



INSPIRE LISMORE 2040 Local Strategic Planning Statement



DOGWHISTLE CREATIVE



ACKNOWLEDGMENT OF COUNTRY

We acknowledge the Widjabal/Wyabal people of the Bundjalung nation, Traditional Owners of the lands and waters on which we operate our business. We honour their unique cultural and spiritual relationship to the land and waters and their continuing and rich contribution to Lismore City Council and the community. We pay our respects to them and their culture, their Elders and community leaders both past and present. Additionally, we acknowledge the vibrant contribution that young Aboriginal people make as emerging leaders of the community.

ABBREVIATIONS & ACRONYMS

BMS	Biodiversity Management Strategy
CBD	Central Business District
CSP	Community Strategic Plan
DCP	Development Control Plan
DPIE	Dept Planning Industry & Environment
EDS	Economic Development Strategy
FRMP	Floodplain Risk Management Plan
GMS	Growth Management Strategy
KPoM	Koala Plan of Management
LALC	Local Aboriginal Land Council
LCC	Lismore City Council
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
NCRP	North Coast Regional Plan
NRJO	Northern Rivers Joint Organisation
RCC	Rous County Council
SBP	Strategic Business Plan
TfNSW	Transport for New South Wales

inspire LISMORE 2040

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Mayor’s Message	5
General Manager’s Message	6
Executive Summary	7
Part 1 About the Local Strategic Planning Statement	8
The Purpose	8
Where the LSPS sits in the Policy framework	8
The Process	9
Part 2 Our Vision, Our City and Our Priorities	11
Our Vision – Lismore in 2040	11
Lismore and the Region in 2020	12
Themes, Planning Priorities and Actions	19
Theme 1 Liveable Places	21
Theme 2 Productive Economy	35
Theme 3 Connected Communities	43
Theme 4 Sustainable Environment	48
Theme 5 Climate Resilience	51
Part 3 Implementing and Monitoring the LSPS	56
Implementation	56
Alliances and Partnerships	56
Monitoring and review	57
Funding & resourcing	57
Strategic Alignments	58
REFERENCES	64

MAYOR'S MESSAGE

I am pleased to present Lismore City Council's Local Strategic Planning Statement (LSPS).

The Statement acknowledges that Lismore is the heart of the Northern Rivers region and as the Regional City, a provider of major services in health and education, as well as significant sporting and cultural opportunities for our residents and those from surrounding areas. Lismore is characterised by our spectacular natural environment, productive agricultural land and our eclectic and creative community.

This LSPS is the result of significant engagement with our community to identify what is important and what they would like to see happen with land use planning over the next 20 years. The vision, planning priorities and actions identified here will guide Council's strategic direction to ensure we provide a diversity of housing options, grow sustainable job opportunities and build our resilience to climate change.

The renewal of the CBD and its connection to the river are key priorities and Council will ensure our land use planning controls allow for a greater range of commercial, recreational and residential opportunities.

The LSPS aims to help redefine our CBD as a hub for services, community and cultural spaces, whilst incorporating planning for best-practice flood mitigations.

The challenges faced with implementing the action from this LSPS do not rest solely with Council. They require Council to work with the community and governments to plan for the type of future we will like to see into 2040.

Cr Isaac Smith

Mayor of Lismore



THE THEMES,
PLANNING
PRIORITIES AND
ACTIONS IDENTIFIED
HERE WILL GUIDE
COUNCIL'S STRATEGIC
DIRECTION



THE LSPS REFLECTS
THE COMMUNITY'S
DESIRE TO
SEE LISMORE
CONTINUE TO
DEVELOP **NEW JOB
OPPORTUNITIES**
IN SUSTAINABLE
INDUSTRIES, THE
ARTS AND TOURISM

GENERAL MANAGER'S MESSAGE

The Local Strategic Planning Statement (LSPS) is a requirement of the State Government under section 3.9 of the Environmental Planning and Assessment Act 1979, which requires it to include or identify the following:

- The basis for strategic planning in the area, having regards to economic, social and environmental matters,
- Planning Priorities for the area that are consistent with any strategic plan applying to the area and the applicable Community Strategic Plan (Imagine Lismore) under s402 of the Local Government Act 1993;
- Actions required for achieving those planning priorities;
- The basis on which council is to monitor and report on the implementation of those actions.

As well as responding to the Council's Community Strategic Plan this LSPS informs and responds to Council's other strategic documents such as the:

- Economic Development Strategy,
- Biodiversity Management Strategy,
- Sport and Recreation Plan, and

State-wide and regional policies and priorities that give effect to the North Coast Regional Plan 2036. The LSPS implements relevant directions and actions at a local level and is further informed by a range of State-wide and regional policies including:

- NSW Premier's priorities
- Northern Rivers Regional Economic Development Strategy

- NRJO Strategic Regional Priorities
- Future Transport NSW 2056
- Transport for NSW Future Strategy
- Northern Rivers Transport Plan
- Regional NSW Services and Infrastructure Plan
- National Land Freight Strategy
- North Coast Enabling Regional Adaptation Report
- Adapt NSW Climate Projections
- State Wide Destination Management Plan
- Government Architect Draft Urban Design for Regional NSW
- North Coast Settlement Planning Guidelines.

The LSPS reflects the community's desire to see Lismore continue to develop new job opportunities in sustainable industries, the arts and tourism. It will guide future changes to planning controls such as the Local Environmental Plan (LEP) and Development Control Plans (DCPs).

The 20-year horizon of the document allows Council to set long-term goals and directions that will be reviewed at least every 7 years. I would like to thank Council staff and all members of our community who took the time to attend a workshop or make a submission that has helped shape the priorities and directions in this important strategic plan.

Shelley Oldham
General Manager

Our Place as the Regional City at the Heart of the Northern Rivers

Lismore is one of 12 LGAs which define the North Coast Region of New South Wales. The Foreword to the North Coast Regional Plan 2036 describes the region as:

The North Coast is undoubtedly one of the State's most desirable places to live and work.

More than 12 million people visit the region each year, making it also one of the great tourist destinations in the State with the most biologically diverse environment and vibrant communities increasingly connected to the economic powerhouses to the North and South. Within the North Coast Region, there are three sub regions with Lismore positioned in the central heart of them.

The LGA is 725 kilometres north of Sydney and 150 kilometres South of Brisbane and is neighboured by four other LGAs; Kyogle, Richmond Valley, Byron and Ballina. Lismore LGA covers an area of 1,267 sq km and sits on the magnificent Wilsons River and is bordered by the majestic Nightcap Ranges National Park. It evolved from the Big Scrub which was the largest area of subtropical lowland rainforest in eastern Australia and Lismore is proud to have retained important remnants of the Big Scrub in our town centre.

Lismore city is surrounded by community focused villages including Nimbin, The Channon, Dunoon, Caniaba, Clunes, Bexhill and Wyrallah that support agriculture, arts and tourism. Our community has expressed their love of these villages and their desire to ensure their role in our vibrant LGA is retained.

This is a region with a sustainable and prosperous future. Lismore is the Regional City at the heart of the Northern Rivers and the vision within this LSPS reflects the community's desire to sustain our natural beauty and healthy environment, productive agriculture and a thriving economy that fosters creativity and innovation. It also acknowledges our caring and resilient community that is keen to adapt to climate challenges.

The Vision will be achieved through implementing the priorities and actions set out in this plan.

The Lismore Local Strategic Planning Statement (LSPS) comprises three parts.

One

About the Plan provides:

- the purpose of the LSPS,
- its role in the broader policy framework, and
- the important role of community engagement and how it has informed the Vision and Planning Priorities.

Two

The second part is the core of the Statement. It expresses our land use vision, planning priorities and actions and outlines Lismore's place in the region and its economic, social and environmental features that are the basis for our vision.

Three

The third part looks at implementation and monitoring of the LSPS as well as its alignment with Council's Imagine Lismore Community Strategic Plan and North Coast Regional Plan. Council will amend its current land use plans and strategies and develop new plans and strategies to reflect the priorities stated in the LSPS. These plans in turn provide the policy direction and enable and facilitate land use change. This approach ensures our practical actions and planning tools accurately reflect and deliver on the strategic vision developed by our community.



1. ABOUT THE LOCAL STRATEGIC PLANNING STATEMENT

Purpose

Inspire Lismore is our Local Strategic Planning Statement with a vision to 2040. This Local Strategic Planning Statement (LSPS) recognises our place as the leading City in the Far North Coast and captures our key opportunities and challenges.

As the core strategic land use planning document for the city of Lismore, the LSPS sets out the Council and community vision for Lismore's future and the strategic land use priorities and actions that will see the vision realised for the communities of Lismore.

The LSPS integrates a range of land use planning and related initiatives already underway at a State or Local level. The LSPS will guide the growth and character of our city centre, villages and farming communities. It provides a basis for growth, innovation and development all of which will occur within a land use framework that protects and values our natural landscape, biodiversity and agriculture. Inspire Lismore reflects the key focus areas in Council's Community Strategic Plan and gives effect to the North Coast Regional Plan 2036.

The LSPS actions are defined as:

Short term – 2 years

Medium term – 2-5 years

Long term – 5 years on ,

to achieve the community's vision for the future.

This LSPS will implement the strategic outcomes and priorities through important planning instruments including:

- amendments to the Local Environmental Plan (LEP) and Development Control Plans (DCPs), which will enable and facilitate the land use priorities,
- Development Contributions Plans, and
- other Council documents, policies and strategies that relate to land use planning.

Where the LSPS sits in the policy framework

This LSPS has been prepared in accordance with Part 3 Division 3.1 Section 3.9 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). The LSPS is an integral part of Council's Integrated Planning and Reporting Framework, and supports the Community Strategic Plan (CSP), Delivery Program and Operational Plan. The planning priorities in the LSPS are consistent with the Community Strategic Plan's key focus areas, and the actions inform Council's Delivery Program and Operational Plan.

The LSPS is also informed by state-wide and regional policies and priorities and gives effect to the North Coast Regional Plan 2036, implementing the relevant directions and actions at a local level.

1. ABOUT THE LOCAL STRATEGIC PLANNING STATEMENT *continued*

Figure 1: State, Regional and Local Planning Framework

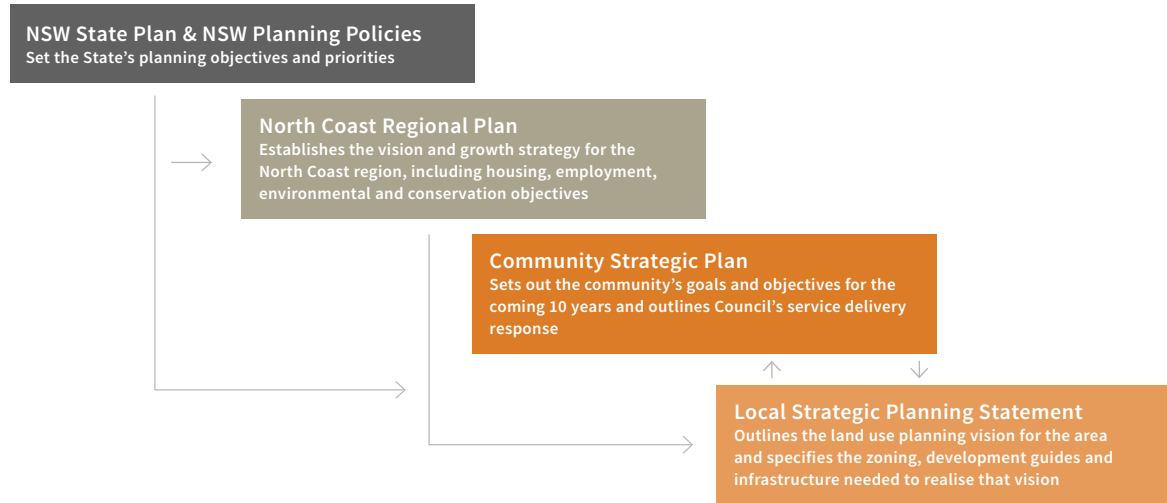


Figure 2: Strategic Alignment

LSP THEMES	CSP THEMES	NORTH COAST REGIONAL PLAN GOALS
 <p>Theme 1 Liveable places</p>	<p>An inclusive & healthy community Our built environment</p>	<p>The most stunning environment in NSW Vibrant and engaged communities Great housing choice and lifestyles</p>
 <p>Theme 2 Productive Economy</p>	<p>A prosperous & vibrant city Our built environment</p>	<p>A thriving, interconnected economy</p>
 <p>Theme 3 Connected Communities</p>	<p>Our built environment A prosperous & vibrant city</p>	<p>A thriving, interconnected economy Vibrant and engaged communities</p>
 <p>Theme 4 Sustainable Environment</p>	<p>Our natural environment Our built environment</p>	<p>The most stunning environment in NSW A thriving, interconnected economy</p>
 <p>Theme 5 Climate Resilience</p>	<p>An inclusive & healthy community</p>	<p>The most stunning environment in NSW.</p>





1. ABOUT THE LOCAL STRATEGIC PLANNING STATEMENT *continued*

The process

Community Engagement is important to Lismore City Council and this LSPS has been informed using our Community Participation Plan. Engagement has built on the consultation about the Community Strategic Plan and related Strategies including; the Economic Development Strategy, Biodiversity Management Strategy review, Sports and Recreation Plan review and the ‘Shaping the Lismore CBD’ report.

The LSPS also considered extensive community engagement in 2014-15 in the preparation of the Lismore Growth Management Strategy 2015-2035. All these consultations have fed into this LSPS to reflect current community sentiment.

Community Land Use Priorities:

Community engagement activities highlighted the following priorities;

- More employment opportunities;
- Protect farmland while allowing farmers to diversify;
- Protect village character and allow for managed growth;
- Parks, open space, pedestrian and cycle ways are very important to our quality of life;
- Protect the natural environment and wildlife corridors;
- Extend footpaths and cycleways and make them easily accessible and safe;
- Increase the diversity of housing eg tiny homes, co-housing;
- Increase affordable housing and housing for older people;
- Revitalise the CBD – increase its vibrancy and make it greener;
- Increase activity- based and rural tourism;
- Make better use of the river and clean it up;
- Do more to prepare for climate change;
- Make sure infrastructure like roads, sewerage and water supply can cope with population growth;
- Promote clean and green and sustainable agriculture;
- Support the rail trail;
- Increase public transport;
- Keep Nimbin iconic.



LSPS engagement activities:

- Community survey – October 2019. 106 surveys;
- 7 place-based community workshops – February 2020. 104 participants;
- Councillor workshops – various;
- Formal public exhibition – 21 April-22 May 2020

2. OUR VISION, OUR CITY & OUR PRIORITIES

Our Vision – Lismore in 2040

Lismore is a regional city like no other.

As the heart of the Northern Rivers, Lismore is characterised by natural beauty and a healthy environment, productive agriculture, a thriving economy that fosters creativity and innovation, an excellent quality of life with diverse housing choices and a caring community known for its resilience and climate responses. People enjoy an environment that provides opportunities to live healthy, happy and well-connected lives.

Strategic Growth Principles

Strategic growth principles set the policy direction for the LSPS and form the basis for ensuring appropriate development within our LGA for the life of the LSPS.

Strategic growth principles are captured in the vision, planning priorities and actions. These principles will see our LGA grow and evolve in a way that:

- creates liveable, safe, connected, diverse and healthy living environments
- provides a diversity of housing choices;
- consolidates existing urban areas;
- protects, promotes and enhances Aboriginal and non-indigenous cultural heritage
- supports the timely, cost effective and efficient provision of infrastructure;

- co-locates compatible land uses;
- promotes a diverse and thriving economy;
- provides a range of community services and sport and recreational opportunities;
- conserves the natural environment, ecological processes and biodiversity values;
- retains productive rural land for agricultural uses;
- maintains and enhances the scenic amenity, character and identity of the LGA; and
- avoids putting people and property at risk from natural hazards.

THE LSPS HAS
BEEN **INFORMED**
BY COMMUNITY
INPUT AND
ANALYSIS OF STATE,
REGIONAL AND
LOCAL ISSUES

2. OUR VISION, OUR CITY & OUR PRIORITIES

Our City

Lismore and its Region In 2020

The Lismore Local Government Area (LGA) sits within the ancestral territory of the Bundjalung people's nation. The Widjabul/Wy-abal people of the Bundjalung Nation have lived here for more than 50,000 years and Lismore acknowledges this with pride and respects the Widjabul/Wy-abal people's continuing connection to country.

The LGA has an area of 1,267 square kilometres extending from North Woodburn in the south to the village of Nimbin and rural communities and the Nightcap Ranges to the north, and from Clunes in the east to Bentley in the west.

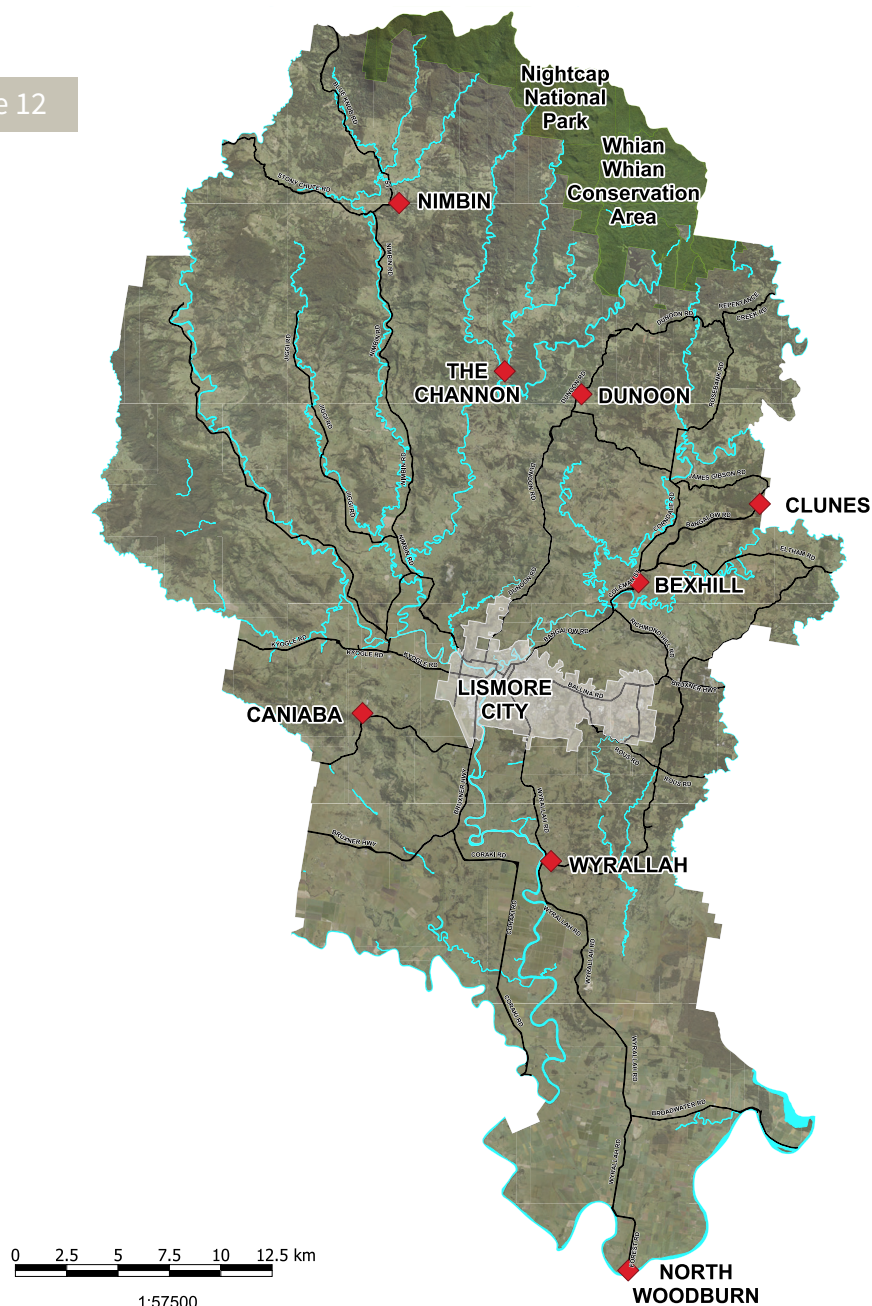
The LGA lies in the Border Ranges Rainforest region, an area of very high biodiversity that is the most diverse hotspot in NSW and within the top 15 Australian national biodiversity hotspots.

Our topography combines undulating hilly to mountainous terrain in the northern half of the LGA and rivers and flat flood plains to the south. The LGA is part of the Richmond River catchment on the Wilsons River floodplain and our city centre sits at the confluence of the Wilsons River and Leicester Creek.

Lismore is identified as a North Coast Regional City by the North Coast Regional Plan 2036 and is one of the two Regional Cities in the Far North Coast sub-region, which includes the neighbouring LGAs of Tweed and Byron to the north and northeast, Ballina in the east, Richmond Valley in the south and southeast, and Kyogle in the northwest.

The Far North Coast is well connected to the surrounding regions of South East Queensland, New England and the Mid North Coast.

Lismore is integral to the North Coast Regional Plan's vision to be, 'the best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities'. Lismore has excellent health and education services, sport and other recreation facilities, regional government services and a diversity of urban, village and rural living choices.



Road networks support access to Lismore and its villages from all directions, The LGAs location along the Bruxner Highway, west of the Pacific Highway and east of the Summerland Way provide key road links and access across the border into Queensland that support a range of manufacturing and agriculture businesses.

Lismore is also serviced by a regional airport with daily commuter flights to Sydney; the Ballina airport is a 30-minute drive away and the Gold Coast and Brisbane airports are all within and two- and three-hour commute respectively.

Regional city economy and services

The Lismore economy supports a resident workforce of 20,642 delivering a Gross Regional Product of \$2.22 billion annually¹. Host to some 4,040 businesses across the LGA, Lismore is the major service centre for the Northern Rivers region, providing a diverse range of industry, business and community services that extends well beyond the borders of the Lismore LGA.

Lismore city has seen considerable construction and development activity in recent years with major projects totalling in excess of \$294 million². This strong growth provides investors with confidence about Lismore's future potential while the location of a major regional hospital, university and large professional and retail sector underpins its ongoing growth and development as a regional city.

Health care and social assistance, education and training and professional, scientific and technical services are the expanding

industry sectors in Lismore, with emerging industries including arts and recreation services, food product manufacturing, accommodation, food service and tourism.

Southern Cross University is the largest university campus in the Northern Rivers Region and Lismore's main education provider along with the North Coast TAFE campus and multiple secondary and primary schools.

Lismore is well positioned to cater for continuing employment growth in the health and education sectors and to reinforce its role in providing health and education services to surrounding villages and towns within the region.

Innovate Lismore 2024, Council's Economic Development Strategy, captures our strengths in the region, our opportunities and our challenges. It sets out actions that capitalise on our opportunities and respond to the challenges and will allow Lismore to continue to strengthen its role as a regional city. The first Regional City Action Plan (currently in draft form), for Lismore also recognises the opportunities that arise from Lismore's unique position in the Northern Rivers. The Lismore Regional City Action Plan is intended to support the vision and direction of the North Coast Regional Plan 2036 to 'coordinate the growth of regional cities.' It will establish strategies and actions to guide growth and change in Lismore city towards 2036.

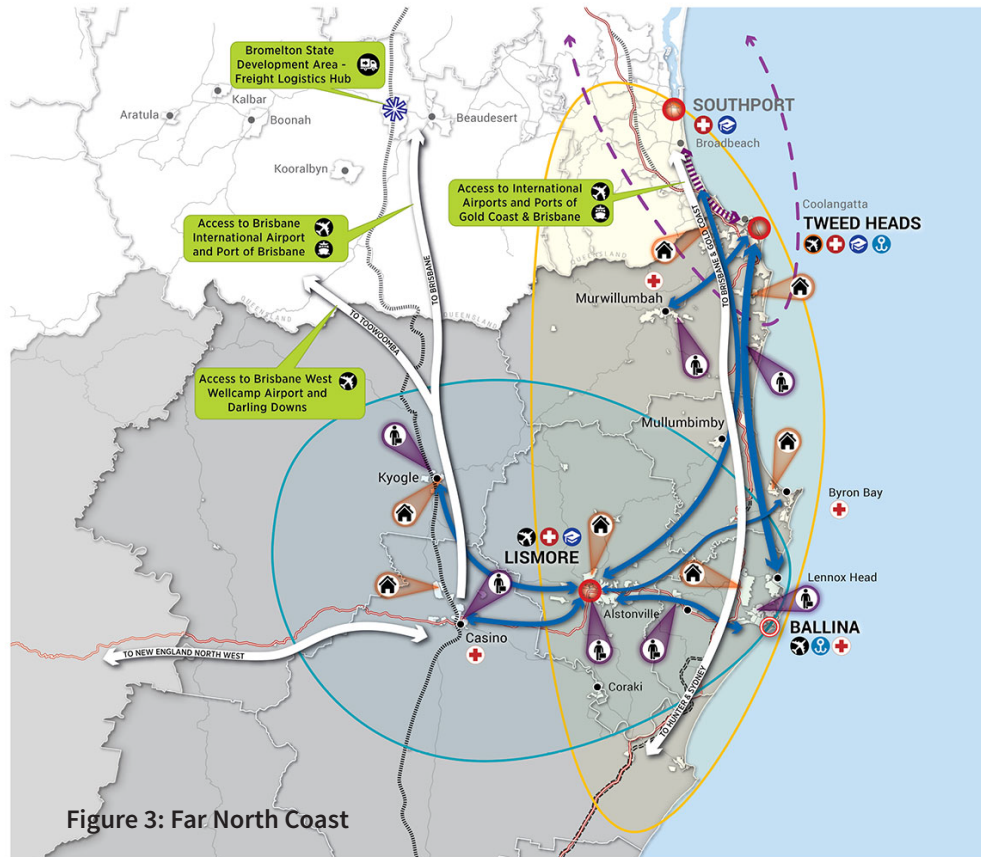
The planning priorities and actions in this Local Strategic Planning Statement will support the implementation of those



¹ NIEIR 2019

² Investment in Lismore includes the completion of SCU's hi-tech Learning Centre & Enterprise Lab, stage 3C development of the Lismore Base Hospital, and significant redevelopment of recreational facilities at Albert Park and Oakes Oval.

2. OUR VISION, OUR CITY & OUR PRIORITIES *continued*



aspects of Innovate Lismore 2020 and the Regional City Action Plan that require land use planning responses.

Our city heart

A vibrant CBD is important to Lismore’s economy and community life. The CBD provides a central location for retail, professional and business services as well as a hub for arts, entertainment and culture. The CBD is part of a Growth Corridor connecting to regional sports facilities through to Lismore’s Health Precinct. Its location next to the Wilsons River and Leicester Creek also provides unique opportunities.

The CBD has been undergoing change for some years. Council and the business community have worked hard on initiatives aimed at revitalising its core, including the redevelopment of the Lismore Regional Galley and the QUAD which have boosted the CBD and increased tourism opportunities for Lismore. The role of the CBD needs to continue to evolve to respond to community and business needs.

The 2017 flood had a significant impact on the CBD, accelerating change that was already underway, particularly in the retail sector, prompting the closure of some businesses and affecting the confidence of the business and wider community. In 2019 Hip V Hype prepared a report for Council aimed at improving Lismore’s relevance as a regional city and respond to a changing economy and community values. The report, *Shaping the Lismore CBD*, provides a set of implementable projects, programs and further investigations that will guide future investments in the CBD and provides the foundation for further state and federal funding opportunities. Projects identified by *Shaping the CBD* have commenced with \$1.5 million funding from the NSW State Government. The planning priorities and actions in this LSPS will support the ongoing implementation of the Plan.

The unique setting and proximity of the Lismore CBD to the Wilsons River provides

2. OUR VISION, OUR CITY & OUR PRIORITIES *continued*

an exceptional natural asset that gives Lismore a distinct point of difference. Lismore is a river city and our capacity to innovate from floods has developed a resilient community. However, there is much more to do to support riverbank regeneration to revitalise the river system and to turn towards the river as other Australian cities have.

Agriculture

The same biophysical characteristics that support high biodiversity in the LGA (high average annual rainfall, sub-tropical climate and fertile soils) also support productive agricultural land and underpin an important agriculture sector. Lismore LGA is home to a diverse number of agricultural industries including timber and wood products, sugarcane, dairying, cattle, tea tree, nuts, berries and stone fruit and now the emerging medicinal cannabis industry. There is also an increasing market for organically grown food to meet community demand.

Agriculture continues to provide opportunities for diversification in the agribusiness, agri-technology and food processing industries. It also provides a way of life for many people and the rural landscape is valued by the community. It is critical that the agricultural resource base is protected and land use conflict avoided.

Our people and lifestyles

In 2018 Lismore's estimated resident population (ERP) was 43,843. It's projected our population will grow to 51,750 by 2036³. The demographic makeup of our community continues to

change over time. In the last 10 or more years, the average age of residents has increased, families are having fewer children and there are more people living alone.

Just under two-thirds of the Lismore community live in the main city area, which also contains most of the employment, business and industry and health and education services for the LGA and beyond. Public and private health and education facilities include the Base Hospital, Community and Family Health services, St Vincents Private Hospital, Southern Cross University and TAFE training facilities.

Around 4% of the population live in a village⁴. The villages vary in the scale and range of retail, commercial, education and other services, depending on the proximity to the main city area and the surrounding community's needs. Nimbin is Lismore's most substantial and iconic village, supporting not only the residents of the village but many communities to the north.

The remaining third of the community live across the rural area on farms, in smaller settlements referred to as 'hamlets', in rural residential estates, lifestyle blocks or in rural land sharing communities.

Apart from the diversity of urban, village and rural lifestyle options, Lismore has excellent health and education services as well as a wide range of sporting facilities and recreation opportunities for its residents. There is also easy access to the coast and proximity to major centres and cities, such as the Gold Coast and Brisbane.



³ 2016 New South Wales and Local Government Area Population and Household Projections, and Implied Dwelling Requirements, NSW Planning & Environment 2016

⁴ A village means those zoned as such by the Lismore LEP. These are Bexhill, Caniaba, Clunes, Dunoon, Goolmangar, Nimbin, North Woodburn, The Channon and Wyrallah.

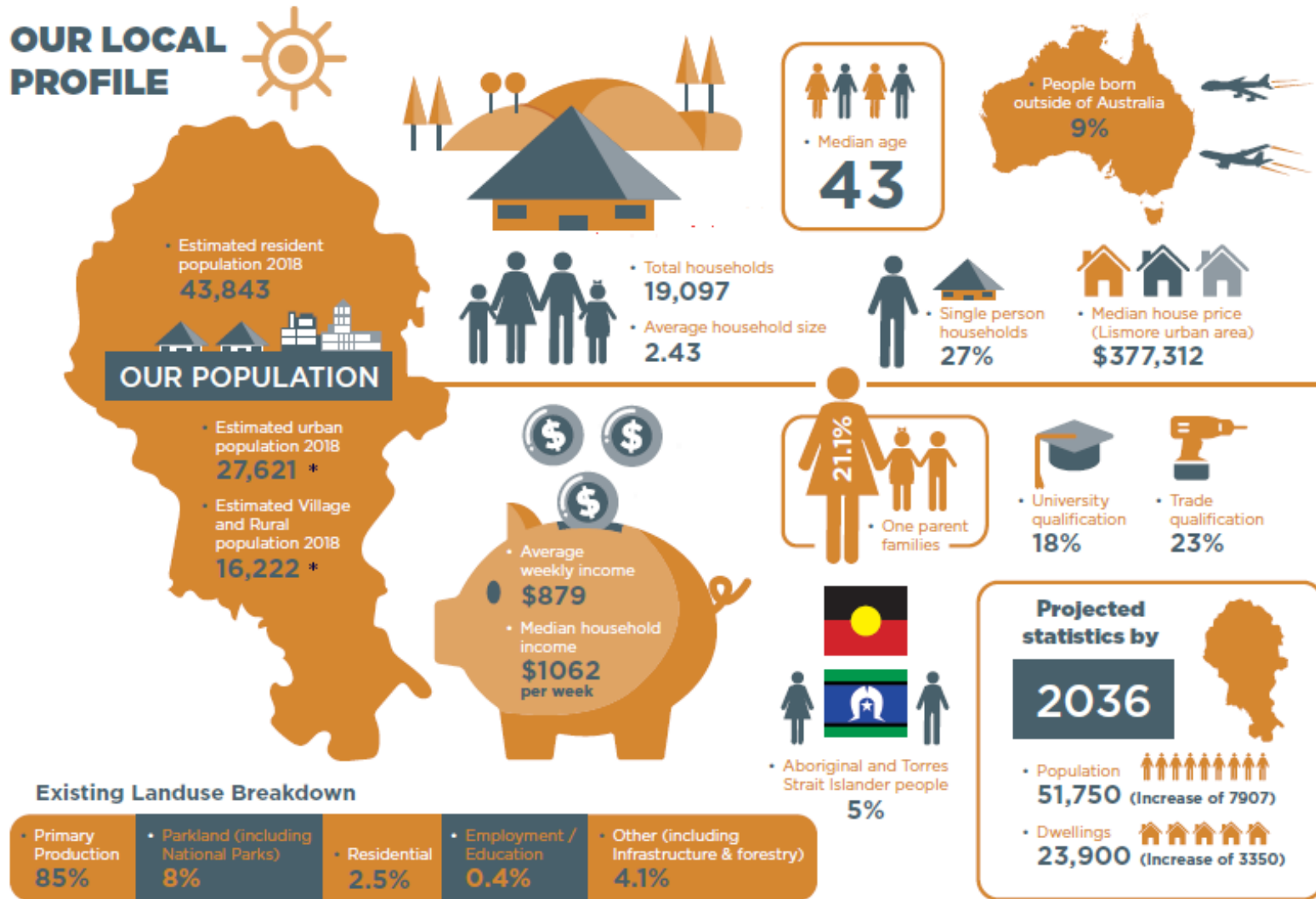


Figure 4: Population and Land Use

2. OUR VISION, OUR CITY & OUR PRIORITIES *continued*

Population growth and change

In the past 20 years Lismore has had low population growth. Since 2011 there has been a gradual decline from 44,350 (estimated resident population) to 43,843 in 2018.

This has been partly influenced by large scale economic changes (eg the global financial crises), a preference for coastal living and access to relatively cheap land in coastal areas and (until recent years) a lack of housing supply in Lismore.

Projections used for the Council's Growth Management Strategy (GMS) 2015-2035 anticipated an increase in rates of growth in the next 10-20 years due to expanding employment and

business opportunities associated with Lismore's role as a regional employment centre. Growth was also anticipated as people relocate from nearby coastal areas.

In December 2019 the Department Planning, Industry & Environment (DPIE) released population projections that revise its 2016 projections down. Council acknowledges the lower projections but is continuing to plan for higher growth and will review projections when the GMS is reviewed in 2020/21⁵.

The GMS and Council's infrastructure planning provide for increased population and through engagement activities, the community has made it clear it supports some population growth.

Although the total population has declined slightly, the number of households has increased due to rising numbers of smaller households, such as couple only or lone person. This

has implications for housing supply and the types of housing available to meet the needs of a changing population.

Lismore's population is aging; since 2011 the population grew in all age groups 55 years and above. Only one other age group, 25-29 years, experienced growth. An aging population is not unique to Lismore and requires special consideration around housing provision, health care and access to services.

However, as a regional city Lismore is well placed to respond to the needs of all age groups with good access to housing, retail, education and health facilities, recreation and open space and employment.

Housing supply, diversity and affordability

Lismore has ample serviced land to supply housing for projected households to the year 2031. In recent years supply of residential land to the market has been sluggish and presents challenges to achieving greater housing supply. In the 5 years to 2019, 728 new dwelling lots were approved by Council; however, only 86 of these lots have been released to the market.

Housing stock is limited in its diversity: separate dwellings comprise 81.5% of our stock, and 73% have 3 or more bedrooms. Village housing is almost entirely detached dwellings.

The dominance of larger dwellings does not match the number of people per household, with more than 50% of households being lone person or couples only. Household occupancy rates are expected to continue to decrease which means more dwellings, notably 1- and 2- bedroom dwellings, are likely to



COUNCIL HAS
IMPLEMENTED
FLOOD HAZARD
PLANNING AND
MITIGATION
RESPONSES FOR
MANY YEARS

2. OUR VISION, OUR CITY & OUR PRIORITIES *continued*

be needed to accommodate a greater proportion of smaller households.

Council has been proactive in enabling all types of housing in its LEP, including apartments and other types of medium density housing. Council has also offered incentives in the form of waived or reduced development contributions. A report prepared by AEC Group Ltd in December 2018 for the Department of Planning and Environment highlights the issues and challenges in relying on planning frameworks to achieve increased diversity through dwellings such as apartments and other types of medium housing. One of the report's conclusion is that this will continue to be a challenge without an increase in Lismore's population.

Lismore's relative affordability in the region presents opportunities to expand our population and meet community needs. Council's partnership approach to addressing the range of housing needs in Lismore remains relevant and Council is committed to continue to work with agencies, the development industry, housing providers and others to develop proposals and programs that facilitate an increase in affordable and smaller forms of housing, higher density and community living options in the villages and urban area.

Our environment and climate

The Lismore LGA still has large diversity of native species as well as a range of significant ecosystems and habitats, including subtropical, warm temperate and dry rainforests, wet sclerophyll forests, swamp forests and wetlands.

Lismore's natural systems continue to support significant biodiversity, despite being substantially altered since European settlement. The sub-tropical climate, diversity of flora and fauna and abundance of natural attractions play a central role in the quality of life for our community. They also make the LGA attractive to tourists and visitors.

Retaining and improving biodiversity, waterways and catchments presents opportunities to improve our quality of life, soil productivity and appeal to people seeking to relocate as well as tourists. Water is also a significant natural resource and its availability and quality will become increasingly important with changing weather patterns and population growth.

Lismore's topography, vegetation and location close to the coast and at the confluence of Wilsons River and Leycester Creek increases our exposure to flooding and bushfire hazard. The community is familiar with the challenges of managing and responding to flooding, which has historically presented the most risk to Lismore with a flood experienced on average once every four years in European history.

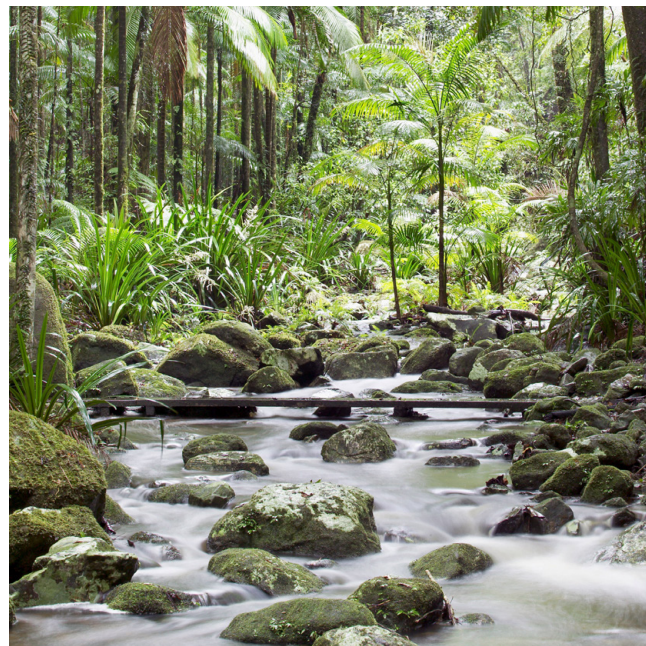
2. OUR VISION, OUR CITY & OUR PRIORITIES *continued*

Council has implemented flood hazard planning and mitigation responses for many years and will continue to plan for and mitigate the flood hazard in collaboration with the SES, Rous County Council, State Government agencies and the community.

Recently, Lismore has also experienced high bushfire hazard conditions and this is highly likely to increase with a changing climate, along with risks associated with drought, flooding and more variability in rainfall, storms and rising temperatures. Temperature is the most reliable indicator of climate change and *'across the North Coast region all of the models agree that average, maximum and minimum temperatures are increasing'* and will continue to increase in number⁸.

The North Coast is also expected to experience fewer cold nights. Both increasing heat and fewer cold nights not only impact on human health but on the maintenance of natural ecosystems and horticultural industries.

Our community is motivated to continue to adapt to the challenges presented by a changing climate and Council will work collaboratively to identify all the risks and prepare strategies to help the ongoing adaptation to the changes that will be felt across all areas of our lives.



⁸North Coast Climate change snapshot' AdaptNSW, Office of Environment & Heritage 2014

OUR PLANNING PRIORITIES

The 20-year land use vision for the Lismore LGA is captured in five interrelated themes: Livable places, Connected communities, Productive economy, Sustainable environment and Climate resilience. The themes share alignments with the community's priorities in the CSP.

Each theme contains one or more planning priority's and actions. Actions will be implemented in the short, medium or long term or are ongoing.

Timeframes are:

Short term – 2 years,

Medium term – 2-5 years

Long term – 5 years on






Plan on a page

VISION

Lismore is a regional city like no other. As the heart of the Northern Rivers, Lismore is characterised by natural beauty and a healthy environment, productive agriculture, a thriving economy that fosters creativity and innovation, an excellent quality of life with diverse housing choices and a caring community known for its resilience and climate responses.

People enjoy living in an environment that provides opportunities to live healthy, happy and well-connected lives.

THEMES

	LIVEABLE PLACES 	PRODUCTIVE ECONOMY 	CONNECTED COMMUNITIES 	SUSTAINABLE ENVIRONMENT 	CLIMATE RESILIENCE 
PLANNING PRIORITIES	<ol style="list-style-type: none"> Growth is consolidated around Lismore city, CBD and villages Create a city and villages that support active & healthy living. Rural and natural landscapes will be identified & protected. Recognise, embrace and protect our cultural heritage. 	<ol style="list-style-type: none"> Identify & support the expansion of emerging industries. Expand agriculture & agribusiness while protecting productive agricultural land. Revitalise the City Heart and create linkages to a reactivated River Precinct. Consolidate existing industries & support their continued growth. 	<ol style="list-style-type: none"> Transport & communications keep our communities connected and facilitate the expansion of industries 	<ol style="list-style-type: none"> Areas of high biodiversity value and connectivity are protected and enhanced. Waterways, riparian areas and water catchments are protected and enhanced. Protect and improve productive agricultural land and other natural resources. 	<ol style="list-style-type: none"> Identify, manage and adapt to risks from natural hazards. Build community resilience and adapt to climate changes.

THEME 1 – LIVABLE PLACES

Livable places provide the community with a high standard of living, access to a range of housing options that meet individual and household needs, along with education opportunities, health care, culture, recreation, transport and a diverse range of goods and services. Access to public spaces and facilities such as libraries, bushland and open space and links between public spaces also help create liveable neighbourhoods and great places to live.

Council's priorities for providing livable places are to:

- direct population growth and new households to our city area and the villages that have the capacity to support increased growth;
- align growth with infrastructure;
- increase the diversity of housing stock;
- expand opportunities for recreation;
- maintain the character that defines our neighbourhoods; and
- embrace our cultural heritage.

Planning Priority 1

Growth is consolidated around Lismore city, its CBD and villages.

Rationale

This priority is reflected in Council's Growth Management Strategy (GMS) 2015-2035, which was adopted in 2015 to identify land needed to accommodate future population and employment growth. Concentrating growth in and around Lismore's existing population centres ensures:

- most new housing will be close to employment opportunities and community and commercial facilities;
- the existing urban centre, villages and other settlements retain their vibrancy;
- more efficient and viable provision of services and infrastructure;
- diversity of housing and lifestyle options;
- protection of the rural landscape by limiting the spread of development;
- the identification and protection of important natural resources and areas with environmental significance.

The GMS adopted the population projections available at the time (2014), which would see an increase in Lismore's population of 5,850 by 2031 and a need for an additional 3,600 dwellings for new households. Recent estimates show that Lismore's population has declined since 2011 and growth has stalled, which implies these projections may be overly optimistic if no intervention is forthcoming. In December 2019 the DPIE released

OPEN SPACE AND
LINKS BETWEEN
PUBLIC SPACES
ALSO HELP
**CREATE LIVEABLE
NEIGHBOURHOODS**

PLANNING PRIORITY 1

new population projections that show Lismore’s population remaining relatively stable until 2036 after which decline follows.

The GMS supports the community’s desire for access to urban, village and rural housing and lifestyle options. Rural housing includes additional dwellings on properties through dual occupancy, rural residential estates and rural land-sharing communities (RLSC).

The GMS identifies a range of new residential areas for investigation. The proposed urban greenfield, village, rural residential and rural land-sharing community potential growth areas are illustrated on Figures 6 to 12.

Figure 5: Urban greenfield land with potential for future housing

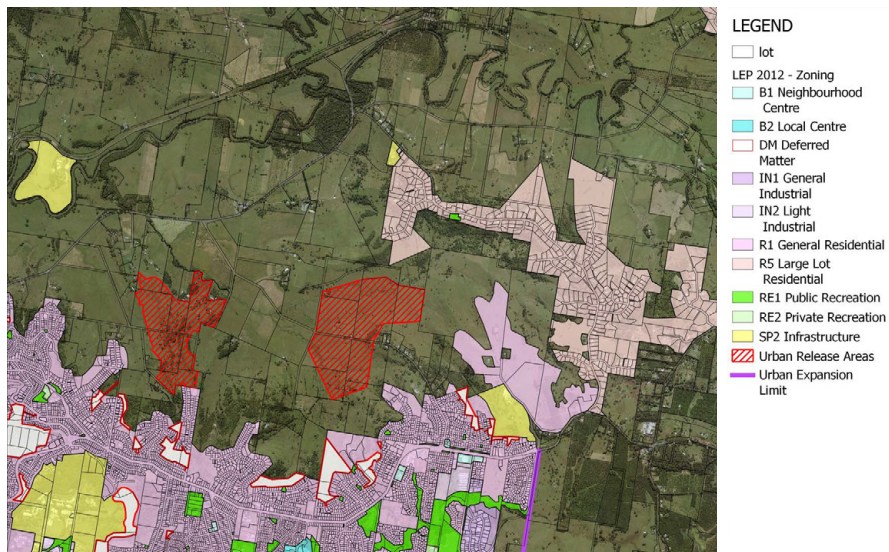
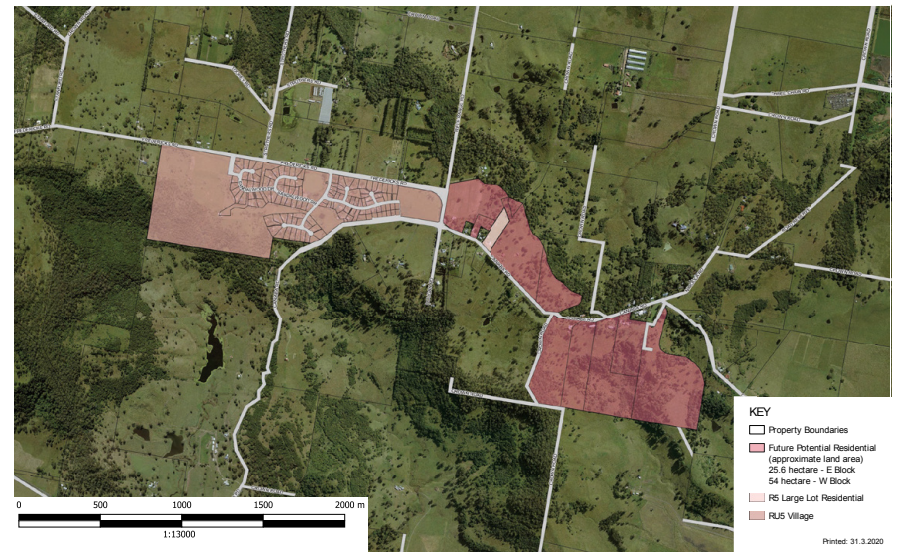


Figure 6: Bexhill village land with potential for future housing

Figure 7: Caniaba village – land with potential for future housing



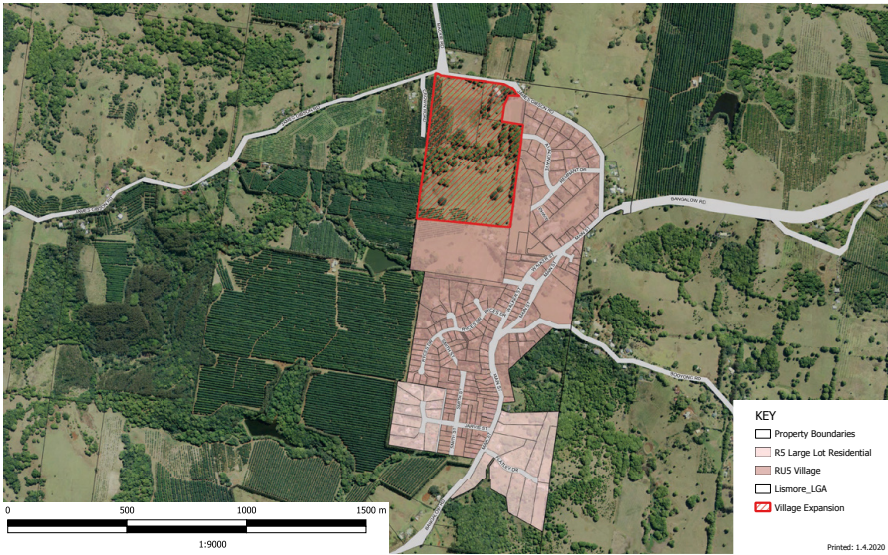


Figure 8: Clunes village – land with potential for future housing:

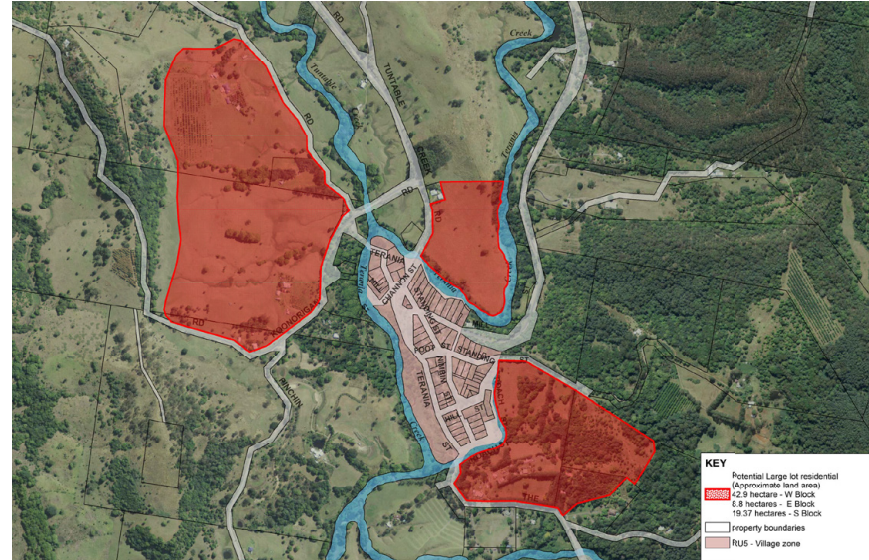


Figure 10: The Channon village – land with potential for future housing

Figure 9: Nimbin village – land with potential for future housing



Figure 11: Wyrallah village – land with potential for future housing





PLANNING PRIORITY 1

Council will review and update the GMS in accordance with the schedule identified in the LSPS. The first review will occur in 2020/21. The revised GMS will be based on up to date population projections and the North Coast Settlement Planning Guidelines and Land Release Criteria.

Infrastructure to support growth

The release of new housing is supported by substantial investment in water and sewer infrastructure. The Future Water Strategy prepared by Rous County Council (RCC) guides long-term bulk water supply infrastructure development for constituent Council areas over the next 40 years, excluding Nimbin where LCC has responsibility for bulk water supply and reticulation.

Council will support RCC to implement the Future Water Strategy to ensure a secure supply of water and will review and monitor secure water supply for the Nimbin village.

In Nimbin, analysis of the secure yield of the bulk water supply indicates there is limited capacity to service future expansion of the village. This effectively means that Nimbin will not expand beyond the current village zoned boundaries.

Council's Strategic Business Plan (SBP) for Water Supply and Wastewater Service provides a 30-year delivery plan for water and wastewater infrastructure and aligns new urban developments with suitable water and wastewater infrastructure. The SBP is subject to ongoing revision and will match progress with the rezoning and development of urban release areas.

Section 7.11 Infrastructure Contributions Plans detail the range of local infrastructure required to support development for the next 10 years, the value of the infrastructure and the contribution rates Council must receive to provide the infrastructure. Council will review and update the Lismore Contribution Plan so that it aligns with infrastructure demands from new development.

Housing diversity and affordability

While Lismore offers a range of housing and lifestyle options in the main city area, village and rural areas, new housing stock continues to be dominated by detached dwellings with 3 or more bedrooms.

With more than 50% of households being lone person or couples only and the figure projected to increase, more 1 and 2-bedroom dwellings will be needed to accommodate a greater proportion of smaller households.

There is a discrepancy between community aspirations for diverse housing stock and the development industry's business models.

The Regional Plan sets a target of 40% of new housing to be in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400m² by 2036. Council will need to be more proactive if this target is to be reached.

Council has promoted greater housing diversity and density by specifically zoning land for medium density housing close to the Base Hospital and adopting a policy to waive or reduce developer contributions as an incentive.

PLANNING PRIORITY 1

Villages have their own character and village life is highly valued by their communities. There are nine zoned villages and the expansion of most villages is constrained to some extent by topography, high-quality agricultural land, constraints on water supply or disposal of wastewater and this will help maintain the current scale of villages. However, where new development or redevelopment is possible, it is to occur in a way that maintains the qualities that make villages unique.

The Nimbin community has expressed its concerns in recent years that new developments are leading to a loss of the qualities loved by village residents and visitors. Council is intending to prepare a 'masterplan' for the Nimbin village in collaboration with the community to inform future planning. The current DCP and LEP will also be reviewed and updated to reflect current community values about growth and development.

Council will review its DCP to ensure controls result in new development that is able to respond to an ageing population and address our sub-tropical environment.

OPEN SPACE AND
LINKS BETWEEN
PUBLIC SPACES
ALSO HELP
CREATE LIVEABLE
NEIGHBOURHOODS
AND **GREAT**
PLACES TO LIVE

Strategic Outcomes

- New development will be consolidated to ensure that:
 - > sewage, water and transport infrastructure are efficiently supplied;
 - > state and regionally significant farmland are protected;
 - > the natural environment & resources and important landscape are identified and protected.
- Housing diversity is achieved with a focus on 1 and 2-bedroom dwellings and medium density housing;
- Development respects the local character of villages and neighbourhoods and improves the area in which it is located.
- Infrastructure is aligned with population and household growth.
- All new and infill urban residential development will be accessible by walking and cycling connections and public transport.

PLANNING PRIORITY 1



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A 1.1	<p>Prepare a new Growth Management Strategy that:</p> <ul style="list-style-type: none"> • reviews areas needed to meet population growth (and the cumulative impact of development); • consolidates growth in existing urban and villages areas to ensure protection of environmental and primary production assets; • explores new areas for medium density housing precincts and steps and timeframes to achieve the precincts; & • considers innovative responses to infrastructure provision such as fully renewable villages. • considers open space requirements for residential areas. 	SHORT TERM
A1.2	<p>Update the Lismore Housing Strategy to:</p> <ul style="list-style-type: none"> • identify housing required to meet community needs and the means to achieve the housing; • investigate the merits of an Affordable Housing Contribution Scheme and associated LEP amendments; • identify barriers and measures to achieving greater housing diversity; • explore & facilitate establishing inner urban communities / co-housing precincts. 	SHORT TERM
A1.3	Evaluate infrastructure contributions to establish their impact on facilitating new housing and develop incentives to help to increase infill housing and the supply of diverse and affordable housing types.	SHORT TERM
A1.4	Prepare a ‘masterplan’ for the Nimbin village with the community and amend the LEP and Nimbin DCP to reflect the plan.	SHORT TERM
A1.5	Analyse the need for village specific new development guidelines in Bexhill, Caniaba, Clunes, Dunoon, The Channon & Wyrallah.	SHORT TERM
A1.6	Review the s7.11 infrastructure contributions plan to ensure it reflects future infrastructure needs and align with water and wastewater infrastructure plans, as well as social infrastructure, open space, street trees, walking and cycling paths.	SHORT TERM
A1.7	Incorporate in the DCP best-practice standards and guidelines for designing and developing healthy built environments that respond to the ageing demographic and changing climate. Design principles should be consistent with NSW Health’s Healthy Urban Development Checklist and the Government Architect NSW’s Better Placed, Greener Places and Urban Design for Regional NSW guidelines.	SHORT TERM
A1.8	Continue to work with DPIE to monitor the supply of residential land and housing through the North Coast Housing and Land Monitor.	ONGOING

THEME 1 – LIVABLE PLACES *continued*

Planning Priority 2

Create a city and villages that support active and healthy living.

Rationale

Access to open space, sporting and recreation facilities underpins Lismore’s liveability and helps the community to remain active and healthy. In urban Lismore, some 700 hectares of land is zoned for public and private recreation or classified as urban bushland. These areas and facilities are important

to the liveability of and area in order to meet the physical, recreational and mental well-being needs of residents.

These areas also provide wildlife corridors and green spaces that are critical to the amenity of Lismore’s urban areas. Residents also have relatively easy access to the coast and other nature-based recreation at parks and facilities such as Nightcap National Park, Protestors Falls and Rocky Creek Dam.

Council’s Urban Green Corridors Plan, which primarily focusses on the benefits of restoring and protecting biodiversity values¹⁰, also improves the liveability of our neighbourhoods through the enhancement of green spaces.

Council is committed to improving parks and other greenspace assets. These areas will be important in supporting community resilience and adaptation to climate change, including improving air quality and extending biodiversity habitat.

The growth of Lismore as a Regional Sports Hub continues with three key precincts targeted at Lismore Park, Albert Park and Hepburn Park and Council intends to further improve these precincts as funding becomes available. Council will also support community organisations to pursue funding to develop a multi-sport indoor facility suitable for State and Regional sporting events, subject to the funding application and approval process and any subsequent facility being cost neutral to Council. Progressive development along the banks of the Wilson River will also create new recreational opportunities and help to connect the river to the CBD¹¹.

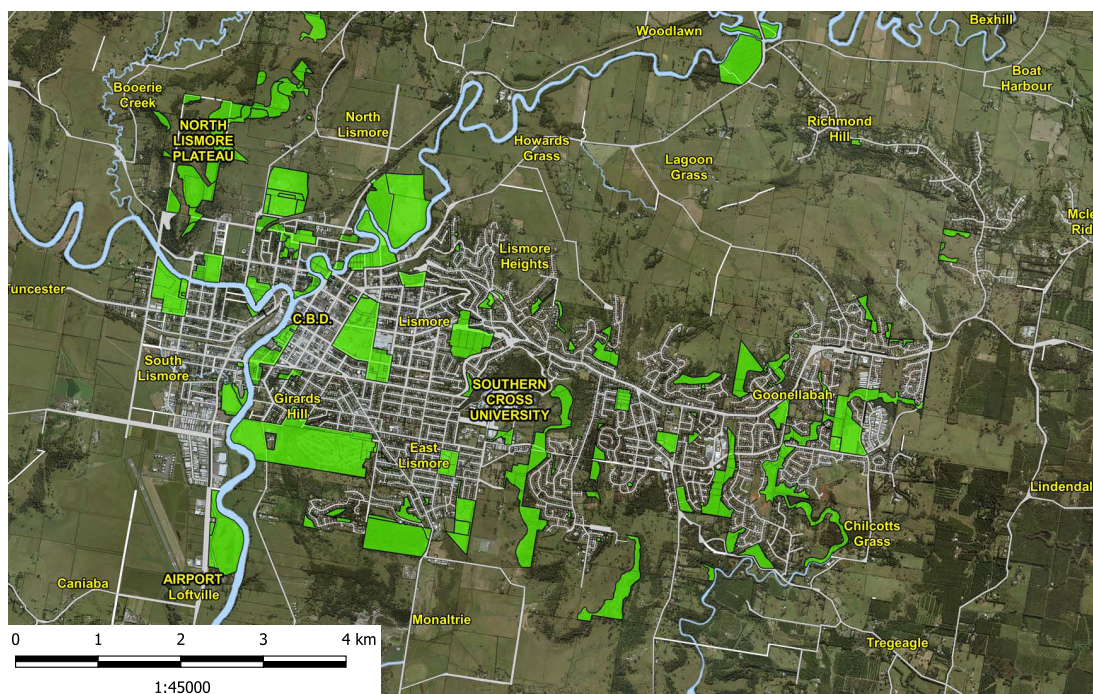


Figure 13: Urban land zoned for recreation, open space and bushland

¹⁰ This is a major project in Council’s Biodiversity Management Strategy.

¹¹ Shaping the CBD HipvHype 2019

PLANNING PRIORITY 2

Council's 10-year Sport and Recreation Plan 2011-2021 found there is an adequate supply of land and facilities for sport and that most sports are well catered for in Lismore. A review of the Plan in 2018 considered a range of factors, such as demographic and health characteristics of our community and identified priorities including developing Open Space and Walking and Cycling strategies and supporting the Rail Trail development. These will be pursued as actions that support the implementation of this Planning Priority and PP6.

A Street Trees Masterplan has prioritised the planting of street trees in Lismore city to maximise the aesthetic value and contribute to the character of urban areas. The masterplan needs to be refreshed; however, Council will pursue increased planting of shade trees in connection with Planning Priority 14. The greening of the CBD has also been identified as a priority in Shaping the Lismore CBD (HipvHype 2019).

Strategic Outcomes

- An open space network that links to pedestrian / cycleways and enhances existing open space assets including those identified as Urban Green Corridors.
- Enhanced opportunities for walking and cycling.
- Improved quality of public spaces throughout the LGA.

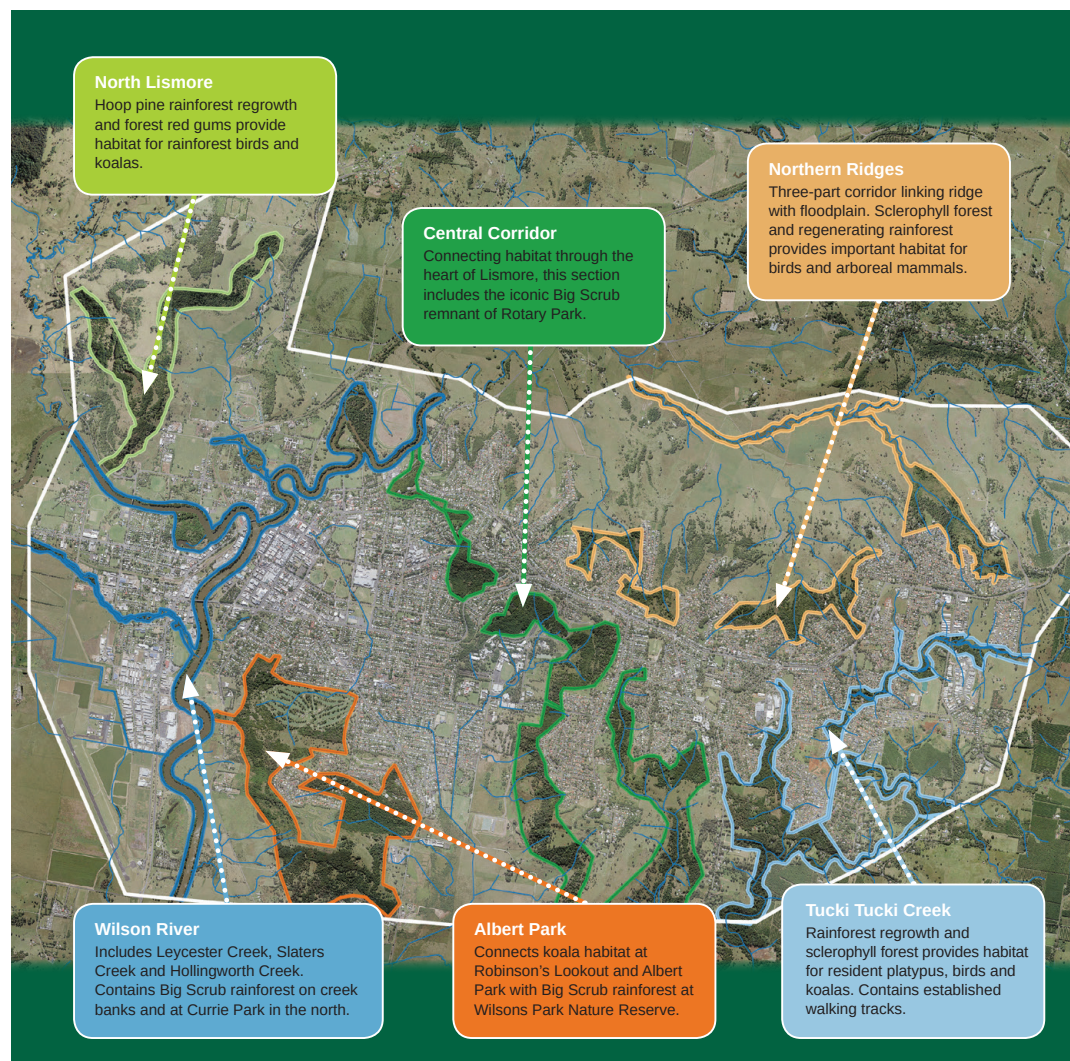


Figure 14: Urban Green Corridors

PLANNING PRIORITY 2



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A2.1	Prepare and implement an Open Space Strategy that identifies future open space needs for Lismore city and its villages and consolidates, links and enhances open space and green corridors. Open spaces should be linked by appropriate walking / cycling facilities and incorporate the principles identified in the NSW Government Architect 'Greener Places' draft policy for green infrastructure.	SHORT TERM and ONGOING
A2.2	Increase landscaping and greening of the CBD as recommended in Shaping the Lismore CBD (HipvHype) and increase urban biodiversity as recommended in the Urban Green Corridors plan.	ONGOING
A2.3	Evaluate the funding opportunities for public domain improvements in the review of the Section 7.11 Developer Contribution Plan for Lismore.	SHORT TERM
A2.4	Investigate the feasibility and funding opportunities of 'The Loop' walking / cycling track along the river as identified in the 'Bridge to Bridge' report.	SHORT TERM



Planning Priority 3

Rural and natural landscape values will be identified and protected.

Rationale

The community has expressed a desire to retain the green spaces, the scenic amenity and landscape that define the Lismore LGA and contribute to the amenity and quality of life experienced by residents and appreciated by visitors.

While development is generally an accepted part of the urban and natural landscape, its impact on the features that are unique to the Lismore LGA area need to be minimised to ensure the retention of the natural and built features valued by the community.

Strategic Outcomes

- Landscape values of importance to the community are retained, protected & enhanced.



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A3.1	Develop a landscape and visual amenity plan for the Lismore LGA that identifies areas of high significance and measures to protect amenity and rural vistas.	MEDIUM TERM
A3.2	Protect rural vistas by clustering new residential development in rural areas around existing villages and large lot residential developments.	ONGOING



ONGOING AND
ENDURING
CONNECTION
TO COUNTRY BY
THE WIDJABUL/
WY-ABAL
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LEFT LISMORE
WITH A RICH
ABORIGINAL
CULTURAL
HERITAGE

THEME 1 – LIVEABLE PLACES *continued*

Planning Priority 4

Recognise, embrace and protect our cultural heritage.

Rationale

Aboriginal cultural heritage

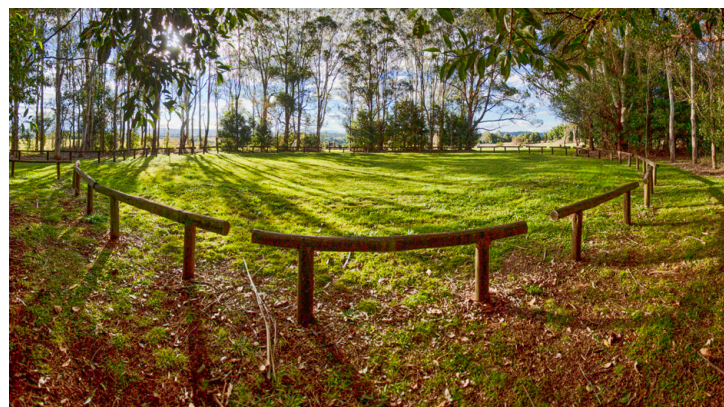
Ongoing and enduring connection to country by the Widjabul/Wy-abal people has left Lismore with a rich Aboriginal cultural heritage, the protection of which is embraced by the community. When planning for new development, Council's Local Environment Plan (LEP), Development Control Plans (DCP) and GMS consider Aboriginal cultural heritage values in consultation with the local Aboriginal community to ensure these values are protected. Council also seeks advice from its Aboriginal Advisory Group and the Ngulingah LALC on development proposals.

Comprehensive and up to date mapping of all Aboriginal Cultural Heritage values and sites in the LGA remains to be

completed as the known sites and Aboriginal Places¹² do not necessarily represent the complete extent of such sites and places within the LGA. Council will seek funds to undertake further study in partnership with the Aboriginal community to ensure that tangible and intangible Aboriginal cultural heritage values are fully assessed and considered as part of any planning and development process so that future adverse impacts are avoided.

Non-indigenous cultural heritage

Lismore's non-indigenous heritage has been reasonably well documented¹³. A relatively small number of items are identified as having state, regional or local heritage significance and the LEP and DCP include controls to protect these items and their contribution to the streetscape. Adaptive reuse is also encouraged.



¹² A report prepared by Michelle Collins and Ron Heron in 2000 titled 'Wiy-abul Aboriginal clan (Bundjalung Nation) Cultural Heritage and Values Relating to the Lismore City Council Local Government Area' recorded 145 sites and places of Aboriginal cultural heritage. The NSW state government's AHIMS database also provides a register of Aboriginal objects and places.

¹³ The Lismore City-wide Heritage Study 1995 provides an inventory of around 650 buildings and places, the majority of which are European.

PLANNING PRIORITY 4

There is scope for further identification and review of non-indigenous heritage as community values change about what constitutes cultural heritage and should be considered for protection.

Strategic Outcomes

- Protection and promotion of Aboriginal and non-indigenous cultural heritage.



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
Aboriginal cultural heritage		
A4.1	Undertake LGA wide study of Aboriginal cultural heritage (ACH) values and prepare an Aboriginal Cultural Heritage Management Plan in partnership with local Aboriginal communities to map and manage Aboriginal cultural heritage values across the LGA.	MEDIUM TERM
A4.2	Adopt planning controls in consultation with the local Aboriginal community that will best protect areas of identified important Aboriginal cultural heritage value while enabling desired uses consistent with those values.	ONGOING
A4.3	Maintain engagement with Council's Aboriginal Advisory Group, Ngulingah LALC and local Aboriginal community members on development applications, LEP amendments and preparation of land use strategies.	ONGOING
Non-indigenous cultural heritage		
A4.4	Finalise the Heritage Study in the Lismore Health Precinct.	SHORT TERM
A4.5	As needed, update the Lismore Heritage Study, LEP and DCP to identify and protect any additional heritage items.	LONG TERM

OPPORTUNITIES FOR LISMORE ARE IDENTIFIED IN **SPORT AND TOURISM DEVELOPMENT**

THEME 2 – PRODUCTIVE ECONOMY

Innovate Lismore 2024, Council's Economic Development Strategy (EDS), describes the opportunities and challenges for Lismore's economy and establishes a platform to explore and develop concepts initiated under State and Federal Government directives at a local, regional, state and federal level. *Innovate Lismore 2024* has six key economic opportunities that provide the framework for the Action Plan, namely:

- Enabling the Agri-Economy
- River City Lifestyle
- Innovative and Connected City
- Cultural and Sporting Powerhouse
- Growing Professional Services
- Village Lifestyle

Council will seek funding to create Local Activation Precincts to support the implementation of the EDS Action Plan, with focus on the Lismore CBD, transport and logistics, including Lismore airport and an innovation precinct.

The draft Regional City Action Plan (RCAP) prepared under the North Coast Regional Plan also recognises similar drivers to the

EDS that will influence Lismore's growth as an important inland regional city. The RCAP aims to capitalise on Lismore's existing economic strengths and emerging opportunities that arise from its location at the heart of the Northern Rivers. It sets out three drivers that inform its vision for Lismore as a Regional City:

- Lismore as the heart of the Northern Rivers; A city for innovation and knowledge; expanding arts, culture and businesses to regenerate the city centre.

The Regional Economic Development Strategy (REDS) identifies the region's strengths and specialities and recommends a range of strategic directions and candidate projects. The REDS notes Lismore's critical role as a service hub (health, human services and retail) and significant contributor to the Northern Rivers agriculture economy. Opportunities for Lismore are identified in sport and tourism development as well as sustainable and creative industries.

The Productive Economy Theme's planning priorities and actions will support Council's EDS, the REDS and the RCAP in expanding Lismore's economy.



THEME 2 – PRODUCTIVE ECONOMY

Planning Priority 5

Identify and support the expansion of emerging industries.

Rationale

Attracting new and emerging industries will be an important source of ongoing investment in our communities that will generate employment and increase the diversity and prosperity of the local economy. Consultation with the Lismore business and broader community identified a consistent desire to grow and diversify the economy in the Lismore LGA. This requires both public and private investment attraction to the region along with a supportive local planning framework that facilitates change in response to emerging industries.

New and emerging industries in medicinal cannabis, hemp, renewable energy and waste management are encouraged to locate in Lismore. Council is also supporting Lismore's increasing strength as a regional sports hub after continued investment in sporting facilities including Albert Park, Oakes Oval, Crozier Field

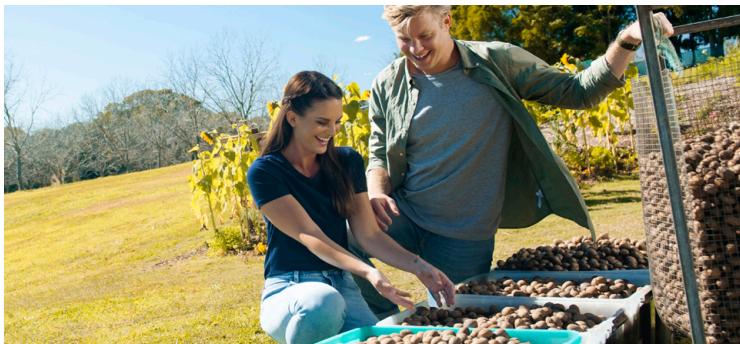
and Hepburn Park. Lismore can capitalise on these facilities and support further growth opportunities such as facilitating accommodation for sportspeople and their families and supporters.

Creative industries continue to play an important role in our economy as well as our social and community life. The Northern Rivers has the highest number of creative practitioners and businesses outside the capital cities with the greatest concentration located in the Lismore LGA.

Tourism is also increasing its role in Lismore's economy. In 2017/18 the LGA hosted 861,400 visitors contributing \$155.7 million to the local economy¹⁴.

Accommodation for tourists is becoming increasingly important as is opportunities for rural and eco-tourism. Council will prepare a Tourism Destination Management Plan and update the Lismore LEP and planning guidelines to facilitate emerging tourism opportunities.

ACCOMMODATION
FOR TOURISTS
IS BECOMING
INCREASINGLY
IMPORTANT AS IS
OPPORTUNITIES
FOR RURAL AND
ECO-TOURISM



PLANNING PRIORITY 5

Strategic Outcomes

- Opportunities for tourism are identified and promoted.
- Lismore is a regional Sports Hub.
- Short term accommodation options for competitors and supporters are available.
- The Regional City Action Plan is implemented.

Planning Priority 6

Expand agriculture and the agribusiness sector while protecting productive agricultural land.

Rationale

The Lismore LGA economy is underpinned by a diverse range of agricultural industries including dairying, cattle, nuts, berries and stone fruit along with the headquarters of food processing industries such as the Australian macadamia and blueberry industries and NORCO. In 2017/18 the agricultural sector contributed \$89.2 million to the Lismore economy as well as a contribution of \$68.5 million from the food product and beverage manufacturing, machinery and equipment sectors.

The industry sectors contained within freight logistics and



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A5.1	Prepare a Tourism Destination Management Plan that identifies the range of potential new products, including opportunities connected to Rail Trails, and update planning controls and guidelines to realise the Plan's outcomes.	MEDIUM TERM
A5.2	Explore opportunities for increased residential densities and short-term accommodation close to the Central City Sports Precinct.	SHORT TERM
A5.3	Seek funding to support the development of the renewable energy sector through actions identified in the North Coast Regional Plan including; <ul style="list-style-type: none"> (a) considering renewable energy resource precincts and infrastructure corridors, (b) Enabling small-scale renewable energy projects, and (c) Promoting community-scale renewable energy projects 	MEDIUM – LONG TERM
A5.4	Promote and support the development of sustainable and creative industries in Lismore.	ONGOING

PLANNING PRIORITY 6

warehousing also contributed \$41 million to the Lismore economy in 2017/18.

Agri-business supports the growth of the agriculture sector and includes businesses such as food and fibre production, agrichemicals, farm machinery and equipment, wholesale and distribution, storage and warehousing, and freight and logistics.

Agri-tourism can provide an alternative revenue source for farmers through complimentary land uses such as artisan food and drink, and small-scale tourist accommodation. Council has amended its LEP to allow applications for small-scale tourist accommodation on land zoned Primary Production. The merit of other agri-tourism activities not currently permitted by the LEP will be considered by Council.

This Planning Priority is linked to Planning Priority 12 which focuses on protecting and improving agricultural land, so it is not alienated from productive use.

Council will prepare a rural land use strategy to identify the type, location, scale and intensity of development in the areas

currently zoned RU1 Primary Production. The aim of the rural land use strategy will be to provide the flexibility for agriculture and complementary uses to expand while not unnecessarily eroding the resource base over time. The strategy will include consideration of the agricultural supply chain and whether there is a need to protect elements of the chain, such as freight facilities, from land use conflicts.

Council will also ensure there is enough industrial zoned land to accommodate off farm uses that support processing and freight.

Strategic Outcomes

- Productive agricultural land is protected from development.
- The rural sector will be diverse with agricultural innovation and new industries such as hemp.
- Opportunities exist for rural living and diversification of rural industries while protecting the resource base.
- Industrial lands will be available to encourage co-location of related industries for agri-business.
- Planning mechanisms enable innovation & diversification in the agriculture sector.

THE CBD HAS
**SIGNIFICANT
POTENTIAL**
THAT CAN BE
REALISED IN THE
COMING YEARS



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A6.1	Develop and implement a Rural Land Use Strategy that promotes and protects rural and agricultural enterprise and protects agricultural land for food growing purposes, including associated agricultural supply chains. The strategy should be consistent with the Biodiversity Management Strategy by strengthening the relationship between biodiversity values and agricultural land uses.	MEDIUM TERM
A6.2	Amend the LEP to identify opportunities for diversification and value adding, while protecting the village lifestyle from excessive traffic and noise pollution.	SHORT TERM
A6.3	Review the GMS to ensure a suitable supply of industrial lands.	SHORT TERM

THEME 2 – PRODUCTIVE ECONOMY *continued*

Planning Priority 7

Revitalise the City Heart and create linkages to a reactivated River Precinct.

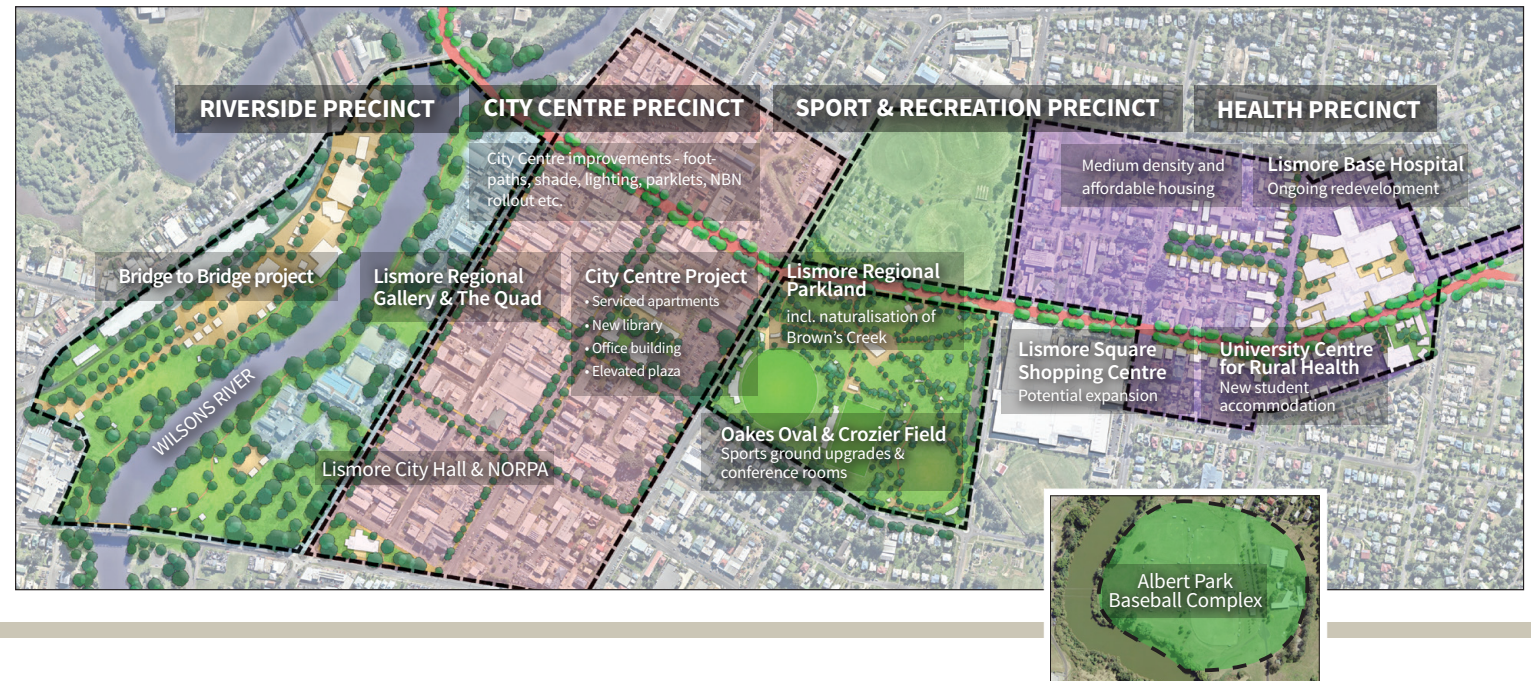
Rationale

Like other regional city CBDs, Lismore's city heart has been undergoing change for some time, with fewer retail shops and an increasing focus towards food and entertainment. Change that had been underway for some years was accelerated following the 2017 flood, which prompted the closure of a number of businesses, largely retail.

The CBD has significant potential that can be realised in the coming years through building on its strengths and redefining and supporting activities that refocus and build on the efforts of Council and the business community to redefine the CBD and emphasise strengths in culture, professional services, entertainment and housing. Lismore is a river city and the unique setting and proximity of the Lismore CBD to the Wilsons River provides a natural asset to leverage and offer a distinct point of difference.

Council has encouraged increased commercial and residential uses in the CBD through incentives such as reduced development contributions for water, sewer and other

Figure 15: Lismore Growth Corridor



PLANNING PRIORITY 7

infrastructure. This has not led to any significant increase in the targeted development types; however, there is merit in reviewing the range of incentives available to encourage preferred businesses to locate in the CBD in concert with changes in LEP and DCP planning controls. Council will review the Infrastructure Contributions Discount Policy and consider any other measures that may act as an incentive to preferred businesses to locate in the CBD.

The physical extent of the CBD far exceeds current business offerings but offers opportunities to introduce more mixed-use business and housing precincts that have the potential to support existing businesses. Council will review the zoning and planning controls applying to the area in the B3 Commercial Core zone to expand the potential for housing and mixed uses that will increase the number of residents living close to or within the CBD. This would not only support existing businesses but reduce the need for residents to travel and provide more choice in the housing market. It will also help increase night time activity.

In 2019 Council engaged Hip V Hype to undertake consultation and prepare a report that underpins future investment in the Lismore CBD to ensure its viability and enhance its role as a key regional hub that responds to changing economic conditions and community values.

The Shaping the CBD report recommends a set of projects including defined precincts that will be enabled through changes to planning controls to encourage a mix of uses across the greater CBD area.

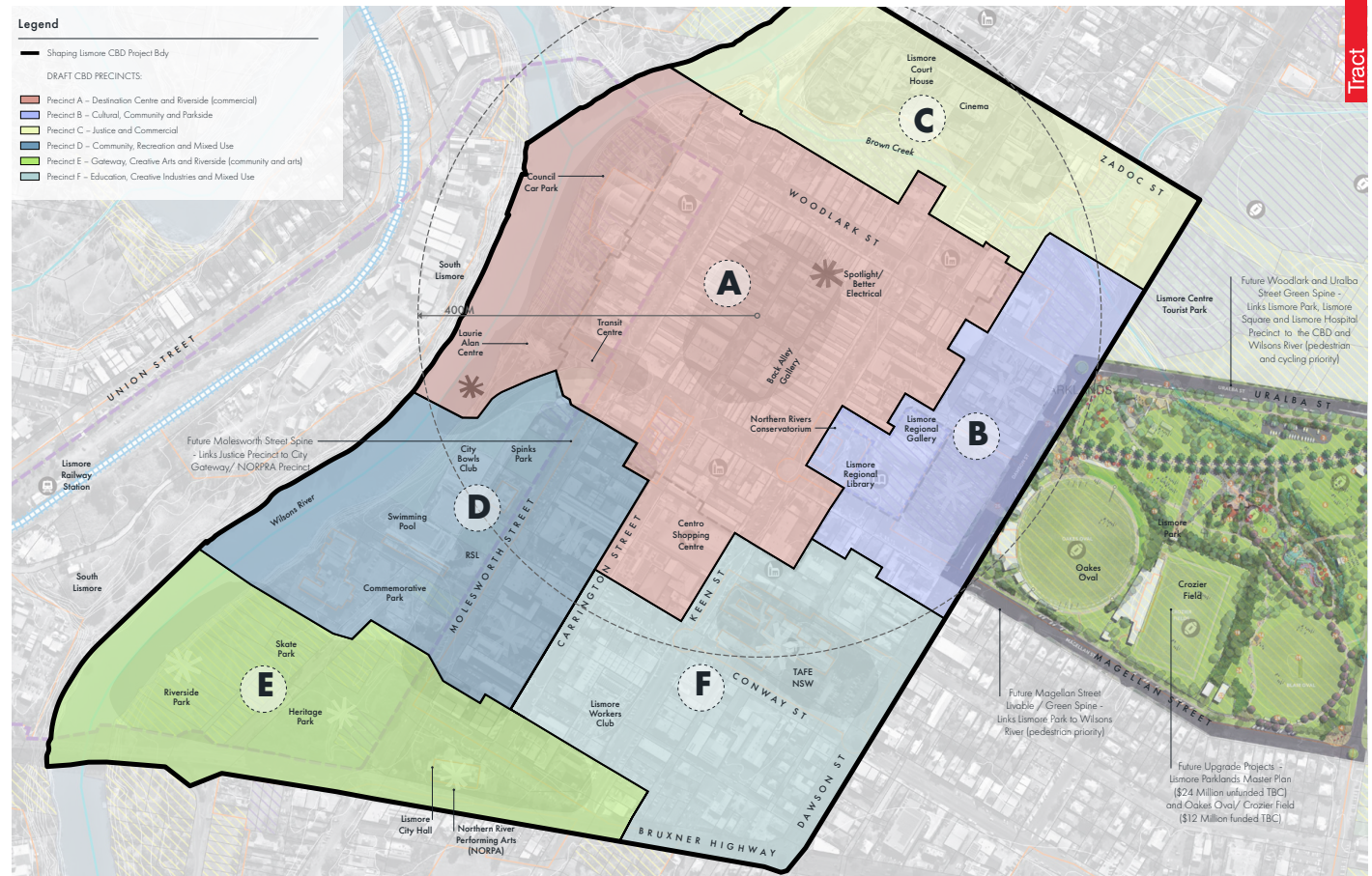


Figure 16: CBD Precincts – Shaping the CBD (HipvHype) 2019

PLANNING PRIORITY 7

Strategic Outcomes

- Implement actions in Shaping the CBD that provide an initial impetus to revitalising the CBD.
- Planning controls facilitate desired development types in the CBD.



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A7.1	Adopt LEP zones, related development standards and a DCP in the area covered by the B3 Commercial Core zone to: <ul style="list-style-type: none"> • enable and encourage the most active uses to locate in the core part of the CBD and adjacent to the river precinct; • allow more housing and mixed-use developments in and close to the city heart and riverbank; • incorporate best practice urban design for new development; • define interconnected precincts, including justice, cultural, community, gateway and education and • enhance open / public space. 	SHORT TERM AND ONGOING
A7.2	Seek funding to establish the Lismore CBD, the Justice Precinct and the Bridge to Bridge Precinct as Local Activation Precincts.	SHORT TERM
A7.3	Identify impediments to development of the river and Bridge to Bridge precincts and amend the LEP and DCP to support activation of these precincts.	SHORT TERM
A7.4	Investigate and implement measures to promote the night time economy in the CBD including review of permissible land uses, and the need for public domain planning and place making opportunities.	SHORT TERM
A7.5	Investigate viable housing forms for flood prone land in the preparation of a new Floodplain Risk Management Plan to enable, where possible, higher housing density in areas close to the CBD.	SHORT TERM
A7.6	Introduce innovative policy and funding approaches to car parking provision to facilitate more cost-effective development.	MEDIUM TERM

THEME 2 – PRODUCTIVE ECONOMY *continued*

Planning Priority 8

Consolidate existing industries and support their continued growth.

Rationale

This Planning Priority recognises the role of existing health care, education and training and other industries in the Lismore economy and the need to support their growth. The importance of the health care and social assistance and education and training sectors to the Lismore economy are well established and documented¹⁵. These sectors also provide the social infrastructure that is fundamental in supporting our community's basic needs for good quality healthcare and education.

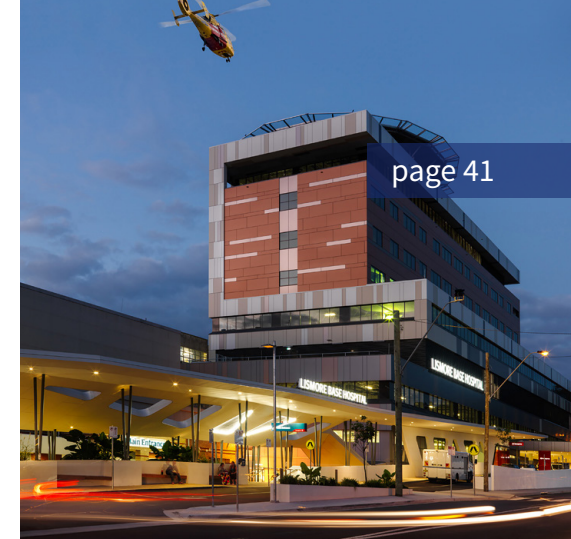
Council has supported the expansion of these sectors through partnerships as well as planning policy changes and initiatives in the area surrounding the Base Hospital. This area, known as the Health Precinct, was rezoned to a medium density residential zone with increased building height limits and developer contributions discounts to encourage increased housing densities and serviced apartment development. One of the LGAs important education providers, the University Centre for Rural Health is also located in this Health Precinct.

The anticipated housing development in the Health Precinct has not yet been realised and Council will investigate if other incentives and expanded health and residential precincts are needed.

Council has also developed a partnership with St Vincent's Lismore¹⁶, which is the only private hospital facility between Coffs Harbour and Tweed Heads and Council will support the implementation of the Hospital's master plan for its health campus as needed.

The education sector includes Southern Cross University, the University Centre for Rural Health, the North Coast Institute of TAFE NSW and the Northern Rivers Conservatorium. Council will lead and facilitate initiatives identified in the *Shaping the CBD Report* to encourage the growth of the knowledge economy in Lismore. Council will also review land requirements for research and development.

Land is available and zoned in various locations in Lismore city for a variety of industrial and commercial uses. The excavation and filling of land in South Lismore, supported through \$8.2 million funding from the NSW State Government, will increase the stock of vacant industrial zoned land. In Goonellabah, Council is anticipating the release of additional land for industry, if it is successful in receiving funding to help complete the Oliver Avenue road link. This land is out of the flood zone and with easy access to the Bruxner Highway. The availability of land that will meet future projections will be monitored by Council.



¹⁵ For example, see the EDS and draft RCAP

¹⁶ LCC held a 'Charette' with St Vincents Hospital on 5-6/11/13 with the aims of developing strong relationships and an agreed approach to the Hospital's future growth & expansion

PLANNING PRIORITY 8

Strategic Outcomes

- Land supply meets projected demand for existing industries.
- Developer contributions provide incentives to industry and are commensurate with the type, scale and intensity of development



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A8.1	Document economic growth projections for commerce and industry and zone land to satisfy demand. This will occur in conjunction with Action 1.1.	SHORT TERM
A8.2	Document supply and demand for research and development land and consider clusters around educational institutions and employment lands close to key transport and freight corridors and markets.	MEDIUM TERM
A8.3	Review developer contributions for new commercial and industrial development to ensure they are reasonable and relevant and apply to all appropriate forms of new development.	SHORT TERM
A8.4	Research incentives to encourage desired forms of commercial and industrial development. This will occur in conjunction with Action A8.3.	SHORT TERM
A8.5	Investigate the expansion of health precincts to support the Lismore Base and St Vincent's Hospitals (and allied health services) and land use zoning and planning controls to support any expansion.	MEDIUM TERM

Planning Priority 9

Transport and communications will keep our communities connected and facilitate the expansion of industries.

Rationale

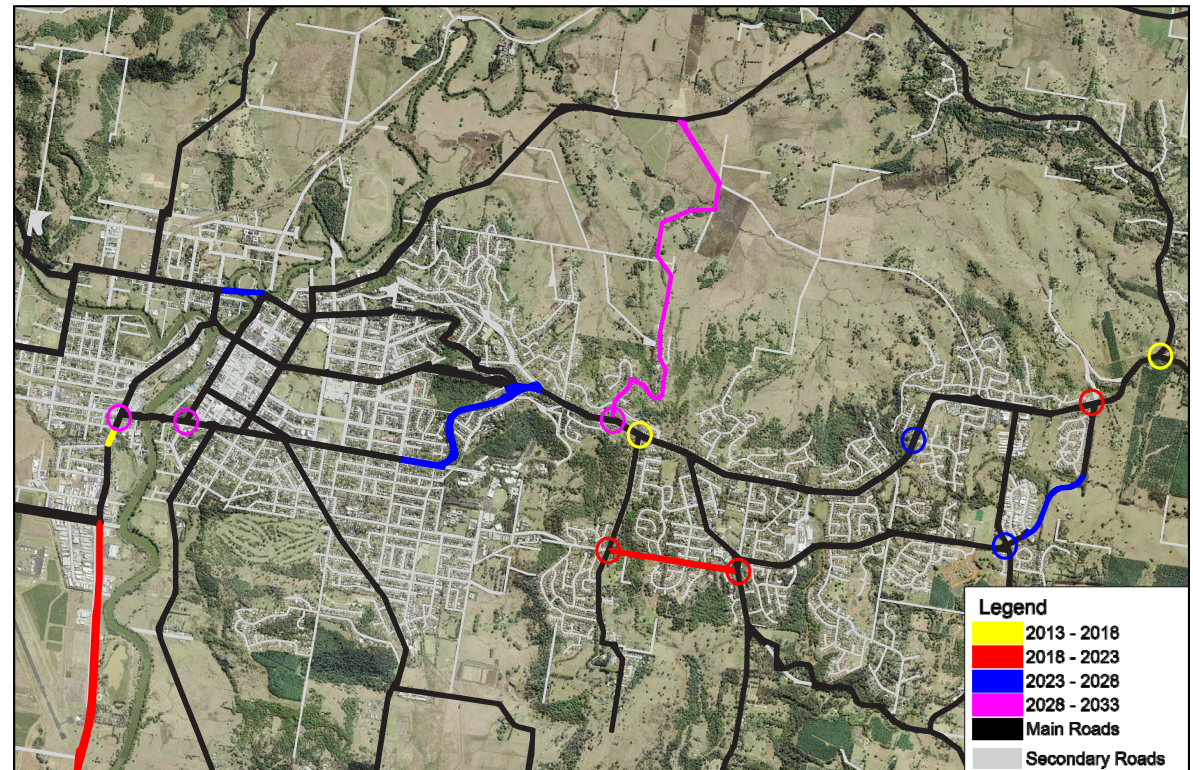
Roads, air and public transport

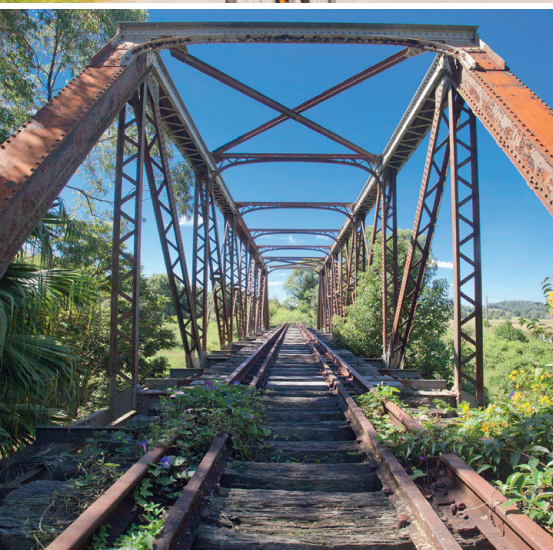
The North Coast Regional Plan 2036 (NCRP) identifies Lismore as a Regional Transport Hub, with an emphasis on improving east-west linkages to the coast and Casino (i.e. Bruxner Highway and Bangalow Road) as well as the inland north-south Summerland Way (Casino to Grafton). The eastern section of the Bruxner Highway provides the major east-west connection to Alstonville and Ballina and is the primary connection for Lismore’s major residential catchment of Goonellabah. This road is expected to see increased pressures through Goonellabah, the CBD and over the Wilson River bridge to South Lismore.

Future Transport 2056 is a Transport for NSW 40-year future transport strategy for the state. It aligns with the NCRP and identifies some road upgrades in the Lismore LGA, including the Bruxner Highway and Lismore-Bangalow Road, as well as the development of a co-design of the Lismore Place Plan, a transport strategy that will include all transport modes. Council will work closely with State Government agencies to develop a regional transport plan that aligns with LCC’s strategic goals and directions to support the growth of housing and industry and meet the movement needs of our community.

Lismore’s road network is extensive, covering over 1,200 kilometres, which provides connections between communities but also presents significant financial challenges. In the coming decades driverless vehicles are likely to become a major part of the transport industry, but suitable road facilities will still be required for the community’s transport needs and to get local goods to markets in other parts of Australia.

Figure 17: 20 Year Strategic Urban Roads Network Map





PLANNING PRIORITY 9

Council's Road Network Strategy 2013 provides for an urban road network to support the growth of the City for 20 years. In rural areas, future development will be limited to areas where it is feasible to provide vehicle access. The Road Network Strategy will need to be reviewed at the same time as the update of the GMS and changes incorporated into a revised s7.11 Contributions Plan (refer PP1). This review will be informed by the area-wide Lismore traffic model developed for TfNSW in 2019, which will also assist Council to make decisions about traffic infrastructure upgrades.

Council wants to reposition Lismore as a premier centre for agriculture services, research and innovation. To do this, transport linkages and freight services such as cold storage will be essential. Another key economic driver is growing the professional service sector which also requires the ability to service "fly-in fly-out" professionals in areas such as the health and justice sectors and to attract other entrepreneurial businesses to the area that may require regular passenger air services. The development of new aviation services along with ancillary freight services in and around Lismore Airport will be a priority.

Public transport represents an important component of an efficient and integrated transport network. However, there is limited public transport available in the Lismore LGA and travel within and to Lismore is dominated by private vehicles¹⁷.

The need and demands for additional public transport services are an ongoing challenge for many regional councils and requires co-operation with other Far North Coast Councils and

TfNSW to provide for additional services. Opportunities have slightly increased recently through TfNSW's On Demand bus service which is part of a trial currently underway.

Future Transport 2056 identifies an initiative to review Lismore bus services to identify gaps and opportunities with current bus services and deliver improvements to better meet customer needs. Improvements could include changes to existing journeys, new trip possibilities, extended service hours (including weekends), and more reliable services and better connections to where people work, shop, study and access health care and other services.

Council will continue to advocate for increased services and at a local development level, will continue to consider access and proximity to bus routes in assessing the suitability of land for new urban housing. Subdivision design and layout of greenfield release areas will also accommodate bus routes and stops as well as provide for pedestrian and cycleways.

Cycling and walking

Pedestrian and cycleways have become essential transport infrastructure to support movement of people as well as the health and wellbeing of residents. In the review of the Sport and Recreation Plan, providing more opportunities for walking and cycling was by far the strongest theme to emerge from consultation. Both walking and cycling also have potential to generate economic benefits.

Conversion of disused rail lines into Rail Trails is another way of connecting communities and offers substantial economic benefit and appears to have significant community support.

¹⁷ This can be seen in the 2016 census data relating to travel to work. This data showed that, in Lismore 75% of employed people aged 15 years and over travelled to work by car and 0.8% by public transport. By comparison, in NSW as a whole 64.6% travelled to work by car and 16% used public transport.

The proposed Murwillumbah to Casino Rail trail continues to move forward. Funding has been obtained for the Murwillumbah to Crabbes Creek section with planning well advanced and part funding is in place for the Casino to Bentley section of this trail.

Communications and Other Technology

Health, innovation and the knowledge sector economy will be key drivers of new jobs and opportunities. Lismore is positioning itself to be an innovative City that utilises new technologies to become a more prosperous and liveable city. Council is aiming

to deliver seamless high speed wi-fi throughout the CBD and will undertake on-going consultation with new industries to ensure our technology infrastructure meets the demands of the future workforce.

Strategic Outcomes

- Lismore is the Northern Rivers regional transport hub.
- Transport infrastructure is planned, designed and staged to meet local and regional needs.



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A9.1	Prepare a Walking and Cycling Plan that identifies priorities and funding opportunities for pedestrian and cycling paths in urban and village environments and links key public facilities, open space destinations and employment hubs.	SHORT TERM
A9.2	Work with Transport for NSW to develop a place-based transport strategy for Lismore that is aligned with regional transport needs, including public transport and investigate funding sources to increase the delivery of active and public transport infrastructure.	MEDIUM TERM
A9.3	Work with TfNSW to review the Lismore bus services to identify gaps and opportunities with current bus services and deliver improvements to better meet customer needs.	MEDIUM TERM
A9.4	Update Council’s Road Network Strategy to ensure new roads are located to support residential and business growth.	MEDIUM TERM
A9.5	Review and amend planning controls to ensure they allow for technology infrastructure that can meet demands of the future workforce.	ONGOING
A9.6	Develop a precinct plan for Lismore airport to enable airport expansion opportunities including a freight and logistics hub and associated infrastructure requirements.	SHORT TERM
A9.7	Seek funding to establish the Lismore airport precinct as a Local Activation Precinct.	SHORT TERM
A9.8	Investigate the use of the rail corridor for both light rail and walking / cycling.	SHORT TERM

THEME 4 – SUSTAINABLE ENVIRONMENT

Lismore’s natural systems support significant biodiversity, despite being substantially altered since colonisation, with large numbers of native species and a diverse range of ecosystems and habitats, including subtropical, warm temperate and dry rainforests, wet sclerophyll forests, swamp forests and wetlands. Some of these species and ecological communities are listed as threatened or endangered under state or federal legislation.

In the preparation of the Imagine Lismore CSP and in community surveys and engagement since, the environment was rated as one of the most important aspects of life in Lismore. It was the community’s vision that Council provide environmental leadership by enhancing protection of biodiversity, improving the state of the Wilsons River and working together to ensure we have a healthy environment for future generations.

In the Biodiversity Management Strategy (BMS) Council developed a mixture of regulatory and non-regulatory incentives and actions to achieve protection and management of the environment and biodiversity in the LGA. This mix has been implemented to create a balanced platform from which to achieve effective environmental outcomes.

The Planning Priorities in the LSPS focus on the land use planning and regulatory aspects while acknowledging the importance of non-regulatory incentives and supporting mechanisms to encourage private landholders to protect, manage and enhance biodiversity on their land.

This theme includes consideration and protection of our natural resources, including water, agricultural land and quarries.

Planning Priority 10

Areas of high biodiversity value and connectivity are protected and enhanced.

Rationale

Historical land uses resulting from the clearing of the Big Scrub, the Richmond River floodplain and other areas of native vegetation have led to significant fragmentation and the proliferation of invasive weed species. Ongoing pressure from human activities and land uses continue to exert pressures upon biodiversity which can have long-lasting impacts.

A range of land use planning controls exist that are based on a hierarchy of “avoid, minimise, offset” when it comes to assessing impacts upon biodiversity, particularly threatened species and ecological communities including koalas. This framework puts an emphasis on avoiding any impact in the first instance, which can often be achieved by redesigning development.

Council’s BMS sets out actions and identifies priority areas for managing and improving biodiversity. These areas are shown on Figure 16. The Comprehensive Koala Plan of Management (CKPoM) provides guidance and controls for the protection of koala habitat in the south-east of the LGA, including recommendations for offsetting development impacts where these impacts cannot be avoided. A policy and procedures for offsets on Council owned land is proposed to ensure effective offsets and consolidation of koala habitat is achieved.

Koalas live in many parts of the LGA, including a significant urban population, and Lismore is now acknowledged as a

PLANNING PRIORITY 10

‘koala friendly city’ on the welcome to Lismore signs at the main entries to the city. The preparation of an LGA wide Koala Plan of Management is proposed, subject to obtaining funding, to support the protection of koala habitat across the whole of the LGA and ensure consistency with the State Environmental Planning Policy (Koala Habitat Protection) 2019.

The zoning of rural land for environmental management or conservation purposes has been highly controversial in Lismore and Council is still working on resolving the ‘deferred areas’ in the LEP. In the short to medium term, Council will consider a range of land use planning responses to ensure high biodiversity areas and their connectivity are protected from potential adverse impacts of



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A10.1	In the update of the GMS, review areas nominated for potential future development to exclude land with high conservation value, including prime koala habitat, or ensure these values can be protected in any future rezoning and development.	SHORT TERM
A10.2	Prepare and implement biodiversity and tree preservation development controls and guidelines that ensure biodiversity and ecological connectivity is adequately assessed and impacts avoided and/or mitigated, including the impact of removal of koala habitat trees in the Lismore urban area.	SHORT TERM
A10.3	Finalise the review of the LEP Deferred Matters in the Lismore rural areas.	SHORT TERM
A10.4	Update the state-wide Biodiversity Values Map with the DPIE to include all areas of high conservation value in the Lismore LGA.	SHORT TERM
A10.5	Obtain funding and prepare an LGA wide Koala Plan of Management.	SHORT-MEDIUM TERM
A10.6	Create and implement a strategic offset policy and procedures for Council to consolidate koala habitat on Council owned land.	SHORT TERM
A10.7	Focus development to areas of least biodiversity sensitivity through appropriate zoning and working with development proponents to avoid areas of high biodiversity value.	ONGOING
A10.8	Review options for land use controls, including LEP overlay maps, to define high priority areas for biodiversity conservation.	MEDIUM TERM

THE PROTECTION OF WATERWAYS AND THEIR CATCHMENTS IS AN ONGOING LAND USE PLANNING PRIORITY



ACTIONS

NUMBER	ACTIONS	TIMING
A11.1	Manage the impacts of development in water catchment areas through compliance with the Lismore LEP, DCP and Lismore City Council and Rous County Council's guidelines on On-Site Sewage and Wastewater Management.	ONGOING
A11.2	Collaborate with the NSW State Government, neighbouring Councils, and community groups to implement strategies to improve the health of the Wilsons and Richmond Rivers.	ONGOING
A11.3	In consultation with Rous County Council, review controls and standards for developments in Drinking Water Catchments, with the aim of development achieving a neutral or beneficial effect on water quality.	SHORT TERM

THEME 4 – SUSTAINABLE ENVIRONMENT *continued*

land uses and development. Development and its impacts in the priority areas of high biodiversity will also be restricted.

With close to 65% of the LGAs population living in our urban areas, the protection and enhancement of greenspaces within our urban environment is also a priority. The extensive network of parks, bushland and other greenspaces provide important habitat for wildlife, including koalas. Much of this land is under Council ownership or management and the zoning of urban bushland for environmental conservation or management purposes is nearing completion.

Strategic Outcomes

- Areas of high conservation value, including corridors, are maintained and improved to retain biodiversity and enhance and connectivity for wildlife.
- Planning mechanisms identify and protect high biodiversity values.

Planning Priority 11

Waterways, riparian areas and water catchments are protected and enhanced.

Rationale

The protection of waterways and their catchments is an ongoing land use planning priority for Council and the community.

Most of Lismore's drinking water (excluding Nimbin, which has its own supply) is sourced from Rocky Creek dam. Large areas of farmland and much of Lismore's urban area is within a drinking water catchment as mapped in the Local Environmental Plan, in recognition that these catchments should be protected from adverse development impacts.

The LEP and the DCP provide standards that development is required to satisfy to limit and mitigate its impacts, including stormwater runoff, on water quality in drinking water catchments. The Water Sensitive Urban Design DCP was specifically prepared to manage development impacts in urban areas. These LEP and DCP controls have been in place for around

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

PLANNING PRIORITY 11

10 years and in need of review to ensure the best outcomes for water quality are being met. To this end, an approach and assessment criteria that ensure development has a neutral or beneficial effect on water quality is proposed to be developed in partnership with Rous County Council.

Lismore City Council and Rous County Council both have guidelines for the management of on-site sewage and wastewater and an MOU is in place to support their implementation.

Lismore City Council works closely with Rous County Council to ensure there are a range of strategic policies in place to improve riparian corridors, reduce pesticide and fertiliser runoff, improve wetlands and ensure effective ground covers minimise erosion within the catchment area.

As the interface between land-based and waterway ecosystems, riparian areas play a significant role in limiting, filtering and buffering inputs into the waterways and have a significant role to play in limiting erosion. Riparian areas generally also support a higher diversity of flora and fauna and are important wildlife corridors.

Beyond the need to protect the drinking water catchment areas, all our waterways provide important ecological services and a range of social and economic benefits. Ensuring local waterways and catchments are healthy will improve the downstream health of the Wilsons and Richmond Rivers and improve aquatic biodiversity.

In the urban areas, Council is committed to improving the quality of stormwater runoff before it runs into our rivers and creeks. A DCP was specifically prepared with controls to manage development impacts and this should be reviewed to ensure it continues to provide best practice. Ongoing education and an integrated approach to the management of our waterways, catchments and stormwater network will assist in contributing to improving the health and enjoyment of rivers and wider water systems.

Strategic Outcomes

- Enhanced riparian vegetation and off-stream impacts managed to improve water quality.
- A safe and serviceable stormwater drainage system.

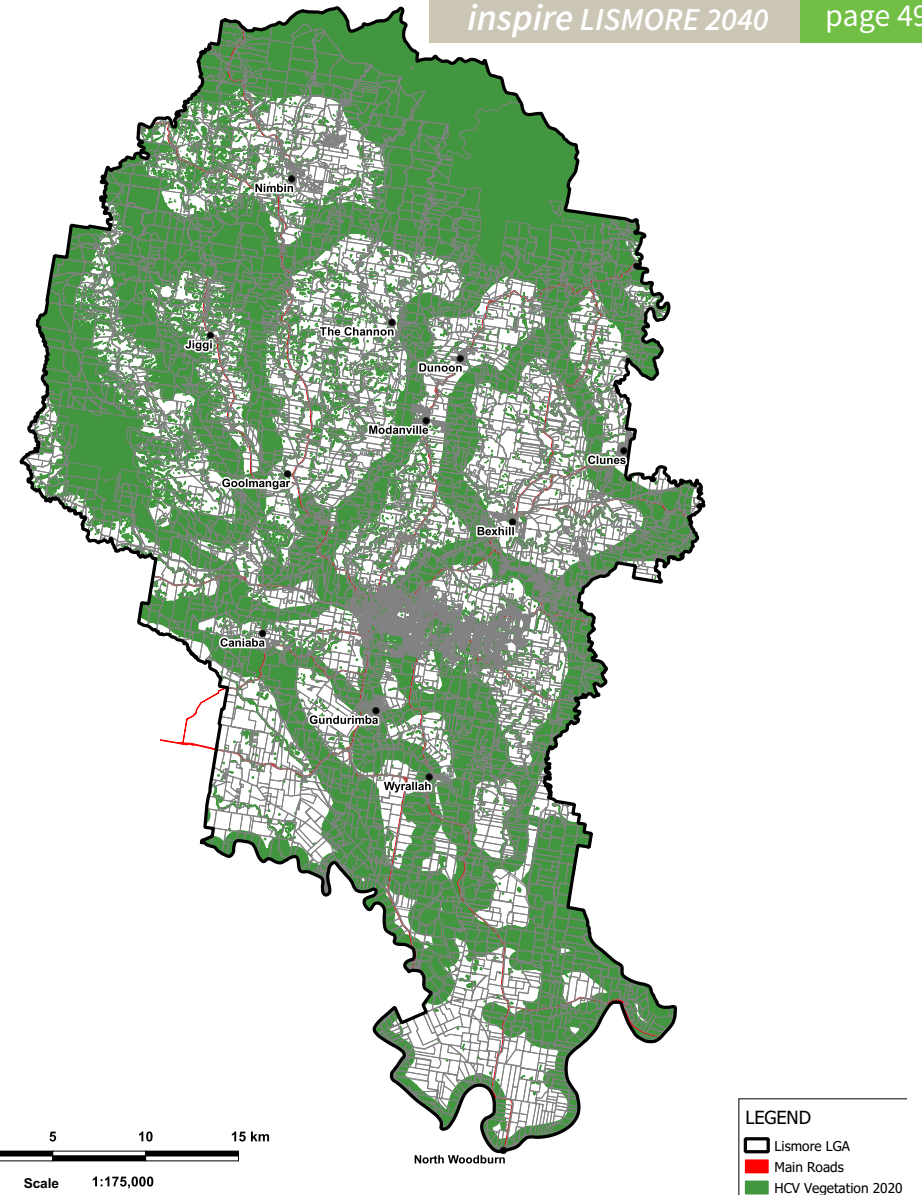


Figure 18: High Conservation Vegetation and Priority Corridor Areas

THEME 4 – SUSTAINABLE ENVIRONMENT *continued*

COUNCIL WILL
INVESTIGATE
HOW IT
CAN ASSIST
LANDOWNERS
TO INCREASE
THE USE
OF THESE
PRACTICES

Planning Priority 12

Protect and improve productive agricultural land and other natural resources.

Rationale

The protection of productive agricultural land and other natural resources such as quarries is an ongoing land use planning priority for Council and the community.

Agricultural land in the LGA has been mapped to identify land that should be protected for its ability to cater for a range of agricultural uses that may be important now, or in the future, thereby keeping options open for new crops and farming methods. Council will continue to direct urban growth away from state and regionally significant farmland to help protect the resource base and update planning controls to ensure non-farming uses do not generate land use conflict.

There is increasing interest in using regenerative agriculture

practices, which aim to re-establish the natural function, fertility and resilience of agricultural landscapes to ensure the land harvests and retains more water and uses available water more efficiently. Council will investigate how it can assist landowners to increase the use of these practices.

Quarries are also an important resource that support development. Council will review and map the full extent of the resource in the LGA.

Strategic Outcomes

- The availability & viability of rural land for ongoing agricultural use is not compromised by inappropriate or incompatible development.
- Upon cessation of quarrying, buildings, machinery & associated infrastructure are removed, and land rehabilitated to either a natural state or a state suitable for alternate uses.
- Increased adoption of regenerative agriculture practices.



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A12.1	Update the Lismore LEP and DCP to ensure development controls are appropriate to protect state and regionally significant farmland and other natural resources, including local quarries, from incompatible land uses and development, including those that generate land use conflict.	SHORT TERM
A12.2	Identify and map the extent of the quarry resource to quantify supply, avoid land use conflict and ensure appropriate rehabilitation is undertaken.	MEDIUM TERM

THEME 5 – CLIMATE RESILIENCE

Accompanying a changing climate is a growing risk of climate related impacts on our natural, social and economic systems.

The Lismore LGA is likely to be substantially affected by climate change impacts, particularly floods, bushfires, drought, heatwaves and sea level rise. These impacts will be felt across all aspects of life with the potential for major economic and social cost such as experienced during and after the 2017 Lismore flood.

Council's Planning Priorities are to continue to manage and adapt to natural hazards, prepare land use planning responses to climate impacts and take actions to help build community resilience.

Planning Priority 13

Identify, manage and adapt to risks from natural hazards.

Rationale

Flood hazard

Due to the periodic and at times disastrous floods experienced in Lismore over many years, Lismore's LEP and DCP have for some time managed new development in flood prone areas in the main city area and structural measures have reduced the flood risk, including the South Lismore and CBD levees. Council's current Floodplain Risk Management Plan (FRMP) was adopted in 2015 with a package of flood management and mitigation options, many of which have been implemented.

Updated flood modeling and flood hazard categorisation is part

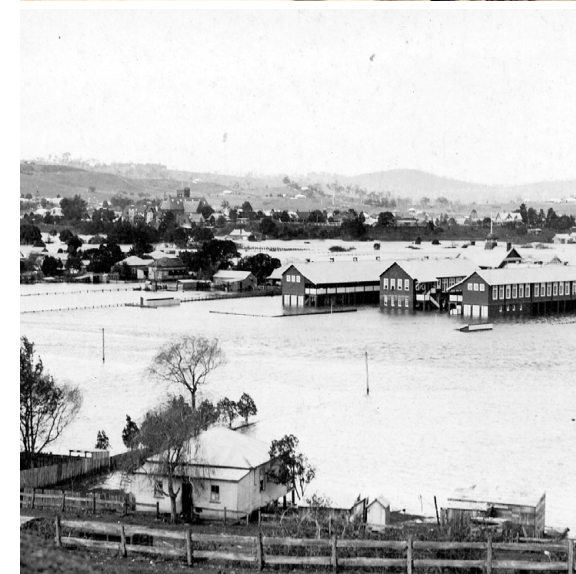
of the new Floodplain Risk Management Study (FRMS), which is expected to be finalised in 2020 and will also recommend measures to mitigate flood risk for Lismore and inform the preparation of a new FRMP. The existing FRMP only covers the flood prone land in the Lismore city area. The new document will extend consideration of risk to the flood prone rural and village areas. Consequential amendments to the LEP and DCP will also be made.

Natural flood management

The community is increasingly interested in exploring and pursuing 'natural flood management', which aims for greater retention of water in the environment as floods (and droughts) will continue to happen. Drawing on what is increasingly understood as 'ecosystem functions' and implementing measures that retain more water in the environment may have the potential to reduce pressure on infrastructure in developed areas. It also benefits farmland productivity, biodiversity and water quality. Further research is needed to quantify the impact natural flood management may have on flood heights in Lismore.

Bushfire hazard

A substantial portion of the LGA is mapped as bushfire prone, including in and close to Lismore's urban suburbs, villages and rural communities. Fire dangers are occurring earlier in the season, as evidenced by the fires in north-east NSW in the second part of 2019. These were a result of a combination of high temperatures, strong winds and a lack of rainfall.



COUNCIL WILL UNDERTAKE AN LGA WIDE RISK ASSESSMENT

PLANNING PRIORITY 13

The RFS has endorsed new bushfire prone land mapping which covers extensive areas of the LGA. New development is required to respond to the risk through measures such as asset protection zones, building construction standards and providing access ways for fire trucks. The 2019 bushfires experienced by Lismore's rural communities in the north of the LGA have highlighted the importance of these measures as well as planning to avoid the impact of the hazard.

Other natural hazards

The LGA has areas containing acid sulfate soils, steep and unstable land and areas of the Richmond River that are impacted by coastal hazards such as sea level rise. These hazards are mapped and recognised in the consideration and assessment of development proposals. Council will undertake

an LGA wide risk assessment to consolidate all relevant natural hazard data and review its planning controls to ensure they allow for adequate responses in development and land use proposals.

Strategic Outcomes

- Council applies an integrated approach to mitigating the impacts of natural hazards and climate change in its planning strategies.
- Hazard management measures limit the population at risk and demands on emergency services personnel and volunteers.



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A13.1	Prepare a revised Floodplain Risk Management Plan (FRMP) that incorporates findings of the Lismore FRMS on the most up to date flood modeling and hazard assessment, climate change assessment and property and flood modification strategies.	SHORT TERM
A13.2	Undertake an LGA wide all hazard risk assessment including potential sea level rise and other coastal hazards and consolidate data to inform new LEPs and DCPs.	MEDIUM TERM
A13.3	Consider new flood risk and bushfire prone land mapping in the review of the GMS and incorporate natural hazard risk assessment in the consideration of areas nominated for future development to limit the population at risk from natural hazards and future demands on emergency services.	SHORT TERM
A13.4	Amend the LEP and DCP in accordance with direction set by the updated FRMP and extend mapping and of flood risk and controls beyond existing extents.	MEDIUM TERM

Planning Priority 14

Build community resilience and adapt to climate change.

The NSW Government's Climate Change Policy Framework (2016) sets out aspirational objectives for NSW as follows:

- Achieve net-zero emissions by 2050
- NSW is more resilient to a changing climate

The Climate Change Policy states that *'most effective climate change adaptation occurs at a local level through the actions of individuals, businesses and communities in response to locally-specific climate change impacts.* In response it states: *'the NSW Government will help NSW adjust to a changing climate by supporting local adaptation actions, managing climate change risks to its own assets and services and removing market, regulatory and governance barriers to the private sector and local government adapting effectively.'*

With respect to carbon emissions, the Lismore 2017 municipal emissions snapshot report highlighted the major emissions sources for Lismore as electricity consumption and road transport. Funding will be sought to prepare an up-to-date LGA-wide assessment of carbon emissions and plan for the reduction of emissions in collaboration with the community.

In partnership with leading researchers, the (former) NSW Office of Environment and Heritage developed and delivered processes that enable regional scale consideration of climate projections and investigation of related impacts. The North Coast Enabling Regional Adaptation (NERA) project builds on local knowledge to understand climate vulnerabilities in the North Coast region and identify opportunities to respond, enabling regional decision-makers to enhance government service delivery and planning at a regional and subregional scale.

COUNCIL
APPLIES AN
**INTEGRATED
APPROACH**
TO MITIGATING
THE IMPACTS
OF NATURAL
HAZARDS



INCREASED TREE
CANOPY COVER
CAN MAKE URBAN
ENVIRONMENTS
MORE RESILIENT
TO CLIMATE
IMPACTS

PLANNING PRIORITY 14

The ERA process develops new and expanded professional networks which can be mobilised to respond to climate change. This operational knowledge of how regional systems interact informs the development of adaptation responses that are sensitive to the reality of local systems.

In August 2019 Lismore City Council adopted a resolution declaring that the world is in a state of climate emergency requiring urgent action. The declaration is:

'that human-induced climate change represents one of the greatest threats to humanity, civilisation, other species, and the life-supporting capacity of air, water, soil and ecosystems; and that it is possible to prevent the most harmful outcomes if societies take sustained emergency action, including local councils...'

The resolution includes acknowledgments that the Lismore LGA is likely to be substantially affected by climate impacts, particularly floods, bushfires, drought, heatwaves and sea level rise.

Council will seek funding to prepare a climate resilience and adaptation strategy that draws on existing knowledge along with the work done by the NERA project. The Strategy will identify the LGAs strengths and weaknesses in the face of climate impacts so that decisions can be made on how the community will act together to respond and adapt to climate change to minimise its impact on our local economy, environment and society.

Council will review and amend its LEP and DCP to provide responses to climate impacts and incorporate risk responses in

reviewing areas identified for development in the GMS.

Increased tree canopy cover can make urban environments more resilient to climate impacts by reducing the impacts of extreme heat and cooling requirements and contributing to the character and enjoyment of our urban surroundings. Measures to increase shade in urban environments will be considered in the DCP review and in Council's street tree planting program.

When preparing the street tree planting program, a target for tree canopy and green cover increase will be investigated to guide the program.

The preparation of an Open Space Strategy identified in Action 2.1 will also support community resilience and adaptation to climate change, including improving air quality and extending biodiversity habitat.

Strategic Outcomes

- Lismore demonstrates regional leadership through the integration of contemporary climate knowledge, planning & action to enhance resilience in the built environment.
- Engaged and improved community capacity to respond & act to reduce vulnerability and enhance community resilience to a changing climate.
- Increased tree canopy within the CBD and across urban areas



ACTIONS

PRIORITIES: Short term – 2 years, Medium term – 2-5 years, Long term – 5 years on

NUMBER	ACTIONS	TIMING
A14.1	Prepare and implement a Lismore LGA climate resilience and adaptation strategy based on the most up to date knowledge on climate projections for the LGA. Consideration of the North Coast Enabling Regional Adaptation report (2019) and transition models that provides an evidence base is to be central to Council’s strategic planning.	SHORT – LONG TERM
A14.2	Consider new knowledge on climate projections and related cumulative impacts in the review of the GMS and nomination of areas for future development.	SHORT TERM
A14.3	Review and amend the LEP and DCP to incorporate: <ul style="list-style-type: none"> • new knowledge on climate projection and related cumulative impacts; and • responses to climate change related risks, including requirements for green spaces in new residential subdivisions and urban infill projects and guidance and controls on adaptable and resilient buildings. 	MEDIUM TERM
A14.4	Update the Lismore DCP to include best practice in sustainable building design for residential development in sub-tropical environments.	SHORT TERM
A14.5	Advocate for change to the BASIX SEPP to provide better built responses to Lismore’s sub-tropical characteristics and climate change risks.	SHORT TERM
A14.6	Investigate a target for tree canopy and green cover in Lismore urban and village streets to achieve increased shading (as needed). Prepare a program to plant more shade trees on urban and village streets and develop funding options for the program including through developer contributions. Street trees should be incorporated into walking / cycling paths.	SHORT TERM
A14.7	Fund and prepare a Street Tree Register for the Lismore city area.	MEDIUM TERM
A14.8	Seek funding for an LGA-wide assessment of carbon emissions and development and implementation of a plan to reduce emissions in consultation with the community.	LONG-TERM

SOME DCP
CHAPTERS ARE
SPECIFIC TO
**LOCALITIES THAT
HAVE SPECIAL
CHARACTERISTICS**
AND REQUIRE
MORE TARGETED
GUIDELINES

3 IMPLEMENTING & MONITORING THE LSPS *continued*

Implementation

The LSPS provides the long-term land use planning intent for the Lismore LGA over a 20-year planning horizon. Achievement of the vision will be facilitated by a series of reviews and amendments to other Council plans and strategies, which are the delivery tools for Council's strategic planning. It also requires the preparation of new plans and strategies that will provide the framework and direction for LEP and DCP amendments. The key plans and their functions are described below:

- Lismore Growth Management Strategy (GMS) 2015-2035 identifies land potentially suitable for housing and employment purposes in the medium to long term to accommodate future population and employment growth. The GMS precedes site or locality specific proposals to rezone land or otherwise amend the LEP to enable increased development opportunities.
- Lismore Local Environmental Plan (LEP) 2012 is the principal statutory document which establishes the planning controls for the LGA. Through zoning, development standards and other local provisions the LEP provides the legal framework

to ensure development is appropriate and reflects the community's vision for land use in the LGA.

- Lismore Development Control Plan (DCP) 2012 is a non-statutory plan that provides detailed planning and design guidelines and development controls to support the LEP. Some DCP chapters are specific to localities that have special characteristics and require more targeted guidelines for land use, for example, Nimbin and the North Lismore Plateau.
- Infrastructure Contributions Plans and Voluntary Planning Agreements (VPAs). The EP&A Act 1979 gives Council the power to collect contributions from developers toward public infrastructure required to service development. Council has an LGA wide Contributions Plan that excludes North Lismore Plateau, where a site-specific Plan applies. VPAs provide an alternative means of providing funding for local infrastructure and facilities.

Alliances and Partnerships

Council is a member of or has established alliances and partnerships with a range of local and regional organisations. These include the Chamber of Commerce, Southern Cross



3 IMPLEMENTING & MONITORING THE LSPS *continued*

University, North Coast Community Housing, the NRJO, the NCRP Implementation, Coordination and Monitoring Committee, regional economic bodies and the Northern NSW Health District. Strategic partnerships will be used to assist in the implementation of the actions in the LSPS and achieve the vision for the LGA.

Monitoring and review

Council will monitor, review and report on its LSPS to ensure its planning priorities are being achieved. Council will use the Integrated Planning and Reporting (IP&R) framework under the Local Government Act 1993 (LG Act) and there will be periodic reporting to Council.

Council will review the LSPS after the next CSP is prepared to ensure it reflects all community priorities, and again every four years to align the review period with Council’s community strategic planning and IP&R under the LG Act. Review of the LSPS may also occur if needed in response to significant policy or other changes such as unforeseen population growth, or if a

review of a strategy necessitates a change in strategic land use direction.

Regular reviews will ensure the LSPS reflects the community’s vision and is responsive to emerging economic, environmental and social trends that may impact on Lismore’s future.

Senior Leadership Implementation Group

Implementation of Planning Priorities and Actions will be monitored by Council’s Senior Leadership Team, comprising the General Manager, Directors and Program Managers. Council’s Strategic Planning team will provide half yearly reports to the Senior Leadership Team on progress, any emerging risks and recommendations. This will provide a whole of organisation approach to achieving the vision.

Funding and resourcing

The preparation of strategies, studies and plan reviews required by the LSPS will be incorporated into Council’s resourcing strategy and, if approved, funded in the 4-year delivery program and annual operational plans.

STRATEGIC PARTNERSHIPS WILL BE USED TO ASSIST IN THE IMPLEMENTATION OF THE ACTIONS

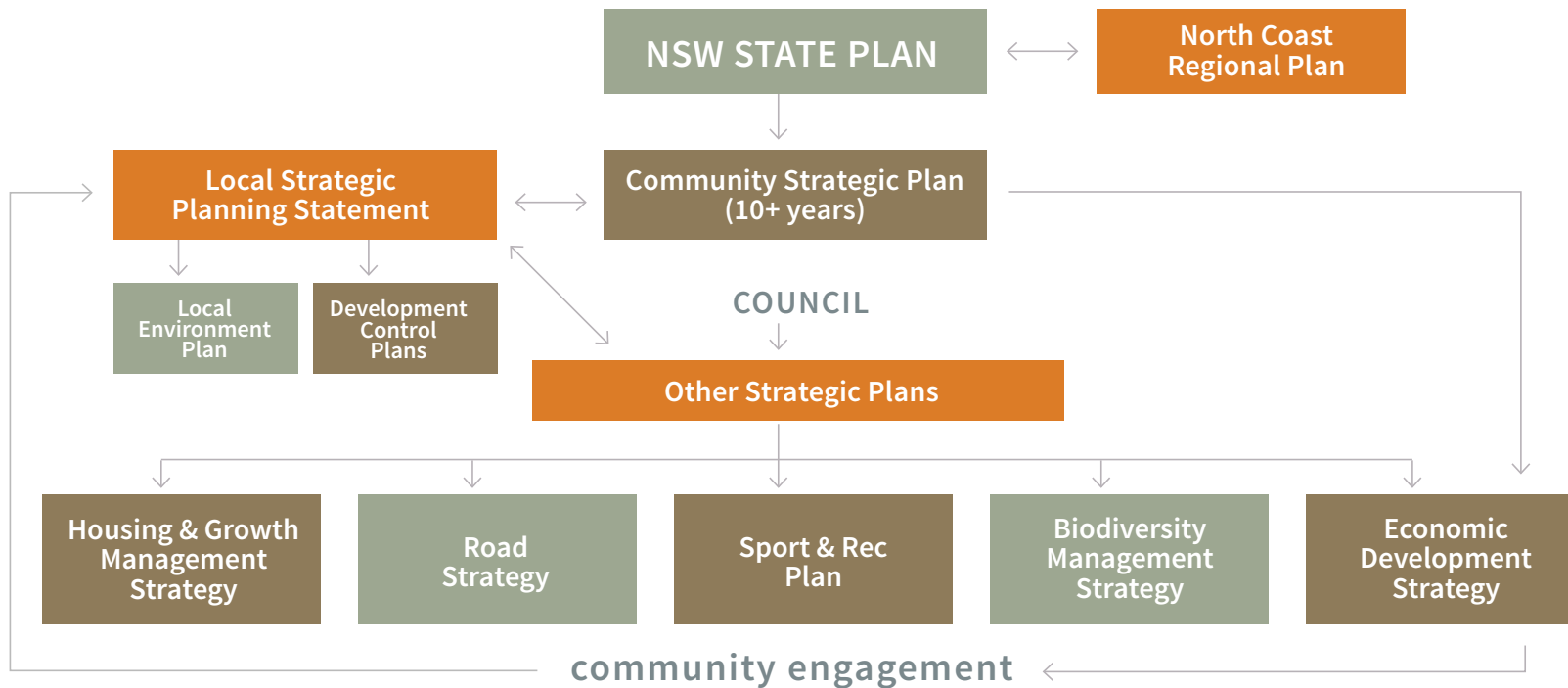


STRATEGIC ALIGNMENTS

The figure below depicts the links between state and regional planning priorities, *Imagine Lismore* (Council’s Community Strategic Plan) and this Local Strategic Planning Statement and other strategic priorities for Council.

The following sets out the more detailed alignments between each of the Planning Priorities, our Community Strategic Plan objectives and other Council strategies, the directions and actions of the North Coast Regional Plan and any other NSW State Government policy.

Figure 19: Policy Framework



Planning Priority 1

Growth is consolidated around Lismore city, its CBD and villages.

Relationship to other plans and policies

Planning Priority 1 is consistent with Council's CSP Themes and Objectives:

- Theme D** Our built environment
- Objective D3** Our land use planning caters for all sectors of the community. Strategies D3.1 and D4.1.
- Objective D4** Our community has a diversity of affordable housing options. Strategy D4.1.

Planning Priority 1 gives effect to the North Coast Regional Plan 2036

Directions:

- Direction 1:** Deliver environmentally sustainable growth. Actions 1.1-1.3 and Figure 16 Urban growth area map for Lismore LGA
- Direction 6:** Develop successful centres of employment. Actions 6.4, 6.6 and 6.7.
- Direction 15:** Develop healthy, safe, socially engaged and well-connected communities. Action 15.1.
- Direction 20:** Maintain the region's distinct built character. Action 20.1.
- Direction 21:** Coordinate local infrastructure delivery. Actions 21.1 and 21.2
- Direction 22:** Deliver greater housing supply. Action 22.1.
- Direction 23:** Increase housing diversity and choice. Action 23.2.
- Direction 24:** Deliver well-planned rural residential housing areas. Action 24.1.
- Direction 25:** Deliver more opportunities for affordable housing. Action 25.1.

Planning Priority 1 is also consistent with:

- Lismore Housing Strategy 2012
- Lismore Growth Management Strategy 2015-2035

Planning Priority 2

Create a city and villages that support active and healthy living.

Relationship to other plans and policies

Planning Priority 2 is consistent with Council's CSP Themes and Objectives:

- Theme A** An inclusive and healthy community.
- Objective A3** Our sporting facilities and recreational spaces encourage active and passive community participation. Actions A3.1, 3.2 and 3.4.
- Objective A4** Our community is a desirable place to live, an easy place to work and a welcoming place to visit.

Planning Priority 2 gives effect to the North Coast Regional Plan 2036

- Direction 15:** Develop healthy, safe, socially engaged and well-connected communities. Action 15.2.

Planning Priority 2 is also consistent with:

- Council's Sport and Recreation Plan.

Planning Priority 3

Rural and natural landscape values will be protected.

Planning Priority 3 is consistent with Council's CSP Themes and Objectives:

- Theme D** Our built environment.
- Objective D2** Our built environment is managed and enhanced to meet the needs of our growing community. Action D2.1.

Planning Priority 3 gives effect to the North Coast Regional Plan 2036

- Direction 20:** Maintain the region's distinct built character. Action 20.1.

Planning Priority 3 is also consistent with:

- Council's Growth Management Strategy.

Planning Priority 4

Recognise, embrace and protect our cultural heritage.

Relationship to other plans and policies

Planning Priority 4 is consistent with Council's CSP Themes and Objectives:

Theme A An inclusive and healthy community.

Objective A2 We recognise our Aboriginal and Torres Strait Islander community and cultures. Action 2.1 and A2.4.

Planning Priority 4 gives effect to the North Coast Regional Plan 2036

Directions:

Direction 16: Collaborate and partner with Aboriginal communities. Actions 16.1 and 16.2.

Direction 18: Respect and protect the North Coast's Aboriginal heritage. Actions 18.3 and 18.4.

Direction 19.1: Protect historic heritage. Action 19.2.

Planning Priority 5

Identify and support the expansion of emerging industries.

Relationship to other plans and policies

Planning Priority 5 is consistent with Council's CSP Themes and Objectives:

Theme B: A prosperous and vibrant city.

Objective B1 Our community has diverse business and industry as well as opportunities for movement and growth.

Theme D: Our built environment.

Objective D3 Our land use planning caters for all sectors of the community. Action D3.2

Planning Priority 5 gives effect to the North Coast Regional Plan 2036

Directions:

Direction 6: Develop successful centres of employment. Action 6.1.

Direction 7: Coordinate the growth of regional cities.

Direction 8: Promote the growth of tourism. Action 8.2.

Planning Priority 5 is also consistent with:

- Council's Economic Development Strategy, *Innovate Lismore* and the Lismore Regional City Action Plan.

Planning Priority 6

Expand agriculture and the agribusiness sector while protecting and improving agricultural land.

Relationship to other plans and policies

Planning Priority 6 is consistent with Council's CSP Themes and Objectives:

Theme B: A prosperous and vibrant city.

Objective B2 Our villages and riverbank precincts are vibrant and provide diverse activity that strengthens our social connections. Action B2.1.



THEME 2 – PRODUCTIVE ECONOMY

Theme D: Our built environment.

Objective D3 our land use planning caters for all sectors of the community. Action D3.3.

Planning Priority 6 gives effect to the North Coast Regional Plan 2036

Directions:

Direction 11: Protect and enhance productive agricultural lands. Actions 11.1, 11.4 and 11.5.

Direction 12: Grow agribusiness across the region. Action 12.1.

Planning Priority 6 is also consistent with:

- Council's Economic Development Strategy, *Innovate Lismore*.

Planning Priority 7

Revitalise the City Heart and create linkages to a reactivated river precinct.

Relationship to other plans and policies

Planning Priority 7 is consistent with Council's CSP Themes and Objectives:

Theme B: A prosperous and vibrant city.

Objective B1 Our community has diverse business and industry as well as opportunities for movement and growth. Action B1.1.

Objective B2 Our city, villages and riverbank precincts are vibrant and provide diverse activity that strengthens our social connections. Action B2.1.

Theme D: Our built environment.

Objective D2 Our built environment is management and enhanced to meet the needs of our growing community. Action D2.1.

Planning Priority 7 gives effect to the North Coast Regional Plan 2036 Directions:

Direction 6: Develop successful centres of employment. Action 6.1.

Direction 7: Coordinate the growth of regional cities.

Direction 8: Promote the growth of tourism. Action 8.2.

Planning Priority 7 is also consistent with:

- Shaping the CBD HipVHype.
- Growth Management Strategy.

Planning Priority 8

Consolidate existing industries and support their continued growth.

Relationship to other plans and policies

Planning Priority 8 is consistent with Council's CSP Themes and Objectives:

Theme B: A prosperous and vibrant city.

Objective B1 Our community has diverse business and industry as well as opportunities for movement and growth.

Theme D: Our built environment.

Objective D3 Our land use planning caters for all sectors of the community. Action D3.2.

Planning Priority 8 gives effect to the North Coast Regional Plan 2036

Directions:

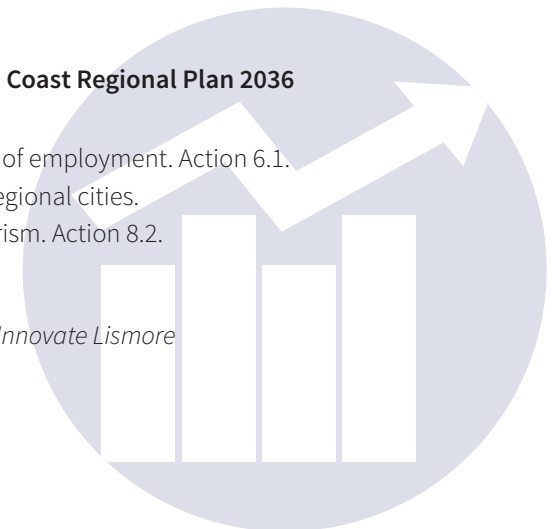
Direction 6: Develop successful centres of employment. Action 6.1.

Direction 7: Coordinate the growth of regional cities.

Direction 8: Promote the growth of tourism. Action 8.2.

Planning Priority 8 is also consistent with:

- Council's Economic Development Strategy, *Innovate Lismore*
- Lismore Regional City Action Plan.
- Growth Management Strategy.



Planning Priority 9

Transport and communications will keep our communities connected and facilitate the expansion of industries.

Relationship to other plans and policies

Planning Priority 9 is consistent with Council's CSP Themes and Objectives:

Theme A An inclusive and healthy community.

Objective A4 Our community is a desirable place to live, an easy place to work and a welcoming place to visit. Action A4.2.

Theme B A prosperous and vibrant city.

Objective B1 Our community has diverse business and industry as well as opportunities for investment and growth. Strategy B.1.

Objective B4 Our community is connected and convenient. Strategies B4.1 and B4.4.

Theme D Our built environment.

Objective D1 Our city and villages are well managed and maintained. Strategies D1.4 and 1.5.

Objective D3 Our land use planning caters for all sectors of the community. Strategy D3.1.

Planning Priority 9 gives effect to the North Coast Regional Plan 2036 Directions:

Direction 10: Facilitate air, rail and public transport infrastructure. Actions 10.1 and 10.5.

Direction 15: Develop healthy, safe, socially engaged and well-connected communities. Action 15.2.

Direction 21: Coordinate local infrastructure delivery. Actions 21.1 and 21.2.

Planning Priority 9 is also consistent with:

- Council's Road Network Strategy.
- Council's Infrastructure Contributions Plan.
- TfNSW Future Transport 2056

Planning Priority 10

Areas of high biodiversity value and connectivity are protected and enhanced.

Relationship to other plans and policies

Planning Priority 10 is consistent with Council's CSP Themes and Objectives:

Theme C: Our natural environment.

Objective C4 Our diverse natural environment is protected and enhanced. Actions C4.1 and C4.2.

Planning Priority 10 gives effect to the North Coast Regional Plan 2036 Directions:

Direction 2: Enhance biodiversity, coastal and aquatic habitats, and water catchments. Action 2.1.

Planning Priority 10 is also consistent with:

- Council's Biodiversity Management Strategy.
- Council's Growth Management Strategy.

Planning Priority 11

Waterways, riparian areas and water catchments are protected and enhanced.

Relationship to other plans and policies

Planning Priority 11 is consistent with Council's CSP Themes and Objectives:

Theme C: Our natural environment.

Objective C1 Our waterways and catchments are healthy. Action C1.1.

Theme D: Our built environment.

Objective D3 Our land use planning caters for all sectors of the community. Action D3.3.

Planning Priority 11 gives effect to the North Coast Regional Plan 2036 Directions:

Direction 2: Enhance biodiversity, coastal and aquatic habitats, and water catchments. Action 2.1 and 2.2.

Planning Priority 11 is also consistent with:

- Council's Biodiversity Management Strategy.

Planning Priority 12

Protect and improve productive agricultural land and other natural resources.

Relationship to other plans and policies

Planning Priority 12 is consistent with Council's CSP Themes and Objectives:

Theme D: Our built environment.

Objective D3 Our land use planning caters for all sectors of the community.
Action D3.3.

Planning Priority 12 gives effect to the North Coast Regional Plan 2036 Directions:

Direction 11: Protect and enhance productive agricultural lands.

Direction 13: Sustainably manage natural resources. Action 13.1.

Planning Priority 12 is also consistent with:

- Council's Growth Management Strategy

Planning Priority 13

Manage, mitigate and adapt to risks from natural hazards.

Relationship to other plans and policies

Planning Priority 13 is consistent with Council's CSP Themes and Objectives:

Theme A: An inclusive and healthy community.

Objective A.1 Our community is safe, happy and healthy. Action A1.3.

Planning Priority 13 gives effect to the North Coast Regional Plan 2036 Directions:

Direction 3: Manage natural hazards and climate change.
Actions 3.1, 3.2 and 3.3.

Planning Priority 13 is also consistent with:

- Lismore Floodplain Risk Management Plan 2015
- NSW Flood Prone Land Policy
- NSW Floodplain Development Manual

Planning Priority 14

Build resilience and adapt to climate change

Relationship to other plans and policies

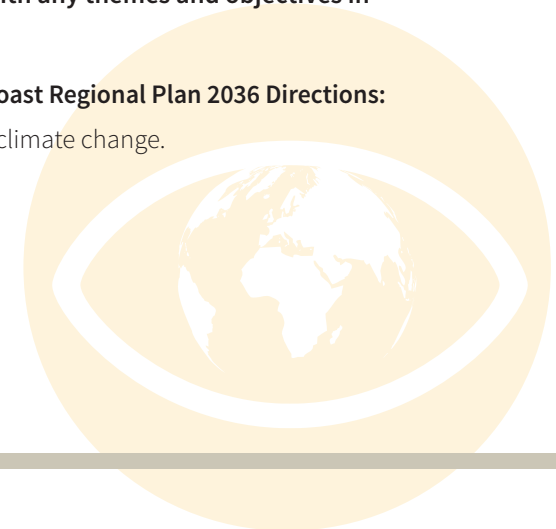
Planning Priority 14 does not currently link with any themes and objectives in Council's CSP.

Planning Priority 14 gives effect to the North Coast Regional Plan 2036 Directions:

Direction 3: Manage natural hazards and climate change.
Actions 3.1, 3.2 and 3.3.

Planning Priority 14 is also consistent with:

- NSW Climate Change Policy



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 Lismore Local Environmental Plan 2012
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inspire LISMORE 2040

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LIVE + WORK + PLAY

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