropolitan Councils, by various regional plans;
- They and submissions advanced raise for consideration whether the current number of categories remain necessary. Reliance having been placed on Victoria, for example, where there are only 4 categories;
- The current criteria, first fixed in 2017 and amended since then in various Annual Determinations, do not accord entirely with the requirements of s 240, which specifies the matters by which the Tribunal **must** determine the categories of Councils and Mayors;
- Some of the current criteria could better assist transparent classification of Councils into categories;
- There has not for some time been an overall assessment of whether Councils continue to satisfy the criteria of the categories into which they have been placed over time;
- Changes in the fee structure, over time, have resulted in a considerable overlap between the maximum and minimum fees payable in various categories, which may no longer be appropriate, given submissions advanced;
- Some light on which was also shed by the conclusions arrived at in the 2025 Special Determination, in relation to the Central Darling Shire Council, on which reliance has been placed.

# Section 4 – The 2027 Annual Review

209. The results are best explained by the following snapshot of the current categories, fees, overlaps and ratios. It having to be understood that Mayors and Chairpersons are paid both the Councillor fee, as well as the separate fee fixed for their offices. This also helps explain the Tribunal’s decision to undertake the further review in 2027.

**Table 1 – Table of Councillor and Mayoral fees, by Council categories**

Category	Mayoral/Chairperson Additional Fees (Effective 1 July 2025)		Councillor Fees (Effective 1 July 2025)		Ratio (Mayor: Councillor)	
	Min	Max	Min	Max	Min	Max
Principal CBD	\$193,650	\$254,810	\$31,640	\$46,420	6.1:1	5.5:1
Central Darling Shire Council - Appointed Chairperson	\$72,080	\$72,180	\$13,830	\$13,930	5.2:1	5.2:1
Major CBD	\$44,840	\$126,320	\$21,120	\$39,100	2.1:1	3.2:1
Metropolitan Major	\$44,840	\$114,300	\$21,120	\$36,970	2.1:1	3.1:1
Major Regional City	\$44,840	\$114,300	\$21,120	\$36,690	2.1:1	3.1:1
Major Strategic Area	\$44,840	\$114,300	\$21,120	\$36,690	2.1:1	3.1:1
Metropolitan Large	\$44,840	\$101,470	\$21,120	\$34,820	2.1:1	2.9:1

# Section 4 – The 2027 Annual Review

	Mayoral/Chairperson Additional Fees (Effective 1 July 2025)		Councillor Fees (Effective 1 July 2025)		Ratio (Mayor: Councillor)	
Regional Strategic Area	\$44,840	\$101,470	\$21,120	\$34,820	2.1:1	2.9:1
Metropolitan Medium	\$33,630	\$78,480	\$15,830	\$29,550	2.1:1	2.7:1
Regional Centre	\$32,940	\$68,800	\$15,830	\$27,860	2.1:1	2.5:1
Regional Rural	\$22,420	\$50,680	\$10,530	\$23,220	2.1:1	2.2:1
Metropolitan Small	\$22,420	\$50,650	\$10,530	\$23,220	2.1:1	2.2:1
Rural Large	\$16,820	\$40,530	\$10,530	\$18,890	1.6:1	2.1:1
Rural	\$11,210	\$30,390	\$10,530	\$13,930	1.1:1	2.2:1
Water	\$4,490	\$19,080	\$2,090	\$11,620	2.1:1	1.6:1
Other	\$4,490	\$12,670	\$2,090	\$6,930	2.1:1	1.8:1

# Section 4 – The 2027 Annual Review

## The conduct of the 2027 Annual Review

210. In 2027, the Tribunal intends to commence its review earlier than usual, in order to accommodate the detailed review of the Determination's categories which it has concluded it is necessary to pursue. Together with a consideration of appropriate criteria which reflect the requirements of s 240 of the Act. In order to facilitate the adoption of fees appropriate for the revised structure, also having regard to demonstrated change over time, as well as current responsibilities of Mayors and Councillors.
211. That will also require a review of the category into which each Council should then be placed, which s 239 of the Act requires must be undertaken at least once every three years.
212. Submissions will thus be invited in a two stage process.
213. The first, to determine how the Determination should be amended to achieve the category and criteria structure which the Act envisages, as well as the appropriate maximum and minimum fees. That, it must be observed, will not necessarily result in the current number of categories being retained.
214. In the second stage submissions about Councils' placement into the new structure will be sought.
215. The Tribunal will then ask Councils to provide reliable data to support their submissions about which category they fall into. Addressing each of the applicable criteria adopted, as well as relevant comparisons which they seek to draw with other Councils.
216. Categorisation having to be as transparent and fair as possible, the Tribunal intends to rest its decisions on reliable data such as that available from ABS statistics and budgets which Councils adopt year to year. The Tribunal will thus invite those who make submissions to provide reliable data and information, on which its decisions can be made. Not merely the expression of unsupported opinions.

## Section 4 – The 2027 Annual Review

217. As it has in the past, the Tribunal will thus also ask Councils, when inviting submissions, to confirm that the information and submissions advanced have been endorsed by a Council vote.
218. It will thus invite submissions and information which will enable it to examine and determine whether the current categories and criteria remain fit for purpose. Given the requirements of the Act, the data on which the Tribunal's decisions must be based and the problems to which this report has drawn attention, which it will seek to address.
219. If it is considered that categories require adjustment, submissions should address what form the new categories and criteria should take, to reflect the statutory purpose of the categories of Councils and mayoral offices and their role in the fair determination of fees. As well as addressing proposed criteria which adhere to the requirements of s 240(1) of the Act, which will help the Tribunal to determine the maximum and minimum fees appropriate for the new structure, which should thus also be addressed.
220. At the first stage of this process, Councils will be asked to serve proposals which will affect other Councils, on all affected Councils, so that they may have a fair opportunity to address such proposals in their submissions.
221. What is proposed in order to adjust fees to reflect cost of living increases should also be identified at the first stage. As well as the final fees proposed. The submissions should also address changes relied on to warrant their adoption. With reliable information which supports the claimed changes, also being provided.
222. An example of potential revised criteria for the current Metropolitan Major category, which has regard to all of the requirements of s 240 of the Act, as well as to matters which the Tribunal has in the past identified to be relevant to the determination of the category into which Councils follows.

## Section 4 – The 2027 Annual Review

223. What the Tribunal envisages in the 2027 review including the adoption of a structure which, if dollar figures are specified, may have to be adjusted over time, in order to reflect changes over time. As may specified population sizes.

224. A revised category for Metropolitan Major Councils, if it is retained, which has regard to the s 240 requirements, could thus provide:

*Metropolitan Major*

*Councils categorised Metropolitan Major;*

*(1) must have a minimum residential population, or a combined residential and non-resident working population (of at least 50,000), which exceeds 400,000.*

*(2) will typically serve:*

*(a) a dense population occupying a built up physical terrain;*

*(b) a widely diverse community*

*(c) an area at least as large as those of Metropolitan Large Councils of ?,*

*(d) industrial, commercial and residential development which is both at least as significant and as extensive as that of Metropolitan Large Councils, with established development corridors;*

*(3) will also have:*

*(a) to manage a significant volume of business, consistent with its assets and budgets, which is at least as significant and varied as that of Metropolitan Large Councils;*

## Section 4 – The 2027 Annual Review

*(b) operating revenue exceeding, for example, \$394,617,030 per annum, that being \$300 million adjusted by December CPI since December 2016;*

*(c) a sphere of economic influence and significance beyond the Council area, nationally as well as regionally, reflective of their service of:*

*(i) natural and/or developed attractions within the Council area, including sport, recreational and cultural facilities, which daily attracts significant tourism and/or visitors from outside the Council area; and*

*(ii) major health, education and other facilities which support the greater Sydney population; and*

*(d) a continuing high rate of population growth and development for which the Council is planning, evidenced by ?.*

225. After submissions have been received in the second stage, the Tribunal will make its 2027 Annual Determination, which will include the new categories, criteria and increased fees the Tribunal has determined will take effect from 1 July 2027. As well as identifying the category into which each Council will then be placed.

**Local Government Remuneration Tribunal**



**The Hon Acting Justice M Schmidt**

Dated: 23 April 2026

# Section 5 – Determinations

## Determination No. 1 – Allocation of Councils into each of the categories as per section 239 of the Act effective 1 July 2026

### General Purpose Councils – Metropolitan

#### Principal City (1)

- Sydney

#### Major CBD (1)

- Parramatta

#### Metropolitan Major (2)

- Blacktown
- Canterbury-Bankstown

#### Metropolitan Large (10)

- Bayside
- Cumberland
- Fairfield
- Inner West
- Liverpool
- Northern Beaches
- Penrith
- Ryde
- Sutherland
- The Hills

#### Metropolitan Medium (8)

- Campbelltown
- Camden
- Georges River
- Hornsby
- Ku-ring-gai
- North Sydney
- Randwick
- Willoughby

#### Metropolitan Small (8)

- Burwood
- Canada Bay
- Hunters Hill
- Lane Cove
- Mosman
- Strathfield
- Waverley
- Woollahra

# Section 5 – Determinations

## General Purpose Councils - Non-Metropolitan

### Major Regional City (2)

- Newcastle
- Wollongong

### Major Strategic Area (2)

- Central Coast
- Lake Macquarie

### Regional Strategic Area (4)

- Maitland
- Mid-Coast
- Shoalhaven
- Tweed

### Regional Centre (22)

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Albury</li> <li>• Armidale</li> <li>• Ballina</li> <li>• Bathurst</li> <li>• Blue Mountains</li> <li>• Byron</li> <li>• Cessnock</li> <li>• Clarence Valley</li> <li>• Coffs Harbour</li> <li>• Dubbo</li> <li>• Eurobodella</li> </ul> | <ul style="list-style-type: none"> <li>• Hawkesbury</li> <li>• Lismore</li> <li>• Orange</li> <li>• Port Macquarie-Hastings</li> <li>• Port Stephens</li> <li>• Queanbeyan-Palerang</li> <li>• Shellharbour</li> <li>• Tamworth</li> <li>• Wagga Wagga</li> <li>• Wingecarribee</li> <li>• Wollondilly</li> </ul> |
|--|---|

### Regional Rural (14)

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Bega</li> <li>• Broken Hill</li> <li>• Goulburn Mulwaree</li> </ul> | <ul style="list-style-type: none"> <li>• Griffith</li> <li>• Hilltops</li> <li>• Kempsey</li> </ul> |
|--|---|

# Section 5 – Determinations

- Kiama
- Lithgow
- Mid-Western
- Muswellbrook
- Nambucca
- Richmond Valleys
- Singleton
- Snowy Monaro

## Rural Large (17)

- Bellingen
- Cabonne
- Cootamundra-Gundagai
- Cowra
- Dungog
- Federation
- Greater Hume
- Gunnedah
- Inverell
- Leeton
- Moree Plains
- Murray River
- Narrabri
- Parkes
- Snowy Valleys
- Upper Hunter
- Yass

## Rural (37)

- Balranald
- Berrigan
- Bland
- Blayney
- Bogan
- Bourke
- Brewarrina
- Carrathool
- Central Darling\*
- Cobar
- Coolamon
- Coonamble
- Edward River
- Forbes
- Gilgandra
- Glen Innes Severn
- Gwydir
- Hay
- Junee
- Kyogle
- Lachlan
- Liverpool Plains
- Lockhart
- Murrumbidgee

# Section 5 – Determinations

- Narrandera
- Narromine
- Oberon
- Temora
- Tenterfield
- Upper Lachlan
- Uralla
- Walcha
- Walgett
- Warren
- Warrumbungle
- Weddin
- Wentworth

\* Designated as a Rural and Remote Council by the *Local Government (General) Regulations 2021*

## County Councils

### Water (4)

- Central Tablelands
- Goldenfields Water
- Riverina Water
- Rous

### Other (4)

- Castlereagh-Macquarie
- Upper Hunter
- Upper Macquarie
- Western Sydney Weeds Authority  
(formerly Hawkesbury River)

# Section 5 – Determinations

## Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the Act effective from 1 July 2026

The annual fees to be paid in each of the categories to Councillors, Mayors, Members, and Chairpersons of County Councils effective on and from 1 July 2026 as per section 241 of the *Local Government Act 1993* are determined as follows:

**Table 1: Fees for General Purpose and County Councils**

### General Purpose Councils – Metropolitan

**Councillor/Member Annual Fee (\$) effective 1 July 2026**

Category	Minimum	Maximum
Principal City	32,810	48,140
Major CBD	21,900	40,550
Metropolitan Major	21,900	38,340
Metropolitan Large	21,900	36,110
Metropolitan Medium	16,420	30,640
Metropolitan Small	10,920	24,080

**Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2026**

Category	Minimum	Maximum
Principal City	200,820	264,240
Major CBD	46,500	130,990
Metropolitan Major	46,500	118,530
Metropolitan Large	46,500	105,220
Metropolitan Medium	34,870	81,380
Metropolitan Small	23,250	52,520

# Section 5 – Determinations

## General Purpose Councils - Non-Metropolitan

### Councillor/Member Annual Fee (\$) effective 1 July 2026

Category	Minimum	Maximum
Major Regional City	21,900	38,050
Major Strategic Area	21,900	38,050
Regional Strategic Area	21,900	36,110
Regional Centre	16,420	28,890
Regional Rural	10,920	24,080
Rural Large	10,920	19,590
Rural	10,920	14,450

### Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2026

Category	Minimum	Maximum
Major Regional City	46,500	118,530
Major Strategic Area	46,500	118,530
Regional Strategic Area	46,500	105,220
Regional Centre	34,160	71,350
Regional Rural	23,250	52,560
Rural Large	17,440	42,030
Rural	11,620	31,510

## County Councils

### Councillor/Member Annual Fee (\$) effective 1 July 2026

Category	Minimum	Maximum
Water	2,170	12,050
Other	2,170	7,190

# Section 5 – Determinations

## Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2026

Category	Minimum	Maximum
Water	4,660	19,790
Other	4,660	13,140

\*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

# Section 5 – Determinations

## Determination No. 3 - Fees for appointed Councillors and Chairperson as per clause 12(c), Schedule 11 of the Act effective from 1 July 2026

### Councils designated as ‘rural and remote Councils’

The annual fees to be paid to appointed Councillors and the Chairperson of councils designated as a rural and remote Council on and from 1 July 2026, as per clause 12(c), schedule 11 of the *Local Government Act 1993* are determined as follows:

**Table 2: Fees for appointed Councillors and Chairpersons of rural and remote Councils**

#### Appointed Councillor Annual Fee (\$) effective 1 July 2026

Council	Minimum	Maximum
Central Darling Shire Council	14,340	14,450

#### Appointed Chairperson Additional Fee\*\* (\$) effective 1 July 2026

Council	Minimum	Maximum
Central Darling Shire Council	74,750	74,850

\*\*This fee must be paid in addition to the fee paid to the Chairperson as an appointed Councillor (s.249(2)).

#### Local Government Remuneration Tribunal



The Hon Acting Justice M Schmidt

Dated: 23 April 2026

# Appendices

## Appendix 1 Criteria that apply to categories

### Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of Metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other Councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

# Appendices

## Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to Metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

# Appendices

## Metropolitan Major

Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.

Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- Total operating revenue exceeding \$300M per annum
- The provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- Significant industrial, commercial and residential centres and development corridors
- High population growth.

Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.

## Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- Total operating revenue exceeding \$200M per annum

# Appendices

- The provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- Significant industrial, commercial and residential centres and development corridors
- High population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.

## Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- Total operating revenue exceeding \$100M per annum
- Services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- Industrial, commercial and residential centres and development corridors
- High population growth.

The sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Large Councils.

# Appendices

## Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other Metropolitan Councils include:

- Total operating revenue less than \$150M per annum.

While these Councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium Councils the overall sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Medium Councils.

# Appendices

## Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City.

These Councils:

- Are metropolitan in nature with major residential, commercial and industrial areas
- Typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- Provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- Have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- Have significant natural and man-made assets to support diverse economic activity, trade and future investment
- Typically contain ventures which have a broader State and national focus which impact upon the operations of the Council.

## Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 200,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- Health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres

# Appendices

- Total operating revenue exceeding \$250M per annum
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

## Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from Councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- Health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- Total operating revenue exceeding \$250M per annum
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

# Appendices

## Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- A large city or town providing a significant proportion of the region's housing and employment
- Health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- Total operating revenue exceeding \$100M per annum
- The highest rates of population growth in regional NSW
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

# Appendices

## Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- A large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- Health services, tertiary education services and regional airports which service a regional community
- A broad range of industries including agricultural, educational, health, professional, government and retail services
- Large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

## Rural Large

Councils categorised as Rural Large will have a residential population greater than 10,000, and a Councillor to resident ratio of at least 1 to 1200.

Other features may include:

- One or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- A limited range of services, facilities and employment opportunities compared to Regional Rural Councils
- Local economies based on agricultural/resource industries.

# Appendices

## Rural

Councils categorised as Rural will typically have a residential population less than 10,000.

## County Councils - Water

County Councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

## County Councils - Other

County Councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the *Biosecurity Act 2015*.

## Report

<b>Subject</b>	<b>Audit Risk and Improvement Committee - Extension of Chairperson's Term</b>
<b>TRIM Record No</b>	BP26/479:EF13/463-8
<b>Prepared by</b>	Manager Governance
<b>Reason</b>	To extend the tenure for the Audit Risk and Improvement Committee (ARIC) chair by four years.
<b>Strategic Theme</b>	Leadership and participation
<b>Strategy</b>	We provide effective management and responsible governance.
<b>Action</b>	Ensure the efficient and effective operation of Council.

### Executive Summary

The terms of appointment for Audit, Risk and Improvement Committee (ARIC) members was defined by Council at the Ordinary meeting of 8 July 2025. At that time it was recommended and resolved the appointment of the Chairperson, Stephen Coates, would expire on 11 December 2026.

It is now recommended the term be extended to 11 December 2030.

### Recommendation

That Council extend the expiration of the terms for the Audit, Risk and Improvement Committee Chairperson, Mr Stephen Coates, to 11 December 2030.

### Background

It was previously reported that Stephen Coates will have served the maximum of eight (8) years in 2026 having been appointed in 2018.

However, the *Local Government (General) Amendment (Audit, Risk and Improvement Committees) Regulation 2023* did not come into effect until 1 July 2024 which means the current chair is eligible until 2032. Discussions with the Chair have determined an expiry date of 11 December 2030 will provide stability to both Council and the Committee.

The change of date provides for retention of knowledge and experience and will also allow stability when the other members' terms expire in 2029.

### Attachment/s

There are no attachments for this report.

# Report

<b>Subject</b>	<b>Outdoor Dining Fees Waiver (2026-2027)</b>
<b>TRIM Record No</b>	BP26/469:EF20/307
<b>Prepared by</b>	Property Officer
<b>Reason</b>	To seek approval for the continued waiver of outdoor dining fees for the 2026-2027 financial year
<b>Strategic Theme</b>	Prosperity
<b>Strategy</b>	Support the growth of prosperous and vibrant communities
<b>Action</b>	Create vibrant, welcoming and attractive city and village centres

## Executive Summary

In July 2024, Council resolved to waive outdoor dining fees for the 2024–2025 financial year (excluding Area B for the Pie Cart at 11 Magellan Street) in response to affordability concerns and economic pressures affecting CBD operators. In July 2025, Council again resolved to waive outdoor dining fees for the 2025–2026 financial year.

This report recommends extending the waiver of outdoor dining fees for the 2026–2027 financial year to continue supporting the activation and ongoing economic recovery of the Lismore CBD. It is also proposed that the waiver arrangements be reviewed during 2026–2027 to inform Council's approach to outdoor dining fees from 2027–2028 onward, including possible phased reintroduction of fees.

## Recommendation

That Council:

1. waive outdoor dining fees for the 2026–2027 financial year in support of CBD activation and economic recovery
2. note the General Manager will review the waiver arrangements during the 2026–2027 financial year and provide a further report to Council regarding the approach to outdoor dining fees from the 2027–2028 financial year onward, including possible phased reintroduction of fees
3. note Area B for the Lismore Pie Cart at 11 Magellan Street is excluded from the waiver arrangements and will continue to be charged in accordance with its existing agreement

## Background

In July 2024, following feedback from outdoor dining operators within the CBD, Council resolved to waive applicable outdoor dining fees for the 2024–2025 financial year. The waiver enabled operators to continue footpath trading without charge, with the exception of Area B for the Pie Cart at 11 Magellan Street.

During the 2025–2026 financial year, CBD businesses continued to experience challenging trading conditions, with operators facing increased financial pressures and ongoing uncertainty. In response, Council resolved at its meeting of 8 July 2025 to extend the fee waiver for a further 12 months.

Outdoor dining plays a significant role in the activation and vibrancy of the Lismore CBD. By supporting operators to maintain a presence on footpaths and in public spaces, Council is directly contributing to the

economic recovery of the city centre, encouraging foot traffic, and enhancing the overall amenity and appeal of the CBD for residents and visitors alike. The continued waiver of outdoor dining fees is seen as a practical and targeted measure to support this activation at a time when the CBD is still recovering.

## **PROPOSED FEE APPROACH**

It is proposed that outdoor dining fees continue to be waived for the 2026–2027 financial year. The waiver arrangements will be reviewed during 2026–2027 to assess ongoing economic conditions within the CBD and inform Council's approach for future financial years, including whether fees should remain waived or be reintroduced on a phased basis.

## **PIE CART – AREA B EXCLUSION**

At its meeting in December 2022, Council resolved to grant a licence to the Pie Cart, subject to conditions outlined in Development Consent DA 22/258 for a footpath and drinks premises and associated outdoor dining area. Applicable fees were set as Tier 3 for the outdoor dining area (Area A) and Tier 4 for Area B (the Pie Cart food van). Under the fee waiver arrangements, Area A is eligible for the waiver while Area B is excluded. As Area B represents the primary trading location, its exclusion is considered appropriate to ensure equity and consistency with other business operators.

## **TIER DEFINITIONS**

**Tier 3:** Areas with modest capital investment on the footpath or road reserve, including permanent structures such as blisters. Example: Dark Horse Espresso, 74–78 Molesworth Street.

**Tier 4:** Areas with significant capital investment and/or impact on the footpath or road reserve, including permanent enclosed structures. Examples: Dragonfly Café (36 Carrington Street), MaMa Moi (24 Carrington Street).

## **Comments**

### **Finance**

This proposal is considered acceptable. The continued waiver of outdoor dining fees for the 2026–2027 financial year is noted, and the recommendation to review the matter during that year prior to determining the approach for 2027–2028 is supported.

For transparency, there are 29 participants benefiting from this initiative at an annual cost of \$20,000 (approx.).

Cumulatively, Council has provided financial benefit of \$60,000 (approx.) over the last 3 years, in relation to this initiative.

## **Public consultation**

Not applicable.

## **Conclusion**

The proposed continuation of the outdoor dining fee waiver for the 2026–2027 financial year reflects Council's commitment to supporting the activation and ongoing recovery of the Lismore CBD. Outdoor dining remains an important contributor to the vibrancy, amenity and economic activity of the city centre. A review during 2026–2027 will enable Council to determine the most appropriate approach to outdoor dining fees for future years.

## **Attachment/s**

There are no attachments for this report.

## Report

<b>Subject</b>	<b>Monthly Finance and Investment Report</b>
<b>TRIM Record No</b>	BP26/476:EF22/158-3
<b>Prepared by</b>	Manager Finance Partnering, Corporate Planning & Revenue
<b>Reason</b>	Monthly Financial Performance and Investment Report to Council
<b>Strategic Theme</b>	Leadership
<b>Strategy</b>	Ensure effective governance, advocacy, engagement and partnerships with a focus on long-term financial sustainability
<b>Action</b>	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 Investment Performance 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 Monthly Finance Performance Report as at 30 April 2026 and the Investment Performance Report for May 2026.

### Background

The Lismore City Council Monthly Financial Performance and Investment Report for April 2026 is attached.

The standard content of the report has been updated to report on Operating Revenue and Expenditure by Fund where the General Fund excludes Flood Restoration Portfolio. Objective is to provide a clear view of the operating performance of each fund.

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 Finance Performance Report for the prior month (30 April 2026) and the most recent Investment Performance Report (31 May 2026).

### Conclusion

Council note the Monthly Finance Performance Report as at 30 April 2026 and the Investment Performance Report for May 2026.

### Attachment/s

1. ➡ Monthly Finance and Investment Performance Report to Council - June 2026 (Over 7 pages)
2. ➡ Prudential Investment Report May 2026 (Over 7 pages)

## Report

<b>Subject</b>	<b>DA25/234: Subdivision and Boundary Adjustment - Three (3) Lots into Four (4) Lots at Clunes</b>
<b>TRIM Record No</b>	BP26/513:DA25/234
<b>Prepared by</b>	Manager Development Services
<b>Reason</b>	Notice from Councillors for Determination at Ordinary Council Meeting
<b>Strategic Theme</b>	Place
<b>Strategy</b>	Plan growth to ensure Lismore retains its place as a regional city and remains the heart of the Northern Rivers
<b>Action</b>	Provide strategic planning with diverse land uses, development opportunities and enabling infrastructure

### Executive Summary

Development Application DA25/234 proposes the subdivision and boundary adjustment of three (3) existing lots, to be reconfigured into four (4) proposed lots (see **Attachment 1**), on the rural lands immediately west of the Clunes township.

Council approved a similar four (4) lot subdivision of the site in 2010. This consent was activated within the lapse-period and remains a valid consent. The current proposal seeks to construct a driveway that was approved under the 2010 consent, for use by the current proposed subdivision.

The proposed subdivision is primarily a reconfiguration of existing lots. Only one (1) additional lot is proposed, with no significant impacts anticipated. It is recommended this Development Application be determined as Approved, subject to appropriate conditions of consent.

### Recommendation

That Development Consent be granted to DA25/234, subject to the recommended conditions of consent (see Attachment 2).

### Background

#### Development Site

The development site comprises three lots, being Lot 2 DP 1160694; Lot 3 DP 1160694; & Lot 32 DP 875064, located immediately west of the Clunes township. The total site area comprises ~92-hectares in area.

The site is predominantly used for macadamia horticultural purposes. Three of the proposed lots have existing dwellings. There is a low, vegetated watercourse running east-west across the southern-portion of the site.



### Previous Approval

In 2010, Council approved a development application at this site for a four (4) lot subdivision (DA08/647). This approval includes consent for a driveway along the northern-boundary access-handle (see **Attachment 3**). This consent was activated by completion of the first-stage lots and remains a valid approval due to this commencement.

### Proposed Development

The proposal is for subdivision and boundary adjustment of three (3) existing lots, to be reconfigured into four (4) proposed lots (see **Attachment 1**). The proposal utilises existing driveways for three (3) of the lots. The only driveway that is not currently constructed is along the northern access-handle, which is identical to that approved under DA08/647. The Applicant proposes to construct that northern driveway under the previous consent, given that approval has already been given by Council.

### Merits Assessment

#### Clunes Masterplan

The Clunes Masterplan was adopted by Council in February 2026. While the masterplan is primarily designed to facilitate and guide Planning Proposals (rezonings), it is noted that this proposal does not inhibit the ability of the site to be rezoned and developed in accordance with the Masterplan in future. It is important to note that this application must be viewed contextually, with considerations relating to rezoning and future residential subdivision being properly addressed under their own respective future processes.

#### Lismore Local Environmental Plan 2012

##### Land Zones

The site is split-zoned RU1 Primary Production Zone, along with a small portion of the northern access handle being zoned R5 Large Lot Residential Zone, pursuant to Cause 2.2; Clause 2.3; and the associated Land Zoning Maps. The proposal is a reconfiguration of the existing three (3) lots into proposed four (4) lots, with minimal impact to the agricultural and residential land-uses in the vicinity and is consistent with the objectives of the zones.

#### Lismore City Council

Meeting held 9 June 2026 - DA25/234: Subdivision and Boundary Adjustment - Three (3) Lots into Four (4) Lots at Clunes

## Clause 2.6

Subdivision is permissible with consent, and development consent has been sought for the proposed subdivision, in accordance with c2.6.

## Clause 4.1

The Lot Size Maps for the development area provide a mix of 20-hectare and 40-hectare minimum lot sizes. Lot 3; Lot J; and Lot R are all subject to the 20-hectare minimum lot size, and all comply, having proposed areas measuring 30-hectares; 38.4-hectares; and 20.7-hectare respectively. Lot K is subject to the 40-hectare minimum lot size and has a proposed area measuring 0.8-hectares. Lot K does not comply with the minimum lot size requirements and instead relies upon c4.2D for permissibility (see below).

## Clause 4.2D

The proposal includes the adjustment of Lot 32 DP875064 and Lot 2 DP1160694 to create proposed Lot K and proposed Lot J. Proposed Lot J meets the minimum lot size (see above), and proposed Lot K relies upon c4.2D for permissibility.

The proposal will not result in any additional dwelling opportunities. The existing dwelling on Lot 32 DP875064 will be retained on proposed Lot K, and the existing dwelling on Lot 2 DP1160694 will be retained on proposed Lot J. The proposal complies with c4.2D(3)(a)-(b).

The potential for land use conflict will not be increased as a result of the boundary adjustment element. The dwellings are existing, and under the proposed lot-layout will have equal or greater separation to neighbour-controlled horticultural uses than current. Bushfire has been assessed as adequate by the NSW Rural Fire Service. The proposal complies with c4.2D(3)(c)-(e).

## Clause 4.2E

The SEE indicates reliance on c4.2E for permissibility. However, upon review it has been determined that c4.2E is not applicable in this case, given that permissibility is resolved via c4.1 and c4.2D (above). It is noted that c4.2E is constructed as a facilitatory clause and is not applicable if the development is already permissible under another mechanism.

## Clause 6.4

The proposal is within a mapped drinking water catchment. No significant work is proposed under this application, and no significant risk to the drinking water catchment is anticipated.

## Clause 6.9

The development site is rural, with the expected servicing outcomes. Water will be collected via rainwater harvesting. Sewerage will be managed via onsite effluent disposal systems, for which there is available area on each site. Stormwater will be managed on each property in the typical rural manner. Appropriate vehicular access will be available for each proposed lot (see below). The site has access to electrical infrastructure. The proposal can be adequately serviced by all required utilities.

## **Bushfire Mitigation**

The subdivision includes lots being used for residential purposes, so the proposal was referred to the NSW Rural Fire Service (RFS) as Integrated Development pursuant to Div 4.8 of the *Environmental Planning and Assessment Act 1979* and s100B of the *Rural Fires Act 1997*.

The RFS have assessed the proposal and determined compliance with bushfire standards. The RFS have issued their concurrence, alongside a Bushfire Safety Authority (see **Attachment 4**), which has been Incorporated into recommended conditions of consent.

## **Traffic and Access**

Proposed Lot J and proposed Lot K both have direct existing driveway access to Bangalow Road, with existing dwellings and existing driveways adjacent.

### **Lismore City Council**

**Meeting held 9 June 2026 - DA25/234: Subdivision and Boundary Adjustment - Three (3) Lots into Four (4) Lots at Clunes**

Proposed Lot 3 shares a reciprocal right of carriageway with Lot J, along the northern battle-axe handle. This driveway was approved by Council under DA08/647 and is proposed to be constructed under the previous approval.

Proposed Lot R benefits from a right of carriageway over an existing driveway that traverses proposed Lot J, providing access to Bangalow Road. It is noted that Council's DCP suggests each rural lot should have direct road frontage, however a right of carriageway is considered a lawful and appropriate form of access under NSW planning law.

A right of carriageway also exists over a neighbouring residential lot within Clunes, connecting proposed Lot J to Rycles Road. It is noted that this right of carriageway has existed since at least 1989. Further, this right of carriageway is superfluous to the needs of the development application, with Lot J already proposing two (2) other access points.

All proposed access points are rural driveways, typically low-speed and low-traffic volumes. None are proposed to become public roads; all will be located across private lands. All the driveways are either existing or approved under previous consent. No significant traffic impacts or safety issues are anticipated. The proposal complies with the *Lismore Local Environmental Plan 2012 – Clause 6.9* and the *Lismore Development Control Plan – Chapter A6*.

## **Biodiversity**

The driveway along the northern-boundary of proposed Lot 3 and proposed Lot J traverses an access-handle. The western-portion of this driveway is constructed, and the eastern-portion is approved but not constructed at this time. Part of this eastern-portion is vegetated. However, the proposed driveway is identical to that approved by Council under DA08/647, and the Applicant proposes to utilise the previous approval for the purposes of constructing the driveway and the associated clearing; earthwork; etc. The recommended conditions of consent include a condition requiring that driveway work be completed under the previous consent before this proposal can proceed.

The northern-boundary of proposed Lot K runs near native trees *Ficus macrophylla* and *Eucalyptus siderophloia*. The recommended conditions of consent include creation of title-restrictions requiring retention of these trees.

The proposal complies with the requirements of *Lismore Development Control Plan – Chapter A14* and the *Biodiversity Conservation Act 2016*.

## **Agricultural Land Uses**

The proposed lots are generally regular in shape, with lot arrangements that consider the existing horticultural activities. All lots have either existing dwellings (that negate the need to impose further separation measures) or sufficient area for a dwelling site with appropriate separation from neighbouring agricultural activities. The proposal complies with the *Lismore Development Control Plan 2012 – Chapters A6 and A11*.

## **Comments**

### **Finance**

Nil

### **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 November 2025 to 20 November 2025.

Twelve (12) 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"> <li>The proposal has not taken the Draft Clunes Master Plan into account. The proposal should wait for the Clunes Masterplan. It is pre-empting the planning process.</li> </ul>	<ul style="list-style-type: none"> <li>The Clunes Masterplan is now adopted. The proposal will not negatively impact on the aims and outcomes of the Clunes Masterplan (see 'Clunes Masterplan').</li> </ul>
<ul style="list-style-type: none"> <li>The proposed access to Lot 3 through the access-handle leading from Walker Street may impact residents, particularly by heavy vehicles.</li> <li>The proposed access to Lot 3 through the access-handle leading from Walker Street will result in clearing of native vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>The access is already approved by a previous consent (see 'Traffic and Access' and 'Biodiversity' above).</li> </ul>
<ul style="list-style-type: none"> <li>Minimum lot size has not been considered.</li> <li>The subdivision is not a boundary adjustment.</li> </ul>	<ul style="list-style-type: none"> <li>The lot sizes and arrangements are permissible (see 'Lismore Local Environmental Plan 2012').</li> </ul>
<ul style="list-style-type: none"> <li>The proposal does not comply with the rural subdivision controls in the Lismore DCP.</li> <li>Proposal conflicts with regional planning policy relating to protection of agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal is appropriate from a rural planning context (see 'Agricultural Land Uses').</li> </ul>
<ul style="list-style-type: none"> <li>The proposed lots lack lawful or practical public road frontage.</li> <li>Various concerns around traffic safety.</li> <li>Issues relating to the right of carriageway through to Ryces Drive.</li> <li>The proposal should not rely upon the previous approval.</li> </ul>	<ul style="list-style-type: none"> <li>The access points have been assessed and determined to be appropriate (see 'Traffic and Access').</li> <li>The previous approval is legally valid and can be utilised by the applicant.</li> </ul>
<ul style="list-style-type: none"> <li>Bushfire concerns, primarily concerning the adequacy of the access arrangements.</li> </ul>	<ul style="list-style-type: none"> <li>The NSW Rural Fire Service have assessed and approved the bushfire component of this proposal (see 'Bushfire Mitigation').</li> </ul>
<ul style="list-style-type: none"> <li>Various concerns around biodiversity impacts; threatened species; vegetation clearing; etc.</li> </ul>	<ul style="list-style-type: none"> <li>Minimal clearing is proposed, and the clearing within the northern access-handle is already approved under previous development consent (see 'Biodiversity').</li> </ul>
<ul style="list-style-type: none"> <li>Fragmentation of farmland and loss of agricultural resources.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal does not sterilise significant farmland (see 'Lismore DCP').</li> </ul>
<ul style="list-style-type: none"> <li>Assumed intentions that the proposal is to facilitate future urban expansion rather than genuine agricultural use.</li> <li>Loss of rural and village lifestyle.</li> <li>Infrastructure and servicing concerns for the urban development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Any future proposals must be assessed at time they are made. Possible future intentions cannot be pre-empted in this process.</li> </ul>

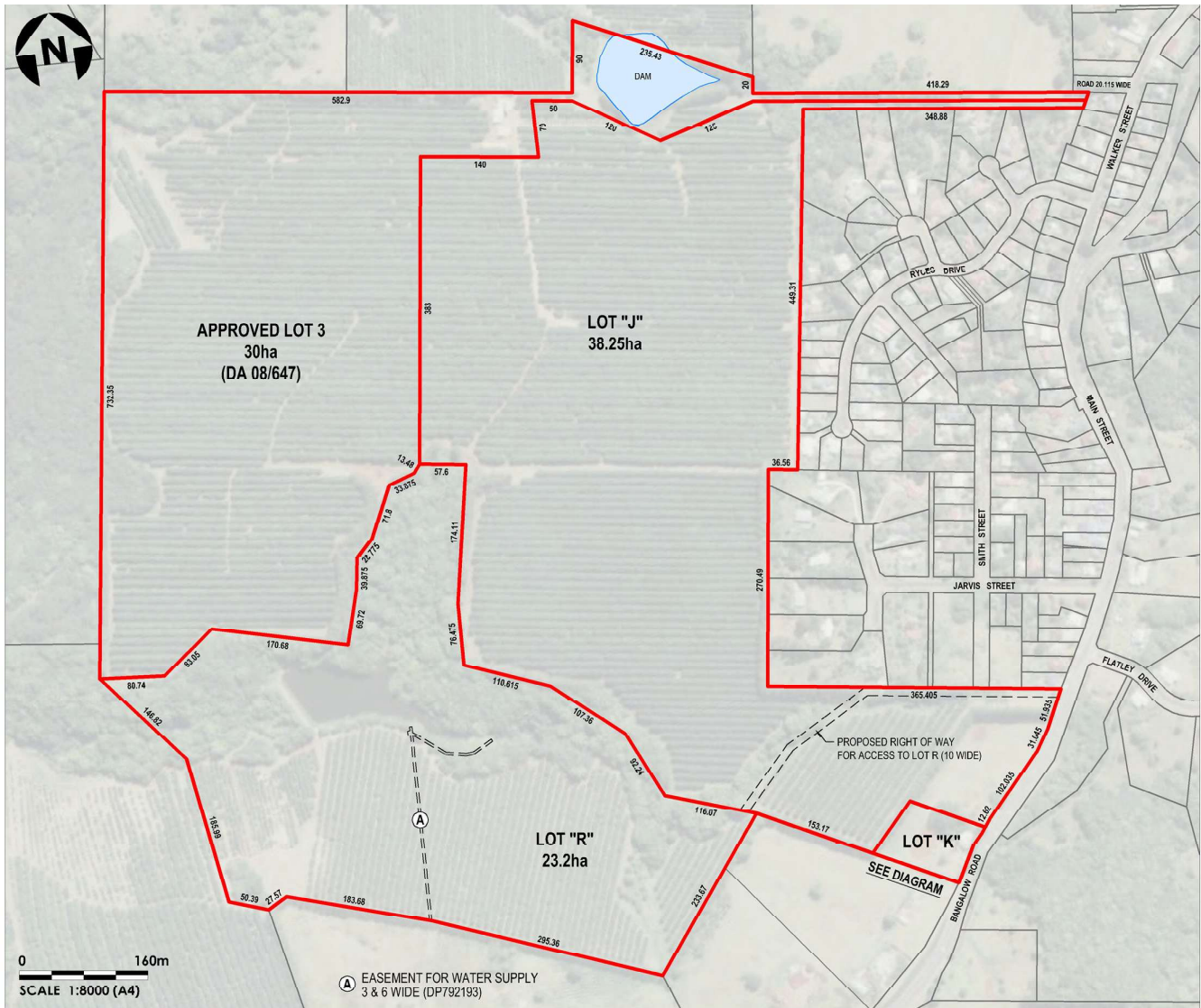
## Conclusion

This Development Application proposes the subdivision and boundary adjustment of three (3) existing lots, to be reconfigured into four (4) proposed lots. Only one (1) additional lot is proposed, with no significant impacts anticipated.

The provisions of *Environmental Planning and Assessment Act 1979* have been satisfied. The application is recommended for approval, subject to appropriate conditions of consent.

## Attachment/s

1. [↓](#) Attachment 1 - Site Plan
2. [↓](#) Attachment 2 - Recommended Conditions
3. [↓](#) Attachment 3 - Approved Plans DA08/647
4. [↓](#) Attachment 4 - RFS GTAs
5. [↓](#) Attachment 5 - Public Submissions



**PLAN 3:**  
**PROPOSED BOUNDARY ADJUSTMENT**  
BETWEEN LOT 32 DP875064, LOT 2 DP1160694 AND APPROVED LOT 4 DA 08/647  
1586 BANGALOW ROAD, CLUNES

## DEFERRED COMMENCEMENT

### Deferred Commencement

1. This consent is a deferred commencement consent issued pursuant to Clause 4.16(3) of the *Environmental Planning Assessment Act 1979*. This consent does not operate until all the following deferred commencement conditions have been completed to the satisfaction of Council:
  - a) The driveway access approved under DA08/647 be completed in accordance with that consent, to provide adequate vehicular access for Lot 3 and Lot J, to the satisfaction of Council.

When satisfactory evidence has been provided to Council demonstrating compliance with all the above deferred commencement conditions, Council will give notice in writing that all deferred commencement conditions have been satisfied and provide the date from which this consent operates.

## GENERAL

### Development in accordance with plans

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

Description	Author	Ref / Version	Date
Proposed Boundary Adjustment	Planners North	Issue: D	11 <sup>th</sup> AUG 2025
General Terms of Approval issued under the <i>Rural Fires Act 1997</i>	NSW Rural Fire Service	-	Friday, 5 December 2025

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

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

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

### Integrated Approvals

3. The following General Terms of Approval form part of this consent:
  - a) The General Terms of Approval issued by NSW Rural Fire Service under the *Rural Fires Act 1997*, dated Friday, 5 December 2025.

## BEFORE ISSUE OF ANY SUBDIVISION WORKS CERTIFICATE

### Title Restrictions

4. Prior to the issue of any Subdivision Certificate, the following restrictions must be provided to Council for approval, with the final Plan of Subdivision:
- a) Bushfire Protection  
Creation of title-restrictions for bushfire protection, in accordance with the General Terms of Approval issued by NSW Rural Fire Service, including requiring creation and management of Asset Protection Zones (APZ) shall be managed in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.
  - b) Right of Carriageway  
Creation of all rights of carriageway identified on the approved plans, as necessary to provide access to proposed lot R; and reciprocal rights of carriageway over the access handles for proposed Lot 3 and Lot J. The instrument must benefit and burden proposed allotments and parties as is appropriate to the satisfaction of Council.
  - c) Service Easements  
Creation of all necessary easements for services (water, sewer, stormwater, electricity, telecommunication, etc.). The instrument must benefit and burden proposed allotments and parties as is appropriate to the satisfaction of Council.
  - d) Tree Protection  
Creation of title-restrictions requiring retention of the *Ficus macrophylla* and *Eucalyptus siderophloia* trees situated near the northern boundary of proposed Lot K. The restrictions must burden proposed Lot J and proposed Lot K, and benefit Council.

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

### Electrical Utilities

5. Prior to the issue of any Subdivision Certificate, written evidence that satisfactory arrangements have been made for the connection of electricity, by way of a Certificate of Compliance from the electricity supply authority (Notice of Arrangements) from the accredited electricity infrastructure provider (Essential Energy), confirming that it has provided electrical power to each lot.

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

**Repairing Damages**

6. Prior to the issue of any Subdivision Certificate, all damage associated with the approved development must be repaired by the proponent, at full cost to the proponent.

**Section 7.11 Contributions**

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

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

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

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

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

Schedule of Contributions

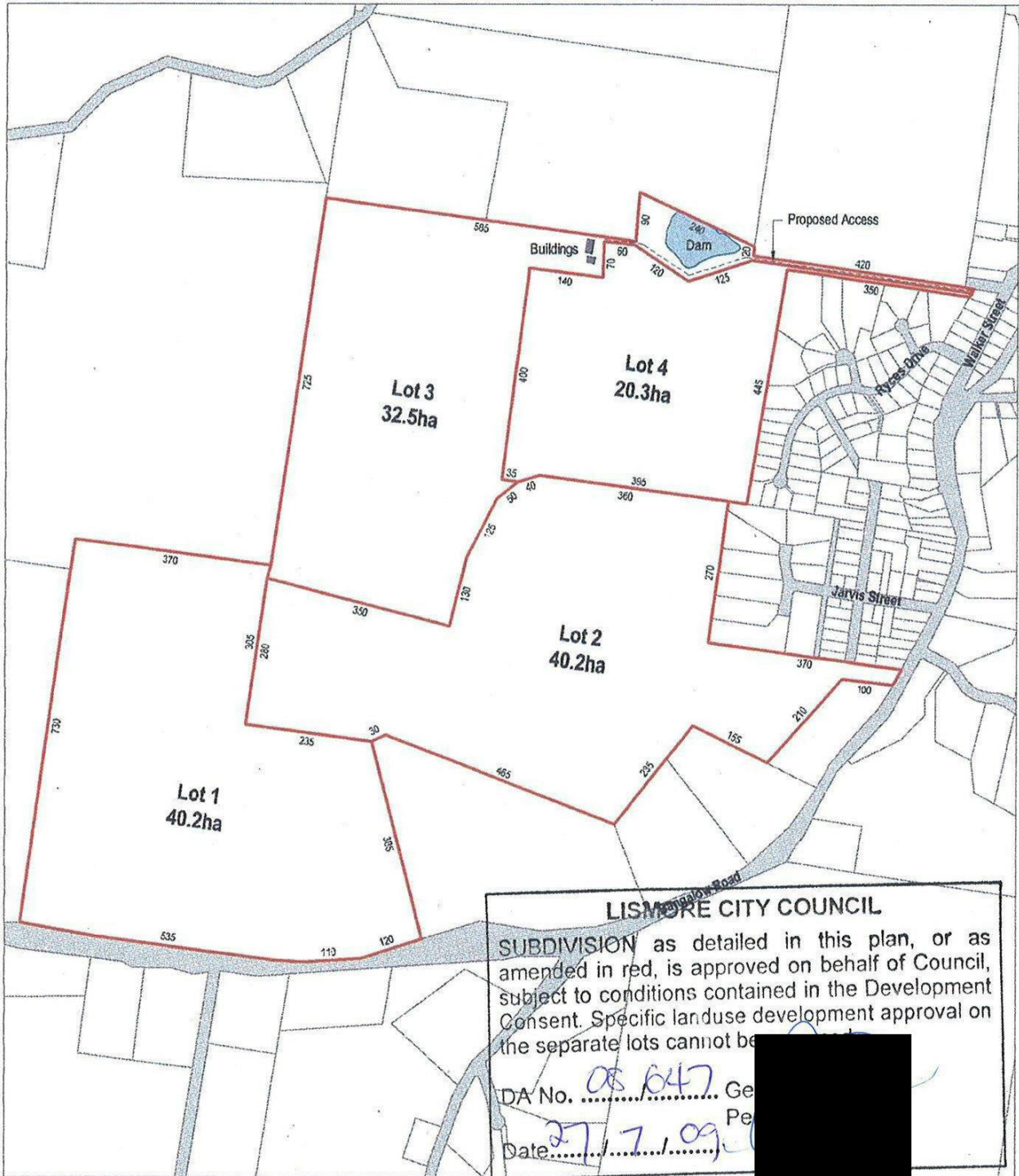
<b>Community Infrastructure Type</b>	<b>Receipt Code</b>	<b>Contribution</b>
Community Facilities	1100	\$111.08
Public Domain	1101	\$187.77
Open Space and Recreation (Capital)	1104	\$931.69
Open Space and Recreation (Land)	1107	\$43.48
Walking and Cycling	1109	\$654.04
Traffic Management (Capital)	1112	\$2,980.72
Traffic Management (Land)	1118	\$895.03
Stormwater Management	1126	\$765.70
Plan Preparation and Administration	1128	\$295.62
<b>APPLICABLE TOTAL CONTRIBUTION</b>		<b>\$6,865.13</b>

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

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



PREPARED BY:  
GM Project Development & Management



**IMPORTANT NOTE:**  
Areas and distances are approximate only and subject to council approval and registration of survey plans.

0 200m

SCALE: 1:110,000 (@ A4)  
 DRAWN: azaCAD  
 BASE SOURCE: DCDB  
 DATE: APRIL 2009  
 REFERENCE: 21-45-B

**Illustration 3:**  
**Proposed Subdivision**

Proposed Subdivision • Gray Plantations • Lot 13 DP583504 & Lot 13 DP792193 • 15A Walker St & 1424 Bangalow Rd, Clunes



# RFS



Lismore City Council  
PO Box 23A  
LISMORE NSW 2480

Your reference: (CNR-87966) 5.2025.234.1  
Our reference: DA20251014004139-Original-1

**ATTENTION:** Leanne Burns

Date: Friday 5 December 2025

Dear Sir/Madam,

**Integrated Development Application**  
**s100B - Subdivision - Boundary adjustment**  
**15A WALKER STREET CLUNES 2480, 3//DP1160694, 2//DP1160694, 32//DP875064**

I refer to your correspondence dated 16/10/2025 seeking general terms of approval for the above Integrated Development Application.

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

#### Asset Protection Zones

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

1. Prior to the issue of a subdivision certificate and in perpetuity, the whole of proposed lot 'K' shall be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.
2. Prior to the issue of a subdivision certificate, the site around each existing dwelling on proposed lots 'J' and 'R' shall be managed as an inner protection area (IPA) for a distance of 10 metres or to the property boundary (whichever is the lesser) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.

When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;

1

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

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

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

### Construction Standards

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

3. Prior to the issue of a subdivision certificate, the existing dwelling on proposed lot 'K' must be upgraded to improve ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.

### Access – Property Access

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

4. Property access roads to existing dwellings on proposed lots 'J' and 'R' shall comply with the following requirements of Table 7.4a of Planning for Bush Fire Protection 2019:
- a. Property access roads are two-wheel drive, all-weather roads;
  - b. In forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a trafficable width of 6m at the passing bay;
  - c. Minimum carriageway width of four metres;
  - d. A minimum vertical clearance of four metres to any overhanging obstruction, including tree branches;
  - e. Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
  - f. The minimum distance between inner and outer curves is 6m;
  - g. The crossfall is not more than 10 degrees;
  - h. Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed; and
  - i. Property access must provide a suitable turning area in accordance with Appendix 3 PBP 2019.

### Water and Utility Services

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

5. A minimum of 20,000L water tank must be available for firefighting in accordance with Table 5.3d of PBP at each dwelling;
- a. A connection for firefighting purposes is located within the IPA or non-hazard side and away from the structures;
  - b. A 65mm Stortz outlet with a ball valve is fitted to the outlet;
  - c. Ball valves and pipes are adequate for water flow and are metal;
  - d. Supply pipes from tank to ball valve have the same bore size to ensure flow volume;
  - e. Underground tanks have a access hole of 200mm to allow tankers to refill direct from the tank;



- f. A hardened ground surface for truck access is supplied within 4m;
- g. Above ground tanks are manufactures of concrete or metal;
- h. Raised tanks have their stands constructed from non-combustible material or bushfire resisting timber (see Appendix F AS3959 2018)
- i. Unobstructed access can be provided at all times;
- j. Underground tanks are clearly marked;
- k. Tanks on the hazard side of the building are provided with adequate shielding for the protection of firefighters;
- l. All exposed water pipes external to the building are metal, including any fittings;
- m. Where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bushfire attack;
- n. Any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
- o. Any fire hose reels are constructed in accordance with AS.NZS 1221:1997 and installed in accordance with the relevant clauses of AS 2441:2005.

#### General Advice – Consent Authority to Note

1. This Bush Fire Safety Authority / the above General Terms of Approval:
  - a. Bushfire Risk Assessment prepared by Bushfire Consultancy Australia, Report No: 1586Ban-02 Date: 22/09/2025.
  - b. Statement of Environmental Effects prepared by Planers North, Ref: S\_1897.4962 dated 23 September 2025.
  - c. The plan set prepared by Planners North:
    - i. PLAN 1: EXISTING SUBDIVISION PATTERN 1586 BANGALOW ROAD, CLUNES, ISSUE C, CAD REF: 25001-01 DATE: 26th June 2025
    - ii. PLAN 2: DA APPROVED SUBDIVISION PATTERN (DA08/647) 1586 BANGALOW ROAD, CLUNES, ISSUE C, CAD REF: 25001-01 DATE: 26th June 2025
    - iii. PLAN 3: PRPOSED BOUNDARY ADJUSTMENT BETWEEN LOT 32 DP875064, LOT 2 DP1160694 AND APPROVED LOT 4 DA08/647, ISSUE D, CAD REF: 25001-01 DATE: 11th August 2025

For any queries regarding this correspondence, please contact Katrina Lindsay on 1300 NSW RFS.

Yours sincerely,

Allyn Purkiss  
**Manager Planning & Environment Services**  
**Built & Natural Environment**





# BUSH FIRE SAFETY AUTHORITY

Subdivision – Boundary adjustment  
15A WALKER STREET CLUNES 2480, 3//DP1160694, 2//DP1160694, 32//DP875064  
RFS Reference: DA20251014004139-Original-1  
Your Reference: (CNR-87966) 5.2025.234.1


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

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Allyn Purkiss**

Manager Planning & Environment Services  
Built & Natural Environment

Friday 5 December 2025

  
4<sup>th</sup> November 2025

The General Manager  
Lismore City Council  
43 Oliver Avenue  
Goonellabah NSW 2480

Dear Sir,

RE: Development Application (5.2025.234.1) and Statement of Environmental Effects- Rural Subdivision at 14a Walker Street, 1610 Bangalow Road and 1586 Bangalow Road Clunes, Lot 3 DP 1160694, Lot 2 DP 1160694 and Lot 32 DP 875064

The heading above taken from Planners North letter the Rural Subdivision at 14a Walker Street should I think read 15a Walker Street?



I draw your attention to Plan 3 Proposed Boundary Adjustment (attached) and the two roads shown in the top right corner which proceed up to the bottom of 15 Walker Street Clunes and are proposed to service approved Lot 3 30ha and Lot J 38.25ha.

It appears they are the only entrances and exits to these lots.

The current road beside 15 Walker Street is a road reserve owned by Council which also has the Clunes reservoir situated at the top. The current road reserve is only wide enough for a single road access/exit when the reservoir was built on it when Clunes received water from Rocky Creek (In the 1980?)

A family member spoke to Council prior to February 1995 and was informed that when the school was relocated to a new site Council would purchase a portion of land off the Education Department and restore full access to our property. The purchase would also allow a new larger reservoir to be built. There were no timelines set for construction of either but the land purchase proceeded as part of Council's long term planning. I have copies of some of the Council's documents relative to the purchase.

In May 2005 I wrote to Council regarding access and other matters (From memory the state government removed investigation zones and our land except for that zoned village) was than called Rural but was still identified in Council's Village Development Strategy for Clunes. Council responded on 11 July 2005 and indicated the following "I acknowledge your concerns about access to your property from Walker Street. Council will ensure that access to your property from Walker Street can be achieved either through the existing road reserve or through one of the Council owned properties. They were the Old school site and the land purchased from the Education Department.

In 2002 the writer made an application for a development application No.2002/739 to build a new home on the farmland. My mother was living in the other home. Our address was   
 but there was no access to our land from that point.

The only access was down the road reserve off walker Street which our family had used for many years.

Council determined when assessing the Development Application that they would call our entrance off Walker Street [REDACTED] and issued us a number to that effect which we were asked to display at the entrance. We have used this as our mailing address ever since as well.

Sometime during 2013?? A lady planner with Newton Denny Chappelle arranged a meeting with a number of Council staff, which I attended, to discuss what Council would be looking for should we wish to submit a DA for our land currently zoned village. Minutes were produced by Council from the meeting. Access to the land was discussed and because the road reserve was single access it was considered the best option was for a new road on the other side of the reservoir be constructed. I remember coming away from that meeting very impressed by the contributions made by the various council staff.

I have provided a brief overview above because over the years Council staff may have changed and documents may not be stored on a computer.

Fast forward to now and my concerns relate to the following:

The two roads going up 15a will need to be connected to the road reserve or a new road on the other side of the reservoir. If it is intended to use the current road reserve up to Walker Street I am concerned about vehicles waiting up on Walker Street waiting for vehicles to come up the reserve road

My own family has not experienced any problems because the number of vehicles are just a few and there are areas where we can pull over and wait. The main area will disappear when linking 15a to the road reserve

If the land is ever subdivided relative to 15a down the track the traffic will increase dramatically. Residences in Walker Street have complained to me about the traffic going to the hall, fire brigade, old school site, the new school, tennis courts and just exiting walker street to travel north. Currently there are many cars parked in Walker Street as many are rented properties with number of occupants.

The best solution would be to commence partial construction of the proposed by pass road to the properties subject to the boundary adjustments from either Eltham turnoff or near the camera so that the traffic came out on Bangalow Road. The bypass road could be extended to James Gibson Road sometime in the future when land was considered for development.

If the bypass road went up through the middle of Lot3 and Lot J it maybe more acceptable to those living in the current village area that back onto this land.

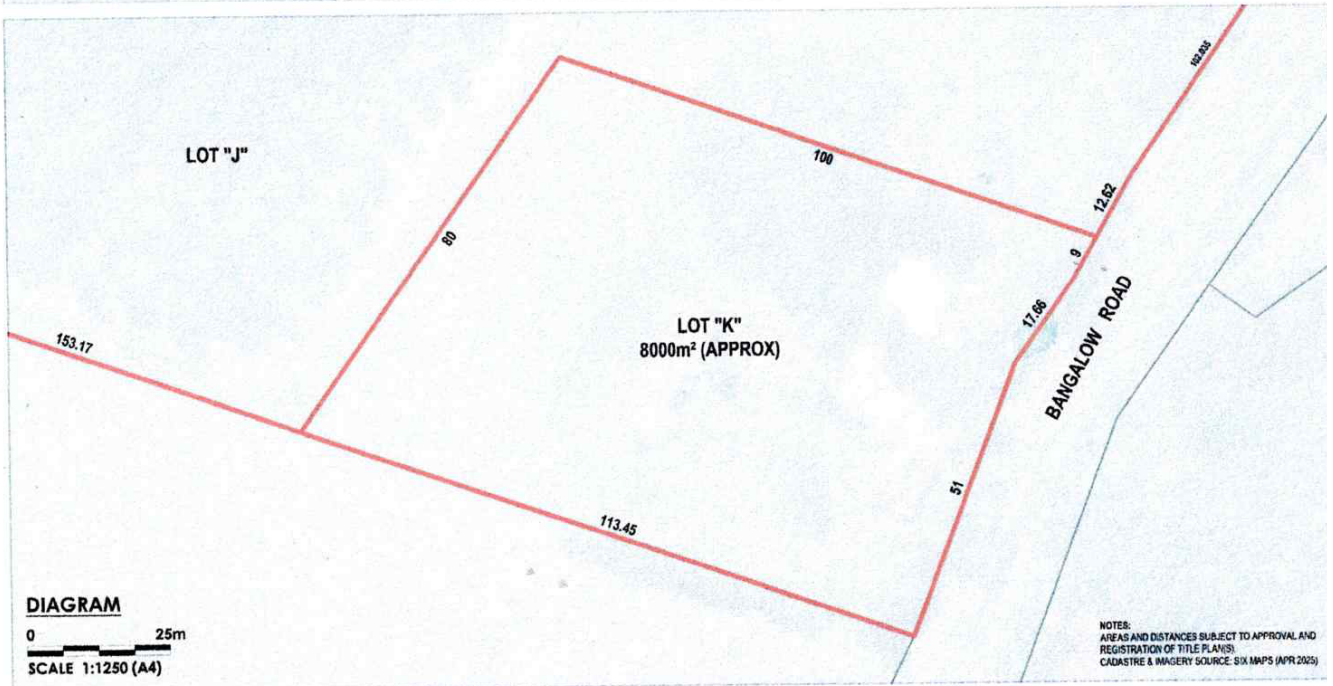
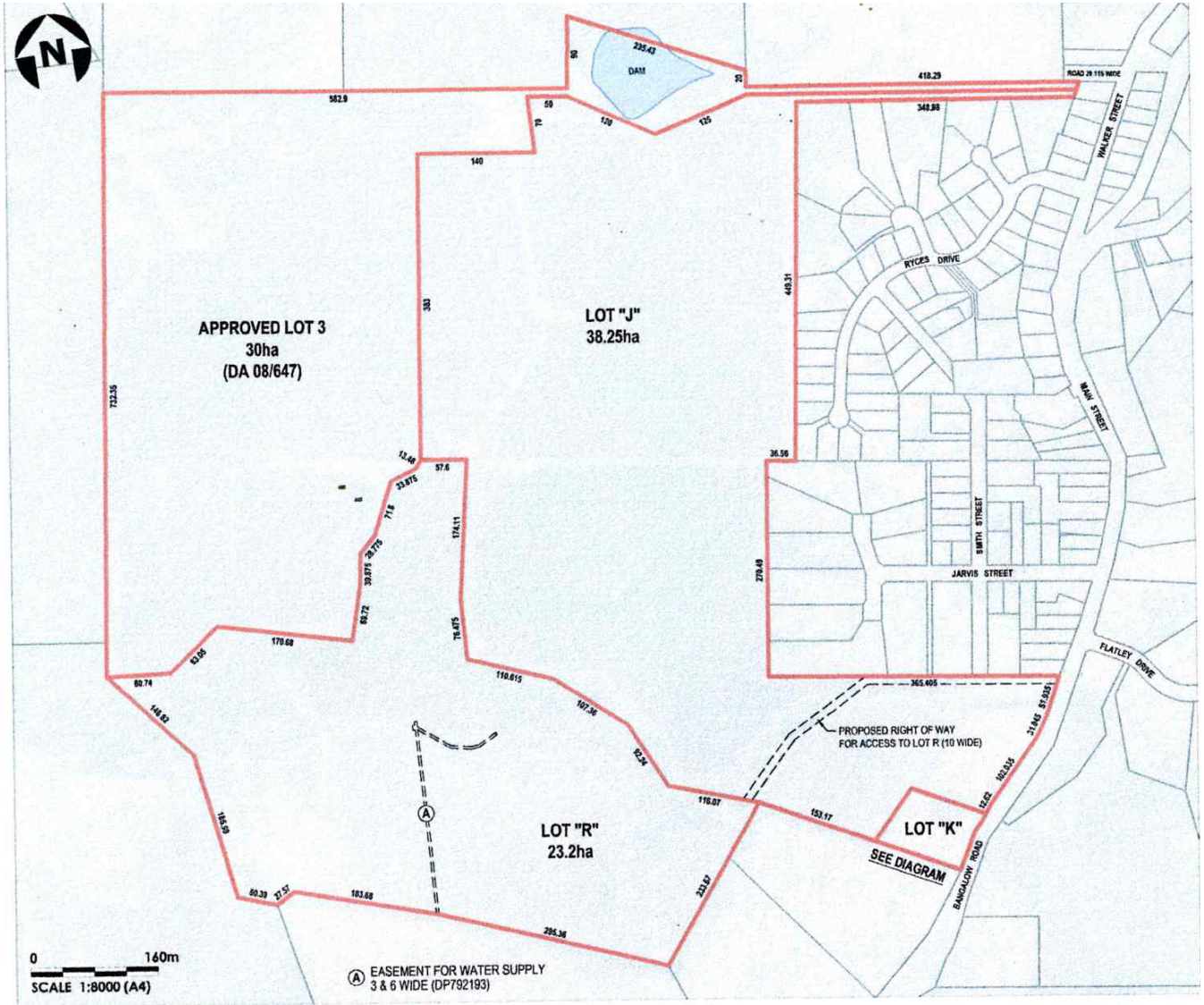
If the current road reserve is selected or a new road constructed on the land on the other side of the reservoir any road works/cost should be incurred by the council/developer and the respective road should be returned to the Council for maintenance. We have over the years incurred substantial costs maintaining the road reserve and there will be four properties using it.

Prior to approval of this DA Council needs to lay out its requirements and who is responsible for them

I trust you will give this matter consideration

Yours faithfully

Richard Graeme Hansen



NOTES:  
AREAS AND DISTANCES SUBJECT TO APPROVAL AND  
REGISTRATION OF TITLE PLANS.  
CADASTRE & IMAGERY SOURCE: SIX MAPS (APR 2025)

**PLAN 3**

**PROPOSED BOUNDARY ADJUSTMENT**

BETWEEN LOT 32 DP875064, LOT 2 DP1160694 AND APPROVED LOT 4 DA 08/647  
1586 BANGALOW ROAD, CLUNES



**Wendy Black**

---

**From:** Megan Albany [redacted]  
**Sent:** Sunday, 2 November 2025 3:58 PM  
**To:** Records; Marc Mittag  
**Subject:** re: attention Stephen Kaposi

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Hi Stephen,  
We own [redacted] and I am just inquiring in regards to DA DA25/234 - 15A Walker Street, 1586 & 1610 Bangalow Raod, Clunes?  
When we purchased this property only a couple of months ago, we rang council to do our due diligence and were told there was nothing that would affect our property and were told that the road running down the [redacted] was a private road for 15C and now it looks like 15A are proposing to use this road? Can you please email me with a time when we can sit down with you and discuss our concerns regarding this DA as it will directly impact the property we have just purchased and also how this relates to the proposed Clunes Master Plan as we want to know if we will have a road behind us with traffic as we purchased this property for the view and outlook.  
If you can get back to me at your earliest convenience that would be appreciated.  
Thank you  
Megan

----- Forwarded message -----

**From:** Megan Albany [redacted]  
**Date:** Sun, 2 Nov 2025 at 15:05  
**Subject:** Da  
**To:** Megan Albany [redacted]

[https://tracker.lismore.nsw.gov.au/Application/ApplicationDetails/005.2025.00000234.001/?fbclid=IwZnRzaANznMlleHRuA2FlbQlxMQABHh2cKLeT3c\\_JavNBOCiP7md6KpwqzKaHr2d8rgcwWbV82HDFojlte6xvelo7\\_aem\\_cSAkPEaZ7QNSxABJ8u37Pw](https://tracker.lismore.nsw.gov.au/Application/ApplicationDetails/005.2025.00000234.001/?fbclid=IwZnRzaANznMlleHRuA2FlbQlxMQABHh2cKLeT3c_JavNBOCiP7md6KpwqzKaHr2d8rgcwWbV82HDFojlte6xvelo7_aem_cSAkPEaZ7QNSxABJ8u37Pw)

With Thanks,

[redacted signature block]

*I acknowledge the traditional custodians of the land on which I live, work and learn. I pay respect to our elders, past, present and emerging. I am proud of the pivotal role all Aboriginal and Torres Strait Islander people continue to play in our community. Sovereignty was never ceded and Australia always was and always will be Aboriginal Land.*

--

With Thanks,



Megan Albany / Writer



*I acknowledge the traditional custodians of the land on which I live, work and learn. I pay respect to our elders, past, present and emerging. I am proud of the pivotal role all Aboriginal and Torres Strait Islander people continue to play in our community. Sovereignty was never ceded and Australia always was and always will be Aboriginal Land.*

**From:** Megan Albany <[REDACTED]>  
**Sent:** Sunday, 23 November 2025 6:32 AM  
**To:** Records; Stephen Kaposi  
**Subject:** re: submission re: DA REF 2025/234

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Re: Subdivision (boundary alteration) at LOT 3 DP 1160694, DP 875064, LOT 32, LOT 2 DP 1160694, 15A WALKER STREET CLUNES, 1586 BANGALOW ROAD CLUNES, 1610 BANGALOW ROAD CLUNES

We recently spoke with Stephen Kaposi in regards to this development application and are writing to object to this DA in it's current format for the following reasons.

1) When we purchased our property only a couple of months ago at [REDACTED] Clunes, which [REDACTED] current development, we rang council to ask if there was anything affecting this property in terms of future DA's and were told there was not. While this DA wasn't under consideration at the time, the future Clunes masterplan was and it proposes a potential road coming up behind us and as such at the very least we should have been informed that the masterplan was under consideration.

2) Putting a road [REDACTED] our property and then having it come out onto the private road [REDACTED] is not practical given the width of the current private road and widening of this would directly affect our property and amenity, from both its size and from the amount of traffic that we would not be exposed to. From a personal perspective, we bought this house because it was in a quiet street only months ago and so feel like if this was to go ahead that it would be only fair that we should in some way be compensated given that council gave us false information and we purchased based on this. From a community perspective, this would also create a huge bottle neck and not only affect us but with traffic coming out onto Walker St would create a hazard for children attending the Clunes school and also create a bottleneck onto Main St/Bangalow Road that could be very hazardous and create traffic jams particularly at school times.

#### SUGGESTED CHANGES

We propose that very thin strip of area [REDACTED] and the houses on Ryces drive that is proposed under this DA as a road and not really suited for anything but one house with a driveway, be allocated for green space so that any future development that this boundary adjustment is obviously aimed at, provides amenity for Clunes - for a community veggie garden or children's play area or for planting of trees so that as the village grows there is still community green space.

As an alternative, we propose that the roads be reassigned to come out on Bangalow Rd near the speed camera.

Feel free to get in contact if you have any questions,

Regards

Megan Albany and Marc Mittag

--

With Thanks,



-----  
*I acknowledge the traditional custodians of the land on which I live, work and learn. I pay respect to our elders, past, present and emerging. I am proud of the pivotal role all Aboriginal and Torres Strait Islander people continue to play in our community. Sovereignty was never ceded and Australia always was and always will be Aboriginal Land.*

**From:** Matthew Wakefield [REDACTED]  
**Sent:** Thursday, 13 November 2025 4:38 PM  
**To:** Records  
**Subject:** Ref SK:LB:DA%.2025.234.1

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I am writing as an impacted resident of Clunes, residing at [REDACTED] in relation to the proposed subdivision and boundary alteration referenced above.

I wish to express my serious concerns regarding the overall proposal, both in its current form and in principle. Any planning assessment, development proposal, subdivision or boundary alteration, should, in my view, be guided by the broader Master Plan for Clunes, rather than preceding or undermining it. Allowing piecemeal development applications, and proposals/alterations etc ahead of the Master Plan process risks compromising the integrity, character, and intent of the village's long-term planning outcomes.

When I purchased my property—at a considerable investment of \$1.2 million—it was specifically because of its position backing onto agricultural land. This setting was a key factor in my decision, as I sought a home in a quiet village environment, surrounded by open space and natural landscape. The introduction of a road, houses and subdivision directly behind my property fundamentally alters that character and directly impacts the amenity, privacy, and environmental value of the area.

I have previously participated in Master Plan consultations and made it clear that I am not opposed to development in principle, provided it is modest in scale and sensitively located away from the existing village perimeter. However, what is currently proposed appears to disregard those principles and the expectations of existing residents.

This area forms part of an important wildlife corridor and contributes to the rural character that defines Clunes. The idea of large-scale expansion or the introduction of a new road network behind established residential properties is, quite frankly, deeply concerning and inconsistent with the vision of a sustainable country village.

I strongly urge Council to defer any consideration of this proposal until the Clunes Master Plan is fully finalised and publicly consulted upon, ensuring that all future development is appropriately guided by that framework.

Thank you for considering my submission. I trust that Council will recognise the importance of protecting the established amenity and character of our village community.

Yours faithfully,  
Matthew Wakefield



**From:** Aimie Elizabeth [REDACTED]  
**Sent:** Monday, 17 November 2025 11:39 AM  
**To:** Records  
**Cc:** Councillor Battista; Councillor Bing; Councillor Dalton-Earls; Councillor Gordon; Councillor Guise; Councillor Hall; Councillor Jensen; Councillor Knight-Smith; Councillor Rob; Councillor Waters; Councillor Krieg  
**Subject:** Submission Re: DA DA25/234

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

DA25/234 15A Walker Street, 1586 & 1610 Bangalow Raod (Road) Clunes.

I oppose this Subdivision.

Considering that the Clunes Masterplan has not been finalised and we were told nothing would be approved until it was, it seems out of place for this subdivision to go ahead. If it does go ahead Lismore Council will be in breach of their own Community Engagement Strategy which outlines the important role of collaboration between Council and community. As this DA is the start of a process which will have a high impact on the community, the scale of engagement should be higher and more visible.

The meeting to be held on October 28th which would address the Clunes Masterplan was postponed (indefinitely??) which made it seem like progress had halted as council needed more time to review feedback and prepare alternative ideas. But it seems like this psychological warfare is all part of the plan to influence how we view the process as clearly this wasn't the case. Council just wanted to continue without community participation. As this subdivision isn't publicly shared with those involved in the Masterplan it seems underhanded and sneaky. We know that these small changes are all part of a bigger plan that we are unaware of yet.

The lots involved in this DA include Regionally Significant Farmland as per LCCs own mapping. Not only is it significant land for agriculture but this land is home to a large amount and variety of native wildlife.

There are many more concerns with this subdivision and I encourage you to read through the feedback already given re: the Clunes Masterplan.

Please send through the date of the meeting which will address the Clunes Masterplan so our Clunes Community can have some transparency.

--

Aimie Gibson

**From:** Gabriel Anderson [REDACTED]  
**Sent:** Wednesday, 19 November 2025 8:46 PM  
**To:** Records  
**Subject:** Submission opposing DA No. 5.2025.234.1

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

DA No. 5.2025.234.1  
Address: Lot 3 DP 1160694, 15A Walker Street CLUNES 2480  
Lot 32 DP 875064, 1586 Bangalow Road CLUNES 2480  
Lot 2 DP 1160694, 1610 Bangalow Road, CLUNES 2480  
Proposal: To undertake a Torrens title boundary adjustment subdivision

Attn: Stephen Kaposi

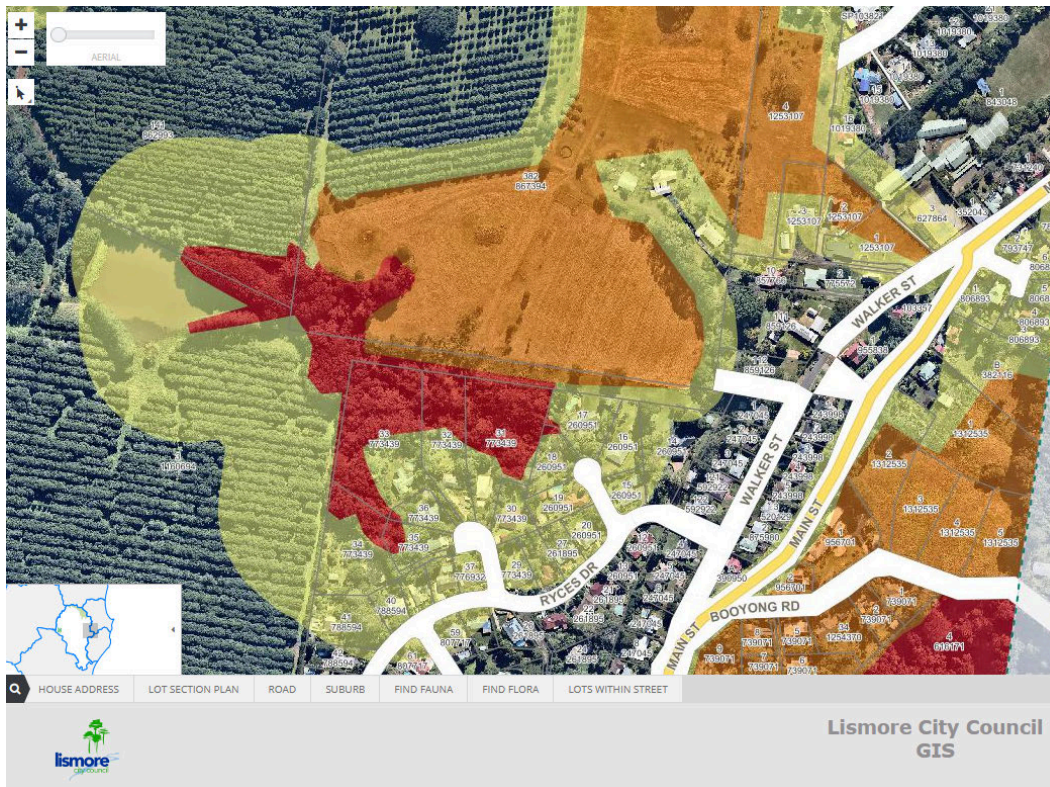
I refer to the subject Development Application (DA) that was lodged with Council on the 10th October 2025.

I have concerns about the above DA for the following reasons.

The DA appears to propose a subdivision rather than a simple boundary adjustment, creating four lots from three. It should not be considered until the Clunes Master Plan has been completed and formally adopted. Council has committed to the community that no DA relating to land within the Clunes Master Plan area will be considered or approved prior to this process.

Safe, legal, and practical access should be provided via a council road or through the construction of new internal roads to ensure all blocks are accessible. There are concerns regarding the access handle for Lots 3 and J, as the proposed location crosses a steep, rocky gully immediately upstream of the large dam on the western end. On the eastern end, it connects to a crown road off Walker Street; however, this lot contains a water tank, leaving insufficient space for two driveways or safe passing. Additionally, Lot 3 may lack access around the dam when it is full.

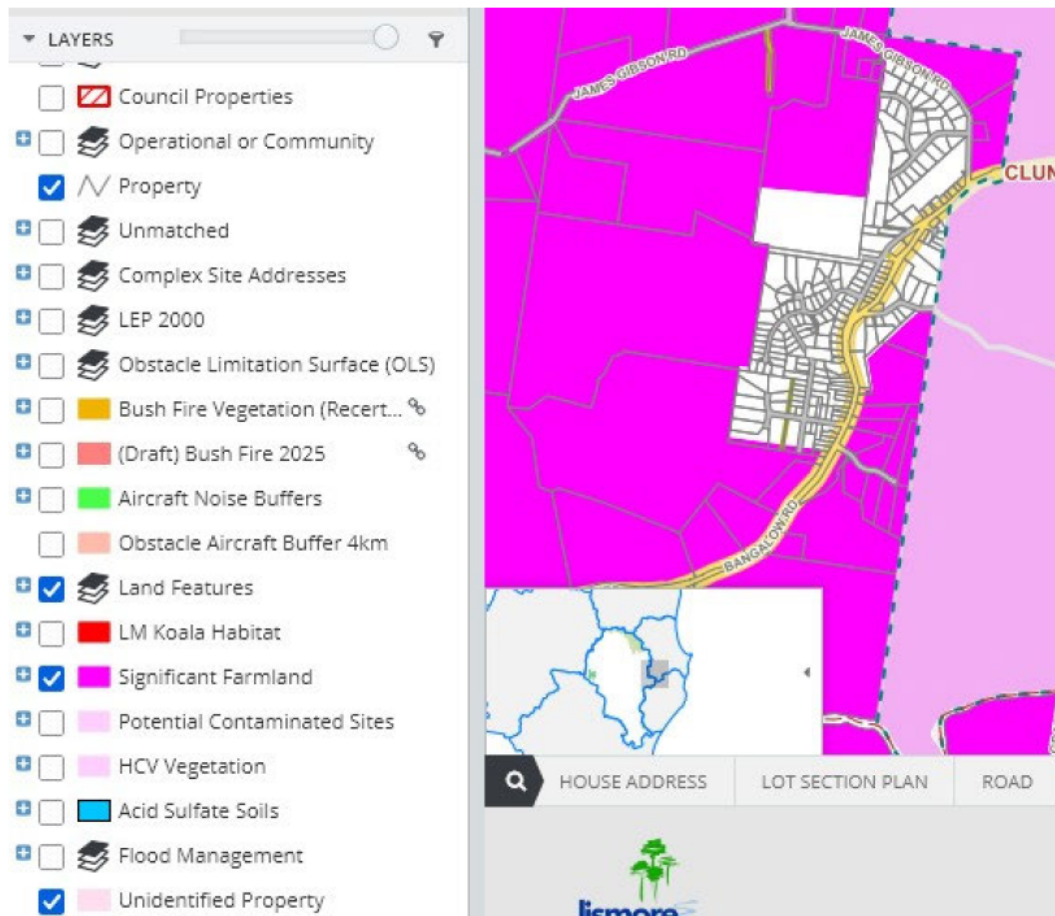
A narrow, elongated access route poses a significant fire risk, particularly as the area is zoned Category 1 and 3 bushfire-prone land. The combination of its length, slope and restricted width creates a hazard and may not comply with RFS requirements. To address this, the lot configuration should be amended to provide all lots with a frontage greater than 10 m wide to Bangalow Road.



The proposed access handle currently supports native vegetation and exotic species that provide critical habitat for diverse flora and fauna, including threatened species such as the Wompoo and Rose-crowned Fruit Dove, which have been observed nearby. Constructing two driveways through this area would fragment and degrade the habitat, reducing biodiversity and ecological connectivity.

Beyond this the proposed subdivision does not comply with the minimum lot size of 40 ha in the Lismore LEP 2012 and therefore should be refused.

Finally, the area is mapped as state and regionally significant agricultural land, and consideration should be given to maintaining larger property sizes to ensure ongoing viability.



Regards

Gabriel Anderson

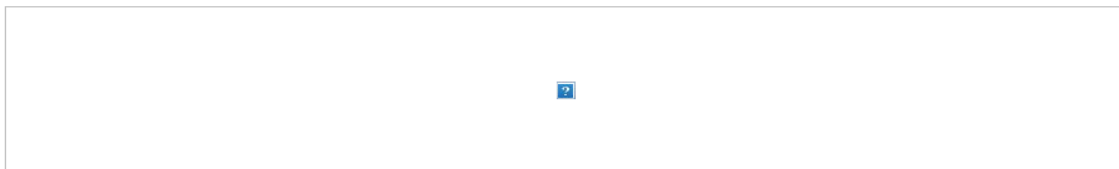


From: [REDACTED]  
 To: [REDACTED]  
 Subject: FW: Att'n Stephen Kaposi : Submission re DA25/234 - 15A Walker Street, 1586 & 1610 Bangalow Raod, Clunes  
 Date: Thursday, 20 November 2025 2:39:57 PM  
 Attachments: [Submission Clunes Rural subdivision.pdf](#)  
[image001.jpg](#)

Hi Stephen,  
 Just forwarding this submission I was cc'd on

Regards,  
**Rachelle Longstaff** | Senior Strategic Planner | **Lismore City Council**  
 PO Box 23A, Lismore, 2480 | T 6625 0417 | [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au)

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



**PRIVACY AND CONFIDENTIALITY NOTICE:** The information contained in this e-mail is intended for the named recipients only. It may contain privileged and confidential information and if you are not the named intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify us immediately by e-mail or the telephone number or e-mail listed above.

\*\*\* Please consider the environment before printing this e-mail \*\*\*

From: Jim Richardson [REDACTED]  
 Sent: Thursday, 20 November 2025 2:36 PM  
 To: Records [REDACTED]  
 Cc: Councillor Bing <[andrew.bing@lismore.nsw.gov.au](mailto:andrew.bing@lismore.nsw.gov.au)>; Councillor Gordon <[andrew.gordon@lismore.nsw.gov.au](mailto:andrew.gordon@lismore.nsw.gov.au)>; Councillor Guise <[adam.guise@lismore.nsw.gov.au](mailto:adam.guise@lismore.nsw.gov.au)>; Councillor Hall <[jeri.hall@lismore.nsw.gov.au](mailto:jeri.hall@lismore.nsw.gov.au)>; Councillor Jensen <[electra.jensen@lismore.nsw.gov.au](mailto:electra.jensen@lismore.nsw.gov.au)>; Councillor Krieg <[steve.krieg@lismore.nsw.gov.au](mailto:steve.krieg@lismore.nsw.gov.au)>; Councillor Rob <[big.rob@lismore.nsw.gov.au](mailto:big.rob@lismore.nsw.gov.au)>; Councillor Battista <[gianpiero.battista@lismore.nsw.gov.au](mailto:gianpiero.battista@lismore.nsw.gov.au)>; Councillor Dalton-Earls <[harper.dalton-earls@lismore.nsw.gov.au](mailto:harper.dalton-earls@lismore.nsw.gov.au)>; Councillor Knight-Smith <[jasmine.knight-smith@lismore.nsw.gov.au](mailto:jasmine.knight-smith@lismore.nsw.gov.au)>; Councillor Waters <[virginia.waters@lismore.nsw.gov.au](mailto:virginia.waters@lismore.nsw.gov.au)>  
 Subject: Att'n Stephen Kaposi : Submission re DA25/234 - 15A Walker Street, 1586 & 1610 Bangalow Raod, Clunes

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Please find attached my submission regarding


**DA25/234 - 15A Walker Street, 1586 & 1610 Bangalow Road, Clunes**

I commend the work by council staff thus far in trying to address some of the major technical problems with this supposed "boundary adjustment" DA, but there are other significant grounds for rejecting this DA which cannot be overcome by alteration. I encourage you to persuade the proponents to withdraw it, and if they fail to do so, to reject this DA entirely.

Regards

Jim Richardson

[REDACTED]  
 [REDACTED]  
 [REDACTED]

 Virus-free [www.avq.com](http://www.avq.com)

Letter to Lismore Council Opposing DA No. 5.2025.234.1  
(Clunes Boundary Adjustment Subdivision).

20/11/2025

To whom it may concern

As the co-owner of [REDACTED] Clunes, I am writing to strongly object to the above listed DA lodged with council on 10 October 2025.

1. The submission of this DA at this time breaches the spirit and intent of the Clunes Masterplan Consultation Process, which has now been delayed for an unknown period leading to frustration and uncertainty for the community. The entire point of the detailed and expensive Masterplan process was supposed to be to ensure a holistic approach to development for the village of Clunes as opposed to one that is inconsistent and fails to take into account the principles and priorities discussed with the community over the past two years.
2. The attempted effective subdivision (incorrectly described as a boundary variation) of this prime agricultural land into four lots is being conducted with a lack of transparency and presumptions including regarding access points that would have major impacts on existing residents.
3. Of special concern in this submission are the plans to turn the driveway near 15A Walker Street next to the town water tank, already objected to by Mr G. Hancock, as well as the 'Right of Way' (?) track on Ryces Drive into access points for the 'subdivision'. These two tracks do not and cannot meet the criteria of safe access points for through traffic for future development. In both cases, they would create traffic logjams, require significant expansion and be a safety hazard to all pedestrians, especially young children, particularly given the school and other traffic on Walker Street and the fact that there are no footpaths on Ryces Drive. Council's correspondence on the DA itself notes that "the location of the existing access from Ryces Drive is to be clarified as it is unclear on the plans or Council's mapping." Can it even be considered a Right of Way?
4. There is no consideration of the rich diversity of flora and fauna in the DA, despite this being a major concern for Clunes residents in the Masterplan process.

I hope and trust you will take these objections into serious consideration as well as those of other Clunes residents who have engaged deeply and in good faith with the Clunes Masterplan process.

Yours sincerely  
Sonya Voumard

**Tim Robertson**

---

**From:** Jim Richardson [REDACTED]  
**Sent:** Thursday, 20 November 2025 2:36 PM  
**To:** Records  
**Cc:** Councillor Bing; Councillor Gordon; Councillor Guise; Councillor Hall; Councillor Jensen; Councillor Krieg; Councillor Rob; Councillor Battista; Councillor Dalton-Earls; Councillor Knight-Smith; Councillor Waters  
**Subject:** Att'n Stephen Kaposi : Submission re DA25/234 - 15A Walker Street, 1586 & 1610 Bangalow Raod, Clunes  
**Attachments:** Submission Clunes Rural subdivision.pdf

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Please find attached my submission regarding

**DA25/234 - 15A Walker Street, 1586 & 1610 Bangalow Road, Clunes**

I commend the work by council staff thus far in trying to address some of the major technical problems with this supposed "boundary adjustment" DA, but there are other significant grounds for rejecting this DA which cannot be overcome by alteration. I encourage you to persuade the proponents to withdraw it, and if they fail to do so, to reject this DA entirely.

Regards

Jim Richardson

[REDACTED]

[REDACTED]

[REDACTED]



Virus-free [www.avg.com](http://www.avg.com)

## Submission Re: Development Application

**DA25/234 - 15A Walker Street, 1586 & 1610 Bangalow Raod *[sic]*, Clunes**

Submitted by Jim Richardson, Clunes, 2480

I do not support the Development Application exhibited.

My grounds for opposing the Development fall into three areas:

**A. Irregularities in the Development judged simply on the Application as submitted.**

**B. Conflict between the subdivision proposal and Regional and State planning policy related to Important Agricultural Land.**

**C. Conflict between the Development Application and Councils *Growth and Realignment Strategy* in the context of the Clunes Master Plan and community expectations.**

*A. Irregularities in the Development judged simply on the Application as submitted*

Council has already identified significant problems with this Application as noted in Councils "Stop the Clock" letter to the applicant. I believe that:

1. The Applicant wrongly characterises the DA as a "boundary adjustment", whereas it really seeks to create a new lot. A boundary cannot be adjusted if a lot does not exist. While the applicant has approval for subdivision as shown in their Plan 2, the subdivision did not occur and the lot was not created. The applicant should either subdivide as previously approved, or this DA must be considered by council as a new subdivision Application, rendering the previous one void.
2. The proposed access to "Lot 3" is suggested to be a 10m wide road with a length of 418 metres, and that for "Lot J", 10m x 349m. Given the terrain and bushfire mapping this poses an unacceptable risk for evacuation and fire-fighting. Additionally, it's unlikely that Lot J will meet the requirement for "practical access to a public road frontage", given the location of a large dam within the access handle. Access to Lot J as currently proposed will not meet LDCP performance criteria P8.1 of "safe, convenient access". Council has noted "Lot J" would have access to Bangalow Road frontage, rendering that lots proposed access to the problematic Walker Street/Public road entrance superfluous. Council has also noted the problems with the connection to Walker Street, and I know any additional use of it would also cause significant problems for Mr. G Hancock who has an address of [REDACTED].
3. Lot R ought to adhere to the rule that it has its own legal and practical access to a public road frontage. Although currently it appears that many patrons of the wedding venue on that property are able to access it from Bangalow Road to the north of Johnson Road, via some arrangement with 1424 Bangalow Road, the planning requirement for public road frontage is clear, and this DA does not meet it. Lot R should retain the existing frontage of 1610 Bangalow Road in order to comply.
4. The Development Application and Statement of Environmental Effects document claims that "*Buffers are included in subdivision design to minimise conflict between incompatible land uses*", but there is no clear evidence of such in the submitted subdivision plans. As Chapter 11 of the DCP requires their provision, they should be mapped for each lot prior to council's determination of the application, and their immediate implementation made a requirement, since each of the proposed lots could potentially carry out conflicting agricultural activities under differing ownership.

5. A simple inspection of current aerial imagery ( I note that the planners utilised out-of-date imagery in their documentation, for some reason), or onsite ground-truthing, will quickly show that the inadequate flora and fauna statement, which includes the phrase "However, the boundary adjustments proposed will not adversely affect any rainforest vegetation", will not be true if the 15a Walker Street access handles are approved and utilised, as they will require removal of rainforest species for the access to utilised. This is a reason Council should require a proper Biodiversity impact statement.
6. The DA seeks to dismiss impacts on fauna for this Application but since there are regular ongoing reports of koalas, an endangered species, in the lots bordering the proposal, council must have a reasonable expectation that a proper Biodiversity impact statement be prepared as part of the DA, and this should be required before the application is considered further. Protecting koalas is a significant priority at council, regional, and state level, and the anticipated impact of the subdivision, including access roads and buffers, on koala movement must be assessed by experts.

### **B. Conflict between the subdivision proposal and Regional and State planning policy related to Important Agricultural Land.**

While the North Coast Regional Plan 2041 supports boundary adjustments and the creation of lots for primary production<sup>1</sup>, it also clearly indicates that the priority IS agricultural production.

This DA provides no agricultural rationale for the subdivision of the properties concerned other than that it is for "administrative" purposes. If a subdivision of this land is approved by council, strict conditions that each of the blocks remain zoned as RU1 for a period of 20 years should be included in the approval to ensure that it is being subdivided for agricultural production, and not for a form of land-banking that anticipates and pre-empts the results of the Clunes Master Plan process.

Similarly, the Development Application makes no serious attempt to back up its brief claim that the subdivision might somehow improve the viability of agricultural production, while the Regional plan states clearly that fragmentation of rural land is undesirable and to be avoided<sup>2</sup>.

The Agriculture Industry Snapshot for Planning - Northern Rivers Sub Region makes clear that fragmentation of agricultural land poses a threat to agricultural productivity : " Small rural lot sizes limit the ability of new agricultural enterprises to achieve required buffer distances or expand their operations. Expansion of agricultural operations in a fragmented rural landscape often means significant investment to purchase additional land"<sup>3</sup>

Fragmentation also poses an increase in Biosecurity risk: "small lot sizes in the Northern Rivers Sub Region means it is more difficult for an agricultural producer to control the activities occurring within the necessary biosecurity buffer."<sup>4</sup> . This proposal seeks to increase fragmentation and increase biosecurity risk.

To avoid fragmentation, this RURAL subdivision should only be approved if the proponents can demonstrate clearly that it will increase agricultural productivity, and in that case strict

<sup>1</sup> North Coast Regional Plan 2041, pg.35 <https://www.planning.nsw.gov.au/sites/default/files/2023-03/north-coast-regional-plan-2041.pdf>

<sup>2</sup> North Coast Regional Plan 2041, pg.35 <https://www.planning.nsw.gov.au/sites/default/files/2023-03/north-coast-regional-plan-2041.pdf>

<sup>3</sup> Agriculture Industry Snapshot for Planning Northern Rivers Sub Region, pg.9 [https://www.dpi.nsw.gov.au/data/assets/pdf\\_file/0008/1260494/Northern-Rivers-Snapshot.pdf](https://www.dpi.nsw.gov.au/data/assets/pdf_file/0008/1260494/Northern-Rivers-Snapshot.pdf)

<sup>4</sup> Agriculture Industry Snapshot for Planning Northern Rivers Sub Region, pg.9 [https://www.dpi.nsw.gov.au/data/assets/pdf\\_file/0008/1260494/Northern-Rivers-Snapshot.pdf](https://www.dpi.nsw.gov.au/data/assets/pdf_file/0008/1260494/Northern-Rivers-Snapshot.pdf)

### **C. Conflict between the Development Application and Councils *Growth and Realignment Strategy* in the context of the Clunes Master Plan and community expectations**

The original submission by Mr. Brian Grant to the "Building Back Better" consultation in 2022, which proposed to rezone land to the west of Clunes<sup>5</sup>, created significant discussion within the community, resulting in large village meetings. As a result, Council's Growth and Realignment Strategy included the initiation of a "Clunes Master Plan" process, and an undertaking that no rezoning would occur until the Master plan process was completed, including, crucially, endorsement by a Community Reference Group.<sup>6</sup> This orderly process reassured the majority of residents, who have engaged with council in this process.

While no-one would reasonably expect that normal Development Applications in the Clunes Master Plan area would be halted while the Master Plan is developed, the community has a reasonable expectation that the land primarily under consideration for development will not be subdivided or have boundaries altered for opaque purposes. The proponents for this application demonstrate a disdain for the community and council's consultation process. Significant council resources and great deal of community time and energy have been put into a consultation process to develop the Clunes Master Plan.

This proposal seeks to change boundaries and lot sizes, potentially altering the assumptions in the draft Master Plan, impacting possible road placements, buffer zones, and other aspects of the final Master Plan. The final Master Plan, due in mid 2026, may or may not be flawed, but it will represent some degree of dialogue between community, council and consultants. This DA seeks to pre-empt that dialogue and consultation, under the guise of "Administrative purposes".

Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 requires that the public interest be considered in determining DAs.<sup>7</sup> It is not in the public interest for council's orderly consultation and planning process, as embodied in the Clunes Master Plan process, to be subverted by potential developers seeking to "get ahead of the game". It is not in the public interest that the community of Clunes loses trust in council's processes, particularly when those processes have included extensive consultation.

Council should refuse the Development Application, if it is not withdrawn, on the grounds of public interest, and only consider any subdivision or boundary change of these lots if or when the Clunes Master Plan is formally adopted.

Any of these three grounds, A, B & C above, ought to be reason enough for council to refuse the Development Application. Together they highlight the wrongness of this DA, which cannot be divorced from the context of the Clunes Master Plan process.

I urge council to respect its own processes and State policies, and refuse this DA.

*Jim Richardson, Clunes, 19/11/2025*

<sup>5</sup> Building Back Better Submissions, pg. 169

<https://yoursay.lismore.nsw.gov.au/74709/widgets/377423/documents/244722>

<sup>6</sup> Lismore Growth & Realignment Strategy 2022, pg.9 <https://www.lismore.nsw.gov.au/files/assets/public/v/1/4.-building-amp-planning/2.-strategic-planning/documents/strategies-and-plans/lismore-growth-and-realignment-strategy-update-2023.pdf>

<sup>7</sup> Environmental Planning and Assessment Act 1979 No 203

<https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203>

Appendix 1.

Indication of Rainforest species area on the access handle of 15a Walker Street.



17<sup>th</sup> August 2025

Mr. S Kaposi

Senior Development  
Assessment Officer

Lismore City Council

PO Box

23A

Lismore

NSW 2480

**Re: Development application | DA 5.2025.234.1 | 15A Walker St, 1586 Bangalow Road, 1610 Bangalow Road, Clunes**

This submission letter has been prepared by Karen Dixon in relation to Development application DA 5.2025.234.1, for a proposed boundary adjustment at 15A Walker St, 1586 Bangalow Road, 1610 Bangalow Road, Clunes.

As an [REDACTED], the subject application raises several concerns for me and the wider community and should not be supported in its current form.

For the reasons outlined below, I strongly object to the proposed development application DA 5.2025.234.1

**Matters for consideration**

1. The Statement of Environmental Effects describes the proposal as a “boundary adjustment style rural subdivision” however it is noted that the proposal generates an additional lot and should not be considered a boundary adjustment. The proposal is misleading and appears inconsistent with Clause 4.2D of the Lismore LEP 2012.
2. Considering the proposal does not achieve the requirements of a boundary adjustment, the proposal should be considered a rural subdivision. The proposed lots do not achieve the minimum lot size requirements specified by the lot size map and therefore the proposed subdivision is inconsistent with Clause 4.1 of the Lismore LEP.

3. The proposed subdivision, apart from not complying with the relevant standards, will result in fragmentation and alienation of rural lands. As the site is identified as Regionally Significant Farmland, the proposed reduced lot sizes will diminish the agricultural capability and long-term productive potential of the land. The proposal can therefore be considered inconsistent with SEPP (Primary Production) 2021.
4. Proposed lot J appears to have access provided from Bangalow Road and via an access handle to Walker Street. It is unclear why the one lot requires two access points and raises concerns regarding further future development.
5. The suitability of the proposed access handles to Walker Street is questioned. Given the minimal width of the access handle, it is considered inappropriate for regular use and unlikely to satisfy bushfire requirements. It is noted that no bushfire assessment has been provided at this stage.
6. The proposal is inconsistent with Lismore DCP 2012, Chapter 6 Control A8.1 which requires lots to have access to a designated public road. Lot J Road has no road frontage and no legal access.

In summary, DA 5.2025.234.1 presents a misleading proposal which appears to be inconsistent with the Lismore LEP 2012 and the Lismore DCP 2012 and will have significant impacts on the agricultural viability of regionally significant farmland. The proposed development should not be supported

Kind Regards

Karen Dixon

████████████████████

Clunes NSW 2480

████████████████

**Tim Robertson**

---

**From:** Megan Thomas <[REDACTED]@[REDACTED]>  
**Sent:** Thursday, 20 November 2025 9:54 PM  
**To:** Records  
**Subject:** DA-Submission DA25/234 - 15A Walker Street, 1586 & 1610 Bangalow Road, Clunes

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Dear Council,

As long term residents of Clunes, we wish to write in objection to this DA.

Briefly, the concerns we hold are that the DA;

1. is an attempt to subdivide valuable farming land and will destroy rare natural habitat for wildlife, including koalas
2. applies to the large area of land that the Draft Clunes Master plan refers to for redevelopment, and therefore rezoning after 'boundary adjustments' or subdivision
3. is in stark contradiction to the promises of the Draft Clunes Master Plan (DCMP), in which we were reassured no rezoning would take place until after the endorsement of the plan by the community representatives of Clunes
4. if accepted by council, would erode the community trust in Council, and the DCMP process

We recall that In 2022, a proposal to rezone a large area of land west of Clunes sparked strong community concern and led to large public meetings. Then, Council's Growth and Realignment Strategy committed to creating the DCMP and promised that **no rezoning would occur** until the plan was completed and endorsed by a Community Reference Group. This step has not yet occurred.

We were shocked and disappointed to discover that this DA was lodged, as we had been informed during DCMP community consultations that the stages of subdivision, rezoning and development would be managed according to the DCMP.


We consider that the applicants' approach shows disregard for both community expectations and Council's consultation process.

Significant time, expense and community input have gone into developing the Clunes Master Plan. This proposal, by altering boundaries and lot sizes, risks undermining key suggestions in the draft plan—such as road layouts and buffer zones.

Under Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, Council must consider the public interest when assessing Development Applications. Allowing this proposal to proceed would undermine the orderly planning process and damage community trust in Council.

Council should therefore refuse the Development Application and only consider subdivision or boundary changes after the Clunes Master Plan is formally adopted.

We believe this DA is inappropriate in the context of the ongoing Master Plan process. We strongly request Council to uphold its own processes and refuse this application.

Kind regards,  
Megan and Trevor Thomas  
  
Clunes 2480 NSW

**Tim Robertson**

---

**From:** [REDACTED]  
**Sent:** Thursday, 20 November 2025 11:12 PM  
**To:** Records  
**Subject:** Submission re: 2025/234

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Sasha Murchison  
 [REDACTED]

Clunes NSW 2480

I make this submission re: 2025/234 to urge council to consider my objections to approval in its current form to ensure that measures are in place before the expansion of Clunes village through subdivisions and development of prime agricultural land is approved. In approving this DA, please consider the existing issues in Clunes village (highlighted by the community consultation process in the Draft Master Plan) alongside any future approvals for land subdivision west of Clunes village.

- Justification that the proposal can legally be described as a “boundary adjustment” and not as a subdivision creating a new lot. If the proposal is a subdivision creating a new lot, then compliance must be shown with the minimum lot sizes specified under Lismore Local Environmental Plan 2012.
- The submitted Statement of Environmental Effects states “Access to proposed Lot J will be over the existing Right-of-Way from Ryce’s Drive which is unsuitable for containing roadways, being of minimal complying width (approximately 10m wide) and excessive length (approximately 350m). The proposed access road for Lot 3 is very narrow and runs alongside the dam and it seems impossible that this proposed route could deliver a road that will be nature-positive, developed with a Country-centred ecosystem approach and the DA proposal lacks detail on how these principles will be integrated and legislated into the road design and delivery, using NSW Biodiversity in Place Framework for designing critical infrastructure. If the subdivision goes ahead, who will be responsible and held accountable to build access roads that delivers on 1.) roadside design for biodiversity, specifically to manage water and soil health, reduce runoff 2.) Wildlife Connectivity & Protection such as fauna crossings and culverts to allow safe passage for animals across roads, habitat buffers and maintain natural vegetation zones adjacent to the road to reduce edge effects and noise pollution. 3.) Planning, Community & Cultural Integration, engage locals in planting and maintaining biodiversity zones to fostering long-term care and education and finally 4.) ongoing monitoring and adaptive management once the road is in place and any residential development has been given approval.
- In relation to lot R, Control A8.1 of Chapter 6 (Village, Large Lot Residential and Rural Subdivision) of the Lismore Development Control Plan, states new lots shall have frontage to a designated public road. No new lots shall be created with sole access via a right of carriageway. It must be demonstrated that each lot will have its own legal and practical access to a public road frontage. Any access to a public road frontage is to have a minimum width of 10m. How does the creation of Lot R comply with this? And if legal access to Lot 3 is granted via the access handle to Walker Street but this is considered undesirable by Council’s Development Engineer and requires a Restriction on Title

prohibiting any future development or land use, how can this plan comply? What restrictions will be placed on Lot J development that will be accessed from the same narrow point and how will this affect traffic.

- What restrictions will be placed on approval to ensure that Lot R, Lot 3 and Lot J will not be re-arranged so that access for all 3 Lots will be via the Bangalow Road as access via Walker St has been deemed unsuitable by the engineer.
- The landowners MR and LA Reece are already operating a [REDACTED] at the site [REDACTED] [REDACTED] creating use of land conflict issues and noise pollution in the way of amplified music, crowd noise and fireworks displays. I would be interested to know what approvals are in place for them to be operating a [REDACTED] at this site and how this boundary adjustment allowing for a 10m wide proposed right of way access road to run alongside our boundary will not increase noise levels we are already affected by.

Consider delaying new approvals until the Draft Master Plan for Clunes has been finalised to ensure the concerns of the community regarding the existing issues in Clunes that should place a limit on how the land can be rezoned and developed for the future.

A summary of these concerns that should be addressed include:

- More detail provided on the DA of proposed access points, their suitability and how future traffic and environmental concerns will be managed. Clunes currently requires the construction of additional footpaths and implementation of traffic slowing measures including at both ends of the village noting that signage is not sufficient, as trucks and other motorists already ignore the current visual cues and signage showing the reduction to 50km/hr. It would need speed humps, chicanes, and/or roundabouts that force drivers to decelerate, as well as road narrowing techniques such as curb extensions or planters to reduce available space.
- The capacity of the site at Clunes general store has been reached and that level of development should never have been approved by council before adequate parking was in place. In the same way, developers who want to subdivide the land west of Clunes need to show on their plans detailed mapping of infrastructure and how sensitive development that fit the site will be achieved. Development applications being approved before the necessary detail on infrastructure is in place to service it is my greatest concern about this subdivision and potential expansion of Clunes.
- This is a substantial amount of land for rezoning and what restrictions will be placed on development within each subdivided lot? If it is to be developed as residential blocks, it will triple the residential footprint of Clunes. The local roads and stormwater are poorly maintained as it is, does Clunes village have the capacity to absorb more development and replace prime agricultural land with more houses.
- Incongruent with the Department of Planning and Environment's documented priorities regarding Significant Agricultural Land. Strategic merit must be established to lose agricultural land to urbanisation. Where is the detail in this DA to provide evidence of how subdividing prime agricultural land west of Clunes will deliver and implement 'diverse and affordable housing' in Clunes. If developers are given the go ahead to subdivide the land but are ultimately not responsible for fitting the bill of overdevelopment and the required infrastructure such as sewerage systems, sporting fields the community are asking for and how associated roads and other infrastructure can be implemented in accordance with a nature positive, country centred ecosystem approach and according to the NSW Biodiversity in Place principles.

- According to LGARS, any rezoning of state or regionally significant farmland will require detailed consultation and support from the NSW DPI, DPE and possibly the Northern Rivers Reconstruction Corporation (NRRRC). Has this already been done at this site of the proposed expansion into productive Macadamia plantations west of Clunes and who pays for this consultation process to be completed?
- I object to rezoning such a large area for subdivision on the grounds it will open up the door to large-scale developments that, if exceeding \$30 million in value, could bypass Council via the State Significant Development (SSD) pathway. This would effectively remove the local community's voice from the planning process which is a key concern identified in the community consultation process.
- There was a lot of interest from the community as an alternative to approving large-scale subdivision and expanding the village boundaries, to focus on the short-term action of gentle infill within the existing village fabric and investigate options for dual occupancy on existing blocks or tiny homes/granny flats, supported by modern on-site wastewater treatment systems, which are proven, cost-effective, and compliant with environmental standards.
- Is a site-specific DCP documented **before** development applications for rezoning are accepted or does this only come after the subdivision is approved? Can council see a demonstrated need to add more land for rezoning, especially given uncertain population growth forecasts in the Lismore LGA. Structural and environmental challenges (flood recovery, employment shifts, housing affordability, etc.) may limit actual population recovery or growth in the near-to-medium term. Please consider how rezoning agricultural land for subdivision risks overdevelopment and undermines the village's scale and rural character; straining infrastructure (especially sewerage) with questionable long-term returns; leading to unnecessary land use conversion or inappropriate density increases.
- Large scale expansion of the village requires a large-scale sewerage system. If this land is zoned R5 Large Lot Residential then sewerage would be on-site septic systems with an allowed lot size > 2500m<sup>2</sup>. If these blocks were to be <2,500m<sup>2</sup>/block they would require a sewerage/wastewater treatment plant to be established in Clunes. Who pays for this down the track as I don't understand if I am currently on a block with an on-site septic that I have already outlaid money to upgrade and ensure compliancy with council then will I also have to pay for new development if these subdivided lots are to be developed, into our rates? If this land is approved for subdivision into the 4 lots proposed, then what are the limitations on development for each Lot? Will there be restrictions or clauses regarding provision of sports grounds or space to maintain vital green amenity and wildlife habitat retained as public land for ecological and community benefit.

Can this subdivision demonstrate to council that that the land can be adequately serviced as a subdivision and that this is generally supported by the surrounding community for the areas identified on this plan. How will council ensure controlled, slow growth with clear timelines and a focus on maintaining existing values at this site and what restrictions will be placed on the subdivision to ensure this is realised.

I credit Lismore City Council for undertaking a detailed master planning exercise that sought to deeply engage with the Clunes community, to establish a long-term vision for the future of the village. The master planning process set out a range of objectives and aspirations for any future growth, looked at opportunities and identified constraints through **investigation of infrastructure requirements such as roads, wastewater treatment, walking and cycling paths, sporting and other social facilities.**

Throughout this process, protection **of existing character and lifestyle** in Clunes were identified **as major issues, along with impacts on biodiversity** and a **lack of suitable infrastructure and services. Please**

consider these valuable insights from your own research and consultation process when making DA decisions.

**From:** Emily Grace [REDACTED]  
**Sent:** Thursday, 20 November 2025 3:05 PM  
**To:** Records  
**Subject:** Submission re: DA25/234

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Re: DA25/234 - 15A Walker Street, 1586 & 1610 Bangalow Road, Clunes

I am writing to express my objection to this DA for the following reasons:

- based on the detail provided it appears the proposal is for a subdivision rather than a boundary adjustment

- the proposed subdivision does not achieve the minimum lot size requirements stipulated in the LEP

- the narrow, elongated access route for Lots 3 and J poses a significant fire risk and is not a suitable access.

- the land is classified as Regionally Significant Farmland, because of its high quality for agricultural production. The subdivision will lead to greater fragmentation of Agricultural land which should be avoided according to State policy, as it threatens productivity, and biosecurity, and potentially increases land-use conflicts. The DA as submitted fails to address this.

Regards,

--

Emily Grace

# **Notices of Motion / Questions with Notice**

---



## Notice of Motion / Question with Notice

Subject **Mayoral Attendance Report April 2026**

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.

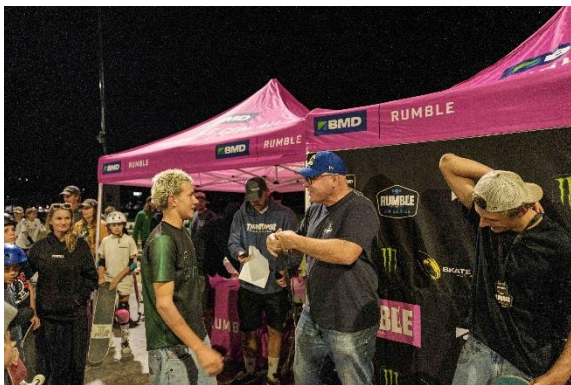
**TRIM Record No:** BP26/398:EF19/25-8



Media Event: Magellan Street Pump Station



Koala Advisory Group Bus Tour



Lismore Rumble on the River Event



Media Event: Dunoon Road and Tweed Street Funding



Homegrown Heros Remarks and Judging

## Notice of Motion / Question with Notice

**Subject**                      **Mayoral Attendance Report May 2026**

**TRIM Record No**        BP26/473:EF19/25-8

---

That Council receives the Mayoral Attendance Report for May 2026.

### May 2026

- 1        Nimbin Mardigrass Opening
- 4        Probationary Constables Arrival
- Lismore Villages Advisory Group
- 5        Briefings Committee
- 6        Lismore Economic Breakfast
- 7        2026 Rural and Regional Summit
- 8        County Mayors Association Meeting
- 9        Groovin the Moo (GTM)
- AFA NSW Music Festival Roundtable
- ARIA X GTM Industry Event
- 12       Council Meeting
- 1        Bennett Networking Event
- 13       2026 Waste Conference
- 14       Koala Advisory Group
- 15       Northern River Joint Organisation Meeting
- 20       Rous County Council Meeting
- Hart Opening
- 21       Trinity Catholic College School Visit
- NSW Farmers Lismore Branch Event
- 22       Citizenship Ceremony
- Norco Primex Business Leaders Luncheon
- Primex Newton Denny Chapelle Networking Event
- Primex Timber Industry Event
- 27       Premier's Remote, Rural and Regional Advisory Council: Out of Session meeting – May
- 29       Lismore Preschool Biggest Morning Tea
- Media Event: Momentum - Celebrating Women and Girls in Skateboarding
- 30       Our Kids Ball

# Notices of Motion / Questions with Notice

## Attachment/s

There are no attachments for this report.

**TRIM Record No:** BP26/473:EF19/25-8



2026 Rural and Regional Summit



ARIA X GTM Industry Event



NORCO Primex



Hart Opening

## 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. explore with the leadership of Ujung Pandang, Indonesia and Wudi, China the continued value of the existing relationships
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**

n/a

#### **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**

Yet 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 requests the General Manager schedule a presentation for an upcoming Briefing Committee 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.

### **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**

Can the appropriate staff person call me

### ***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 funding or 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 Virginia Waters has given notice of intention to move:

That Council provides a 50% reduction in fixed water access charges for Nimbin water customers for the duration of the current and ongoing water alerts.

### ***Councillor Comment***

#### **Outcome Sought**

Nimbin water customers have experienced repeated and ongoing water alerts over extended periods of time. While residents understand that many of the issues relate to turb events and damaged infrastructure from 2022 disaster event, the reality is that the community have been able to use tap water in the normal way without boiling first.

This places additional financial burdens on households, including increased electricity and gas use, purchasing bottle water, impacts on business, inconvenience for families and significant difficulties for vulnerable residents including older people, people with disabilities and rough sleepers who may not have the capacity or facilities to continually boil water.

The fixed water access charge is intended to provide access to potable water services. Given the repeated interruptions and restrictions placed on normal use, it is reasonable that some form of temporary fee relief be considered for those affected.

#### **Cost of Implementing**

Staff to provide response in business paper.

#### **Funding Source**

A temporary reduction in fixed water access charges is a reasonable acknowledgment that the level of service being provided is below the standard ordinarily expected by customers paying for potable town water.

#### **Officer Consulted**

Nil

### ***Officer Comment***

#### **Director Water Waste and Open Space**

This motion is **not** supported.

The fixed water access charge is for properties provided access to the water supply network (connected or unconnected, vacant or occupied). It contributes to building, maintaining and replacing water mains, pipes, reservoirs, hydrants and other water infrastructure, together with a 24-hour emergency response service to customers 365 days a year.

Boiled water is safe to consume as per the boiled water notice delivered to every resident and business.

Staff have provided the Nimbin Neighbourhood & Information Centre bottled water for use by vulnerable people during this event.

#### **Director Corporate Sustainability**

Given the financial profile of Council and reserve position, reducing these charges will add further strain.

# Notice of Motion / Question with Notice

## **Attachment/s**

There are no attachments for this report.

**TRIM Record No:** BP26/478:EF19/25-8

## Notice of Motion / Question with Notice

Councillor Jasmine Knight-Smith has given notice of intention to move:

That Council:

1. resolves to obtain independent legal advice, addressing:
  - a. whether the Media Policy is consistent with the *Local Government Act 1993* (NSW), including sections relating to the role, responsibilities and functions of councillors
  - b. whether the policy unlawfully restricts or fetters councillors in the exercise of their civic duties
  - c. whether any provisions of the policy are inconsistent with the implied freedom of political communication
  - d. the level of legal and reputational risk to Council arising from the policy and any recommended amendments
2. requests the independent legal advice be reported to Council as soon as practicable
3. further resolves that Council consider whether enforcement of any contested provisions of the Media Policy should be suspended pending receipt of that advice

### **Councillor Comment**

#### **Outcome Sought**

To ensure that Council's Media Policy is compliant with the *Local Government Act 1993* (NSW), including the statutory role and functions of councillors as elected representatives, and does not unlawfully restrict their ability to communicate on matters of public interest. To confirm that the policy is consistent with the implied freedom of political communication under the Commonwealth Constitution, thereby minimising legal risk to Council and upholding principles of transparent, democratic local governance

#### **Cost of Implementing**

To be determined

#### **Funding Source**

Governance budget

#### **Officer Consulted**

Nil

### **Officer Comment**

#### **Manager Governance**

Confidential legal advice has been provided to councillors via email on 2 June 2026.

### **Attachment/s**

There are no attachments for this report.

**TRIM Record No:** BP26/494: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 Terania 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

# Notice of Motion / Question with Notice

## **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.

## Notice of Motion / Question with Notice

Councillor Big Rob has put the following question with notice:

Following the recent announcement that the 2024 grant application to extend the Rail Trail was unsuccessful, can the General Manager:

1. provide information relating to council resolutions to support the subsequent public messaging that council 'was also planning for the project's eventual success by incorporating the rail trail into North Lismore Road development and infrastructure works where possible' and 'are continuing to plan ahead so we are ready to move when future funding opportunities arise'; and
2. provide details relating to how much ratepayer money has been budgeted next financial year and has been expended to date chasing grant funding, building and maintaining the existing section of the Rail Trail, and planning and incorporating unbuilt sections of the Rail Trail into road development and infrastructure works going forward;

noting that the Rail Trail may never secure funding to extend it to connect with Byron Shire Council's Rail Trail.

### No Federal Funding For Rail Trail In Byron Shire



The Federal Government this week notified Byron Shire Council that its grant application for the design and construction of the Mullumbimby to Crabbes Creek section of the Northern Rivers Rail Trail was unsuccessful.

The application for \$42 million was submitted in 2024 in partnership with the Lismore City Council and also included the section of rail trail from Lismore to Bexhill.

### General Manager's response:

On 21 November 2023 Council resolved:

*That Council adopt the Priority Projects Register (Attachment 1) incorporating the identified priorities below (in order of priority):*

1. *Resilience Feasibility Study including Water Security and Flood Mitigation*
2. *Regional Airport Master Planning and Redevelopment*
3. *Northern Rivers Rail Trail Stage 2 (South Lismore to Booyong)*
4. *Event Legacy Program*
5. *Riverside Precinct Development (Bridge to Bridge)*

The Rail Trail is included within the draft *Strategic Planning Framework* documentation as supported, this is due to its future economic and destination potential for the LGA.

Planning for the consideration of rail trail elements in the North Lismore infrastructure development works refers to ensuring bicycle and pedestrian crossings on Alexandra Parade and linkages with the Get NSW Active footpath works are included in the design.

# Notice of Motion / Question with Notice

Attached is a previous response detailing the construction costs.

Open Spaces has been absorbing the maintenance costs and delivering a basic level of service within existing budgets. As there has been no dedicated cost centres, these costs have not been accurately captured. Moving into next financial year, all Rail Trail works will be allocated to specific work orders/tasks so costs can be tracked, regardless of whether a dedicated budget is assigned.

To date the only costs associated with chasing grant funding has been staff time.

Planning for incorporation of works - Inclusion of discrete design elements such as bicycle crossings are of minimal cost in an infrastructure design project. Once elements have been designed the construction of such items concurrent with the infrastructure delivery would be included as eligible expenditure in the project budget under each relevant grant.

## Attachment/s

1. [1](#) March 2025 Notice of Motion

**TRIM Record No:** BP26/477:EF19/25-8

Notice of Motion / Question with Notice

**Notice of Motion / Question with Notice**

Councillor Big Rob has put the following question with notice:

Can the General Manager please provide:

- an accurate cost breakdown of what has been spent to establish the Bentley to South Lismore section of the Rail Trail to date, including all grant funding actually received, any ratepayer funds already used to establish the Rail Trail, any connecting infrastructure and any expected expenditure on finishing the Rail Trail and connecting infrastructure going forward
- the cost of maintaining the Rail Trail to date and going forward
- any unexpected costs which have come up
- the cost to date and any ongoing costs related to staff pursuing additional sections of the Rail Trail, together with their current expected cost to establish if funding is identified?



**Attachment/s**

There are no attachments for this report.

**TRIM Record No:** BP25/115:EF19/25-7

**General Manager’s response:**

Below is the expenditure to date, any Council works (e.g. signage, slashing etc.) were funded by the recycling credit.

Unexpected or unknowns were mainly:

- poor ground conditions, e.g. the low point outside of town, the subgrade was stabilized and trail concreted for flood longevity
- drainage was heavily silted in places, notably on Kyogle Road, this was cleared from the rail trail to the levee wall as well as several other areas

Council officers have been meeting with Tweed, Richmond Valley and Byron Council officers to discuss the formulation of a Memorandum of Understanding, Governance Model and overall coordination of the management, maintenance and marketing of the Northern Rivers Rail Trail. Costs would be shared between member councils. This figure is currently undetermined and at this stage no commitments have been made by LCC.

**Lismore City Council**  
**Meeting held 25 March 2025 - 10.9 - Rail Trail**

## Notice of Motion / Question with Notice

The Regional Precincts and Partnerships Program funding submission was submitted last year for the next stage. There are no ongoing costs related to this, funding submissions as they arise will be submitted for future sections, the business cases for these were conducted externally.

The business case from 2023, estimated the remaining sections from Lismore to Booyong at \$37 million.

Building Better Regions Fund - Round 5	\$ 9,918,615.00
TfNSW cleanup	\$ 55,000.00
Recycling Credit	\$ 648,000.00
Nesbitt connection & carpark - 7.11 funding	\$ 272,618.62
<b>Total funding</b>	<b>\$ 10,894,233.62</b>
Project Management - External	\$ 317,905
Surveying, RSA, SRZ	\$ 110,362
Detailed Design	\$ 491,167
Planning approvals & studies	\$ 112,075
Biosecurity	\$ 22,000
Geo-Tech	\$ 21,170
Flood Cleanup	\$ 123,005
Main Contractor	\$ 9,221,180
Designs - trail elements	\$ 52,720
Maintenance (ongoing)	\$ 300,000
Landscaping, signage, screening, misc	\$ 122,649
<b>Total spending</b>	<b>\$ 10,894,233.23</b>

## Notice of Motion / Question with Notice

Councillor Jasmine Knight-Smith has put the following question with notice:

Councillors have been advised that Council has established three operational teams responsible for maintaining public spaces across the Lismore Local Government Area and has purchased an improved street sweeper.

Can the General Manager please provide an update on the Public Space Maintenance Teams and Street Sweeper, including the responsibilities and areas maintained and any planned improvements or changes.

### General Manager response:

As councillors have previously been advised, Open Spaces has recently completed a period of workplace change and are still recruiting to fill the adopted Open Spaces structure.

Open Spaces will have four dedicated teams, CBD, south, north and sports fields. The teams will be attending to grounds and gardens, cleanliness and maintenance. A new street sweeper has been procured with additional features such as pressure cleaning capabilities. Council has already received great feedback from CBD businesses regarding this resource and the staff operating it.

### Attachment/s

There are no attachments for this report.

**TRIM Record No:** BP26/490:EF19/25-8

## Notice of Motion / Question with Notice

Councillor Jasmine Knight-Smith has put the following question with notice:

In relation to Resolution 209/25, can the General Manager please provide an update on the progress of actions arising from this resolution, including:

- advocacy and collaboration with NSW Police and other agencies
- progress in securing grant funding and implementing lighting and CCTV improvements
- engagement with State Government regarding health, mental health, housing and homelessness supports
- implementation and outcomes of operational actions currently being undertaken by staff

**RESOLVED** that Council:

1. *advocate to work in collaboration with Richmond Police District to:*
  - a. *reinstate the Drug Squad that was disbanded over a year ago now*
  - b. *boost the specialist TAG unit back to full capacity*
  - c. *support increasing police resources by actively seeking grant funding opportunities with support from the NSW Police Commissioner and Member for Lismore*
  - d. *support ongoing high visibility policing and operations throughout the LGA with supplementary support by way of regular Ranger patrols*
2. *actively pursue grant opportunities to increase lighting and boost CCTV capabilities across the LGA as a deterrent against antisocial and criminal activity*
3. *request the Minister for Health and the Minister for Mental Health to provide the Northern NSW Local Health District more resources to deal with the increased number of patients who require acute support*
4. *request the Minister/s for Housing and Homelessness provide additional resources to address housing insecurity and homelessness across the LGA*
5. *notes the actions staff are undertaking with regards to:*
  - a. *increased patrols in Lismore CBD and Nimbin*
  - b. *meeting and collaborating with local Police to identify and address emerging crime issues*
  - c. *seeking grant funding to improve street lighting across Lismore CBD and villages*
  - d. *supporting youth programs, education and awareness campaigns*

### General Manager's response:

In October 2025 letters were sent to the Ministers for Health, Mental Health, Housing and Homelessness, Member for Lismore and Police Commissioner. Responses received are attached.

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

# Notice of Motion / Question with Notice

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 Terania Sts - wayfinding lighting
- roundabout Dawson & Conway Sts - wayfinding lighting
- roundabout Molesworth & Conway Sts - wayfinding lighting
- roundabout Dawson & Leycester 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

Council Rangers and contracted security continue daily patrols in the CBD and twice weekly in Nimbin.

Officers continue to:

1. have regular meetings with NSW Police and assist with operations when tasked
2. investigate funding avenues
3. liaise with community organisations

## Attachment/s

1. [↓](#) Minister Park response
2. [↓](#) Minister Jackson response
3. [↓](#) Minister Jackson response - 2

**TRIM Record No:** BP26/489:EF19/25-8

**The Hon Ryan Park MP**

Minister for Health  
 Minister for Regional Health  
 Minister for the Illawarra and the South Coast



Ref: M25/8397

Councillor Steve Krieg  
 Mayor  
 Lismore City Council

---

Lismore City Council health care funding (your ref: sk.bm:co25/10717)

Dear Mayor

*Steve*

Thank you for writing on behalf of Lismore City Council about funding for the Northern NSW Local Health District.

I acknowledge the concerns raised and appreciate your advocacy on this matter. I recognise that access to community health services is important and I appreciate you bringing this to my attention.

After you got in touch, I followed up on this matter with the District to get a better understanding of the situation.

I am advised that the District is funded to provide a specialist mental health response in the Lismore Base Hospital Emergency Department 7 days a week.

I am also advised that the Lismore Acute Care Service is a multi-disciplinary team of specialist mental health clinicians who provide a crisis and assessment service. They provide short term treatment interventions for up to 4 weeks to people living with moderate to severe mental illness who are in crisis or experiencing an acute phase of illness.

The Lismore PACER (Police, Ambulance and Clinician Response) position will commence in January 2026. People aged 18 years or older experiencing a mental health crisis can be referred to PACER by NSW Police or Ambulance. The PACER Clinician will be co-located with police and will help deescalate psychiatric emergencies within the community.

I appreciate you bringing this to my attention and giving me the opportunity to help. The safety and care of patients is the highest priority for NSW Health.

Thank you again for writing. For more information, please contact [REDACTED] A/Director Mental Health Alcohol & Other Drugs, Northern NSW Local Health District, at [REDACTED]

[REDACTED]  
 Ryan Park MP  
 Minister for Health  
 Minister for Regional Health  
 Minister for the Illawarra and the South Coast

OFFICIAL

## The Hon Rose Jackson MLC

Minister for Water, Minister for Housing, Minister for Homelessness,  
Minister for Mental Health, Minister for Youth



Ref: EAP24/15732 and M25/7735

Steve Kreig  
Mayor – Lismore City Council  
43 Oliver Avenue  
Goonellabah, NSW 2480

---

Re: Lismore City Council -Resolution

Dear Mayor Kreig, *Steve*

Thank you for writing to advise of the resolution of Lismore City Council passed on 14 October 2025, and for outlining Council's concerns regarding community safety, access to mental health services, housing insecurity, and homelessness across the Lismore Local Government Area.

Please accept this response on behalf of myself and the Minister for Health in relation to item 3 and myself in relation to item 4.

I acknowledge the challenges being experienced by the Lismore community, particularly in the aftermath of the recent natural disasters and associated recovery. I welcome Lismore City Council's continued collaboration with the NSW Government and service partners to support vulnerable community members.

The NSW Government continues to make significant investments to strengthen mental health services across the state, including in regional and disaster-affected communities.

The 2025 NSW Government Budget commits a record \$3.1 billion towards mental health, reflecting 8.5% of the total Health expenditure for 2025-26. This is comprised of \$2.9 billion in recurrent expenses and \$219.2 million in capital expenditure.

New initiatives funded in 2025-26 include \$23.1 million to expand community-led suicide prevention and wellbeing support programs for First Nations people and \$15.4 million to boost the community mental health workforce and enhance mental health support for young people with severe and complex mental illness, and regional communities.

This funding builds on 2024 Budget investments to enhance community mental health services which included:

- \$30.4 million over 4 years to enhance community mental health teams across targeted parts of NSW, including regional areas. This funding boosts the workforce by about thirty-five additional mental health positions which support community outreach, allow for extended hours of service, and enable more comprehensive case management. It will also strengthen coordination of care, enhance access to specialist psychological services, and improve the involvement of carers and family in care.

## OFFICIAL

- \$38.9 million over 4 years to strengthen mental health services by expanding the NSW Single Front Door, delivered through Healthdirect, to provide a statewide point of contact to access mental health support and care across all levels of government. This will enable people with non-urgent mental health needs to connect with community-based services, reducing avoidable emergency department (ED) presentations.
- \$40 million over 4 years for the Pathways to Community Living Initiative, which supports people with persistent mental illness and complex needs who have been in hospital for a long time, or who are at risk of long stays. This additional investment: has established a dedicated, complex care clinical workforce of over twenty-five full time equivalent (FTE) roles and will deliver up to twenty more beds in the community, as an alternative to long term hospital care.

The NSW Government is also partnering with the Commonwealth Government to establish additional Medicare Mental Health Centres (MMHCs).

MMHCs are designed to provide a welcoming space for adults experiencing distress, crisis, or moderate to severe mental illness to access immediate and short-term care and support, and connection with appropriate services for ongoing care. The service is free, and no appointment or referral is needed.

Fourteen new centres are being established across NSW as part of a joint Commonwealth and NSW investment of \$84.5 million (\$26.37 million from NSW) under the National Mental Health and Suicide Prevention Agreement Bilateral Schedule. This includes a new centre for the Tweed area, which is expected to be operational mid-2027.

A Commonwealth-funded MMHC has been operating in Lismore since 2022.

In response to the numerous disasters that have been experienced in NSW, and in particular in Northern NSW, the NSW Government has established long standing mental health programs to support rural and regional communities. This includes \$23.7 million over 4 years to 2026-27 for 30 FTE Disaster Recovery Clinician and \$21.15 million over 5 years to 2026-27 for the Rural Adversity Mental Health Program. There are 4 FTE Disaster Recovery Clinicians and 2 FTE Rural Adversity Mental Health Program Coordinators in Northern NSW.

The NSW Government is also significantly investing in suicide prevention through the Towards Zero Suicides Initiatives. A key initiative in these efforts is the provision of Safe Havens.

Safe Havens are non-clinical, peer-supported spaces designed as an alternative to EDs for people experiencing suicidal distress. They are free, require no referral, and are staffed by workers with lived experience.

In the Northern NSW Local Health District, pop-up Safe Havens were established after the 2022 floods in Lismore, Woodburn, Murwillumbah, and Mullumbimby, with funding extended until June 2026. Additionally, a permanent Safe Haven operates in Tweed Heads under the Towards Zero Suicides initiative, while the original Lismore site remains temporarily closed due to the pop-up rollout. A transition plan for services in 2026 is being developed.

Suicide Prevention Outreach Teams (SPOT) provides mobile, assertive outreach for individuals at high risk of suicide, offering crisis support in community settings rather than hospital environments. These teams work across Northern NSW (including Lismore and surrounding LGAs) and, like Safe Havens, provide an alternative response to EDs. SPOT services emphasise rapid response, engagement with hard-to-reach individuals, and integration with local recovery initiatives to strengthen community resilience.

## OFFICIAL

To find out more about the Towards Zero Suicides initiatives that the NSW Government is investing in, you can visit <https://www.health.nsw.gov.au/towardszerosuicides/Pages/default.aspx>. In relation to housing insecurity and homelessness, Homes NSW continues to provide critical support to people in the Lismore Local Government Area (LGA) who require housing assistance and Temporary Accommodation (TA). On any given night, between 30 and 50 individuals and families are assisted with TA in Lismore, with broader support provided to approximately two hundred clients and families across the Northern Rivers region. This ongoing assistance reflects the NSW Government's commitment to ensuring that vulnerable community members have access to safe and secure accommodation options during times of need.

There has been a recent announcement of 112 new social homes across the Northern Rivers, with new developments underway in Lismore, Casino and Alstonville. These projects are providing safe, fit-for-purpose housing as the region continues to recover from the 2022 floods, and form part of a broader \$6.6 billion investment to deliver 8,400 new social homes across NSW.

To further strengthen local responses, Specialist Homelessness Support provider, Social Futures, has successfully secured funding through the Homelessness Innovation Fund (HIF). This funding will enable the establishment of a Supported Temporary Accommodation service in Lismore, scheduled to open in January 2026. The service will accommodate up to fifty-five clients and families and will be the first Supported TA provider operating within the Lismore LGA. This initiative represents a significant step forward in providing wraparound support for people experiencing homelessness, ensuring they have access not only to accommodation but also to the services they need to transition into stable housing.

In addition to these measures, Rent Choice products remain available to eligible clients in the Lismore LGA, including young people and individuals fleeing domestic and family violence. These products provide rental subsidies and tailored support to help clients secure and sustain private rental accommodation, reducing the risk of homelessness and promoting long-term housing stability.

Homes NSW is also working collaboratively with local partners through the Northern Zero Collaboration Group, which commenced meetings in Lismore in November 2025. This group brings together key housing and homelessness sector stakeholders to improve coordinated responses for people sleeping rough. A key focus of the group is to identify a lead support worker for each person sleeping rough, ensuring they receive personalised assistance to navigate barriers and access appropriate homelessness and housing pathways. This approach reflects best practice in addressing chronic homelessness and demonstrates the value of strong local partnerships.

I have been advised that a Homes NSW Team Leader contacted Lismore City Council to acknowledge receipt of the Mayor's correspondence and advised that Homes NSW remains available for further discussion. While Council declined to take the Team Leader's name or contact details at that time, Homes NSW is committed to continuing engagement through formal channels and established processes to ensure effective communication and collaboration.

The NSW Government recognises the importance of coordinated, place-based responses and values the role of local government in identifying emerging community needs. Ongoing collaboration between councils, service providers, and government agencies remains critical to supporting community wellbeing and delivering improved housing outcomes.

OFFICIAL

Thank you again for bringing Council's resolution to my attention. I look forward to continuing to work together to improve outcomes for the people of NSW, particularly those experiencing housing insecurity and homelessness.

Yours sincerely



I know there are such important issues to you and your community - we are directly investing in new local services and want to continue work with Council on long-term solutions

Rose Jackson MLC  
Minister for Water, Minister for Housing, Minister for Homelessness,  
Minister for Mental Health, Minister for Youth

CC: The Hon Ryan Park, Minister for Health and Regional Health, ryan.park@parliament.nsw.gov.au

**The Hon Rose Jackson MLC**

Minister for Water, Minister for Housing, Minister for Homelessness,  
Minister for Mental Health, Minister for Youth



Ref: M26/1242

The Hon Janelle Saffin MP  
Minister for Small Business  
Minister for Recovery  
Minister for the North Coast  
Member for Lismore  
lismore@parliament.nsw.gov.au

---

**Notice of Motion on Community Safety**

Dear Minister *Janelle*

Thank you for writing on behalf of Lismore City Council outlining the Council's concerns for community safety, access to support and the need for additional resources to address housing insecurity and homelessness across the Lismore Local Government Area (LGA). I apologise for the delay in responding.

I acknowledge the significant challenges faced by the community in the Lismore and greater Northern NSW, particularly in relation to the recovery efforts following the recent natural disasters. I appreciate your advocacy on these important issues and recognise the distress that housing insecurity and homelessness continue to cause within the community.

Mayor Steve Krieg also wrote to me directly regarding the issues you have raised. I have enclosed a copy of the response provided to him for your reference.

I can assure you that the NSW Government continues to make significant investments to strengthen the services available in the greater Lismore region.

In relation to community safety and mental health supports, I am pleased to advise that since the Mayor wrote to me, the Lismore PACER (Police, Ambulance and Clinician Response) position has commenced. People aged 18 years or older experiencing a mental health crisis can be referred to PACER by Police or NSW Ambulance. The PACER clinician will be co-located with Police and will help to de-escalate psychiatric emergencies in the community.

Furthermore, it is my understanding that, the Northern NSW Local Health Districts Mental Health Alcohol & Other Drugs team, in partnership with Healthy North Coast, jointly presented at a recent Community Safety Forum. I am pleased to hear it was agreed that Mr Stephen Carrigg, the Rural Adversity Mental Health Program Coordinator will deliver Mental Health first aid training to the Business Chamber.

Ensuring that everyone in New South Wales has access to a safe and secure home is a key priority for me and the NSW Government. In August 2025, I released the NSW Homelessness Strategy 2025–2035, which provides a whole-of-government response to prevent and address homelessness across the state. For more information, please visit: <https://www.nsw.gov.au/departments-and-agencies/homes-nsw/nsw-government-response-to-homelessness/nsw-homelessness-strategy-2025-2035>.

In October 2025, I released the Homes for NSW Strategy. This is a 10-year plan to transform the non-market housing and homelessness system. This Strategy puts people first by building a system that is fair, inclusive and empowers people to have greater control over their future. For more information please visit: <https://www.nsw.gov.au/departments-and-agencies/homes-nsw/housing-reforms-and-initiatives/homes-for-nsw-strategy>.

52 Martin Place Sydney NSW 2000  
GPO Box 5341 Sydney NSW 2001

02 7225 6050  
[nsw.gov.au/ministerpark](https://nsw.gov.au/ministerpark)

OFFICIAL

1

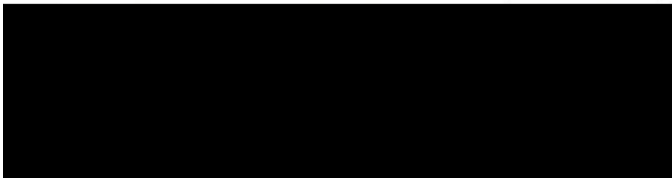
These Strategies are supported by the NSW Government's record \$6.6 billion investment under the Building Homes for NSW program, the largest investment in social housing in the state's history. This program will deliver 8,400 new social homes and includes \$527.6 million for homelessness services, along with a \$100 million Homelessness Innovation Fund focused on reducing reliance on temporary accommodation and supporting service innovation.

A key example of this investment in Lismore is Social Futures' 54-room crisis accommodation hub, delivered through more than \$3.9 million in joint funding. The hub has transformed a disused aged care facility into safe, self-contained accommodation for people sleeping rough, providing on-site specialist support to assist individuals and families to transition into long-term housing. Across the Northern Rivers region, 347 social homes have also been delivered or are in the pipeline for delivery between March 2025 and June 2028.

In addition, the NSW Government is progressing delivery of secure rental housing in East Lismore, with construction underway on 50 new build-to-rent homes, the first development of its kind in the region. More than 20 per cent of these homes will be allocated as affordable housing for low- to moderate-income residents. Planning is also progressing for the adjoining site, expected to deliver at least 400 additional homes. For further information about these developments, you may wish to contact my colleague, the Hon. Paul Scully MP, Minister for Planning and Public Spaces.

Thank you again for writing and bringing this to my attention. Your correspondence and the issues raised are important and continue to inform work across the NSW Government and partner agencies.

Yours sincerely



Rose Jackson MLC  
Minister for Water, Minister for Housing, Minister for Homelessness,  
Minister for Mental Health, Minister for Youth

Thanks Jewelbe- your ongoing support for housing in your community is noted. The council have also been strong advocates. I assure you we are doing everything we can to ensure housing is delivered in Lismore.

## Notice of Motion / Question with Notice

Councillor Jasmine Knight-Smith has put the following question with notice:

Can the General Manager please provide a list of all categories of persons, permits, or entities that are exempt from timed parking restrictions within the Lismore local government area, including the basis for those exemptions and the number of permits or approvals currently in effect?

### General Manager's response:

All parking permits have been implemented following Council resolutions.

- Hospital Precinct resident parking permits 35
- Legal Precinct staff (NSW Police, Court and NSW Correctives) 375
- CBD Trade permit – numbers vary weekly dependent on works

### Attachment/s

There are no attachments for this report.

**TRIM Record No:** BP26/493:EF19/25-8

## Notice of Motion / Question with Notice

Councillor Big Rob has put the following question with notice:

Can the General Manager please provide details relating to the extent of council's vehicle fleet which are fitted with trackers, any existing plans to install additional trackers, and the impact any existing vehicle trackers have had on productivity, WHS and driving complaints?

General Manager's response:

Council has now completed installation of the new 4G/5G In Vehicle Monitoring System (IVMS) across all operational fleet vehicles, plant and trailers.

The system is not yet live. Before activation, Council must finalise several governance steps, including confirming workplace surveillance procedures, assigning Driver ID access, determining system access levels and completing operator training. Once these steps are completed, a staged rollout will commence.

As the system is still in testing, no formal productivity, WHS or driving-behaviour impacts can be reported at this stage. Early testing has generated speed-related alerts, which have been used to reinforce safe-driving expectations.

The IVMS is expected to support improvements in safety, incident response, operational efficiency and complaint resolution once fully implemented.

### Attachment/s

There are no attachments for this report.

**TRIM Record No:** BP26/491:EF19/25-8

**Confidential Business**

---



## Confidential Matters – Closed Council Meeting

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

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

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

### Clause 14.9 of Council Code of Meeting Practice

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

### Recommendation

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

<b>Item</b>	12.1 Tender T402526RTC Co-Mingled Recycling Transportation & Processing - Evaluation Report
<b>Grounds for Closure</b>	Section 10A(2) (d i):
<b>Public Interest</b>	Discussion of this matter in an open meeting would on balance be contrary to the public interest because it relates to: commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

**MINUTES OF THE ORDINARY MEETING OF THE COUNCIL OF THE CITY OF LISMORE HELD IN COUNCIL CHAMBERS ON TUESDAY 12 MAY 2026 AT 10:00 AM**

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

## Present

Mayor, Councillor Krieg; Councillors Battista, Bing, Dalton-Earls, Gordon, Guise, Hall, Jensen, Knight-Smith, Rob (via audio-visual), Waters together with Mr Butron, General Manager; Ms Keneally, Director Roads & Infrastructure; Mr Potter, Director Water Waste & Open Spaces (via audio-visual); Mr Singh-Pangly, Director Corporate Sustainability; Ms van Iersel, Acting Director Economy Planning & Environment; Mr Bradridge, Development Assessment Lead; Mr Reinhold, Manager Development Services; Mr Fordham, Corporate Accountant Finance; Mrs Boland, Management Accountant; Mr Williams, Management Accountant; Ms Tye, Executive Assistant to Mayor and Councillors; Mr Pitman, Technology Support Officer; Ms Cotterill, Manager Governance; Mrs Mitchell, Executive Officer; Miss Hull, Executive Assistant - General Manager.

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

- 61/26      **RESOLVED** that Council:
1. approve attendance by audio-visual link for Councillor Rob on medical grounds
  2. grant a leave of absence for Councillor Bing from 14 to 19 May 2026

(Councillors Hall/Jensen)

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

**Voting against:**                Nil

## Confirmation of Minutes

- 62/26      **RESOLVED** that the minutes of the following meeting be confirmed:
- Ordinary Council meeting on 14 April 2026
  - Confidential Ordinary Council meeting on 14 April 2026

(Councillors Bing/Dalton-Earls)

<b>Voting for:</b>	Councillors Battista, Bing, Dalton-Earls, Gordon, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters
<b>Voting against:</b>	Councillor Guise

## Disclosures of Interest

**Clr Battista declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item:** 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

**Nature:** I am the President of LisAmore event being held on 6 July at the Lismore Turf Club

**Clr Battista declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item:** 11.2 Sister City Relationships

**Nature:** I am the Chair of Sister City Advisory Group

**Clr Waters declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item:** 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

**Nature:** I am doing work with the Lismore Lantern Parade starting next week and if there is any mention of the Lismore Lantern Parade, I will leave the Chambers during this discussion

**Clr Rob declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item:** 10.1 Staged Co-living housing (Health Worker Accommodation)

**Nature:** I previously owned 4 Weaver Street

**Clr Hall declared a Non-Significant, Non-Pecuniary Conflict of Interest for the following item:** 9.2.1 Molesworth Street, Lismore

**Nature:** I know people who have applied for an expression of interest for the parcel of land

## Altering order of Business

63/26 **RESOLVED** that the order of business be altered to debate the following matters raised during Public Forum:

- 10.1 Staged Co-living Housing (Health Workers Accommodation)
- 10.6 Policy Review

(Councillors Hall/Battista)

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

<b>Voting against:</b>	Nil
------------------------	-----

### **10.1 Staged Co-living Housing (Health Worker Accommodation)**

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

(Councillors Krieg/Battista)

**Councillor Hall left the meeting, the time being 10:22AM**

**Councillor Hall returned to the meeting, the time being 10:23AM**

64/26 **RESOLVED** that Development Consent be granted for DA26/44, subject to the recommended conditions provided in **Attachment 1** of this report.

(Councillors Krieg/Battista) (BP26/337)

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

**Voting against:** Councillor Guise

### **10.6 Policy Review**

MOTION moved that Council:

1. adopt the new:
  - a. 1.2.35 Service Review 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. 1.4.18 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”
5. General Manager consult with a legal team to ensure that any media policy is compliant with Australian law

(Councillors Knight-Smith/Dalton-Earls)

AMENDMENT moved 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”

(Councillors Rob/Bing)

**Councillor Hall left the meeting, the time being 11:02AM**

**Councillor Hall returned to the meeting, the time being 11:04AM**

**RESOLVED** that the motion be put.

(Councillor Krieg)

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

**Voting Against:** Dalton-Earls, Guise, Knight-Smith and Waters

AMENDMENT moved that Council:

1. adopt the new:
  - a. 1.2.35 Service Review Policy
  - b. 1.4.3 Media Policy
    - replacing “**must**” with “**where appropriate**” in Clause 4.3e
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”

(Councillors Dalton-Earls / Knight-Smith)

**Councillor Jensen left the meeting, the time being 11:18AM**

**Councillor Waters left the meeting, the time being 11:18AM**

**Councillor Knight-Smith left the meeting, the time being 11:18AM**

**Councillor Jensen returned to the meeting, the time being 11:20AM**

**Councillor Waters returned to the meeting, the time being 11:20AM**

**Councillor Knight-Smith returned to the meeting, the time being 11:21AM**

**RESOLVED** that the motion be put.

(Councillor Hall)

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

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

65/26

**DEFEATED** amendment that Council:

1. adopt the new:
  - a. 1.2.35 Service Review Policy
  - b. 1.4.3 Media Policy
    - replacing “must” with “where appropriate” in Clause 4.3e
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”

(Councillors Dalton-Earls/Knight-Smith) (BP26/345)

**Voting for:** Councillors Dalton-Earls, Hall, Jensen, Knight-Smith and Krieg

**Voting against:** Councillors Battista, Bing, Gordon, Guise, Rob and Waters

**RESOLVED** that the motion be put.

(Councillor Hall)

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

**Voting Against:** Councillors Guise, Knight-Smith and Waters

66/26

**RESOLVED** 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"

(Councillors Rob/Bing) (BP26/345)

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

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

## Mayoral Minute(s) and Condolence Motions

### 7.1 Transit Centre

---

67/26

**RESOLVED** that Council:

1. notes the Transit Centre located on Reserve 85348 is currently unoccupied and subject to ongoing vandalism, anti-social behaviour and unlawful activity, adversely impacting the use and amenity of the reserve

2. supports in principle the use of the building for a security presence as an interim land management measure to improve safety, deter unlawful activity, and support the public recreation objectives of the reserve
3. delegates authority to the General Manager to:
  - a. investigate, negotiate and, if appropriate, enter into a lease or licence arrangement for a term not exceeding 12 months for the use of the building by a security provider
  - b. determine the appropriate tenure structure and conditions of use, subject to compliance with the *Crown Land Management Act 2016* and the *Local Government Act 1993* and undertaking any required public notice

(Councillor Krieg)

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

**Voting against:** Nil

## 7.2 Code of Meeting Practice

---

68/26

**RESOLVED** that:

1. Council include the following clause in the Code of Meeting Practice: 3.10 ♠ (b) A notice of motion for the expenditure of funds on works and/or services other than those already provided for in the Council's current adopted Operational Plan must identify the source of funding for the expenditure that is the subject of the notice of motion and it's alignment with the adopted Community Strategic Plan
2. the Code of Meeting Practice be placed on public exhibition for 28 days and receive submissions for not less than 42 days
3. if no objections are received following the submission period the Code of Meeting Practice be updated
4. if any objections are received during the submission period the Code of Meeting Practice be reported back to Council for further consideration

(Councillor Krieg)

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

**Voting against:** Councillor Guise

**Councillor Bing left the meeting, the time being 11:42AM**

### **7.3 Groovin The Moo**

---

**Councillor Bing returned to the meeting, the time being 11:44AM**

**At this time Councillor Guise declared a non-significant, non-pecuniary conflict of interest for the Groovin the Moo as he stated he was gifted a ticket.**

**Councillor Battista declared a non-significant, non-pecuniary conflict of interest for the Groovin the Moo as his wife runs the “Our Kids” charity and made money at the event.**

69/26 **RESOLVED** that Council:

1. publicly acknowledge Groovin the Moo and recognition of its success
2. delegate to the General Manager to work with the promoters to bring it back in future years

(Councillor Krieg)

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

**Voting against:** Nil

## **Matters Arising**

### **9.1 Reconciliation Action Plan Committee**

---

MOTION moved that Council request the General Manager to investigate the appropriateness of establishing a Reconciliation Action Plan Committee with Terms of Reference incorporating the Aboriginal Advisory Group to be drafted and return to a future meeting for consideration.

(Councillors Knight-Smith/Rob)

**Councillor Gordon left the meeting, the time being 12:06PM**

**Councillor Hall left the meeting, the time being 12:08PM**

**Councillor Gordon returned to the meeting, the time being 12:08PM**

**Councillor Hall returned to the meeting, the time being 12:10PM**

**Councillor Battista left the meeting, the time being 12:13PM**

**Councillor Battista returned to the meeting, the time being 12:15PM**

70/26

**AMENDMENT DEFEATED** that Council:

1. request the General Manager to investigate the appropriateness of establishing a Reconciliation Action Plan Committee with Terms of Reference incorporating the Aboriginal Advisory Group to be drafted and return to a future meeting for consideration
2. the RAP reports bi-annually to Council

(Councillors Waters/Dalton-Earls) (BP26/276)

**Voting for:** Councillors Dalton-Earls, Guise and Waters

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

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

**Councillor Dalton-Earls returned to the meeting, the time being 12:25PM**

71/26

**RESOLVED** that Council request the General Manager to investigate the appropriateness of establishing a Reconciliation Action Plan Committee with Terms of Reference incorporating the Aboriginal Advisory Group to be drafted and return to a future meeting for consideration.

(Councillors Knight-Smith/Rob) (BP26/276)

**Voting for:** Councillors Guise, Hall, Jensen, Knight-Smith, Krieg, Rob and Waters

**Voting against:** Councillors Battista, Bing, Dalton-Earls and Gordon

### **9.2 1 Molesworth Street, Lismore**

---

72/26

**RESOLVED** that Council:

1. delegate authority to the General Manager to meet with the committee of Northern Rivers Junior Motorcycle Club and Jagun Alliance Corporation with a view to negotiating the following:
  - a) interest in part of (majority of site) 1 Molesworth Street, Lismore being utilised by Northern Rivers Junior Motorcycle Club
  - b) interest in part of (portion of land along the creek) 1 Molesworth Street, Lismore being utilised by Jagun Alliance Aboriginal Corporation
2. request this be reported back to Council for decision

(Councillors Hall/Gordon) (BP26/365)

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

### 9.3 Questions on Notice

---

73/26 **RESOLVED** that the Questions on Notice responses provided in this report be noted.  
(Councillors Bing/Knight-Smith) (BP26/367)

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

## Reports of the General Manager

### 10.2 Application to Close Public Road - Part Suffolk Road, Blue Knob

---

- 74/26 **RESOLVED** 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

(Councillors Knight-Smith/Bing) (BP25/721)

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

**Voting against:** Nil

### **10.3 Monthly Finance and Investment Report**

---

75/26 **RESOLVED** that Council note the report and adopt the Investment report for April 2026.

(Councillors Battista/Bing) (BP26/374)

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

**Voting against:** Councillor Guise

### **10.4 March 2026 Quarterly Budget Review Statement**

---

76/26 **RESOLVED** that Council adopts the attached March 2026 Quarterly Budget Review Statement and approves the recommended changes to the 2025/2026 budget.

(Councillors Bing/Gordon) (BP26/378)

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

**Voting against:** Councillor Guise

**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**

---

MOTION moved 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
6. Remove the \$1.3m Regional Landfill line item from the budget

(Councillor Guise/Waters)

AMENDMENT moved 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

(Councillors Rob/Bing)

**RESOLVED** that the motion be put.

(Councillor Hall)

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

**Voting Against:** Dalton-Earls, Guise, Knight-Smith and Waters

77/26

**RESOLVED** 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

(Councillors Rob/Bing) (BP26/379)

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

## Closure

The Mayor deferred Items 11.1 to 11.9 to the June Ordinary Meeting and this concluded the business and the meeting terminated at 3.03 pm.

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

---

**MAYOR**