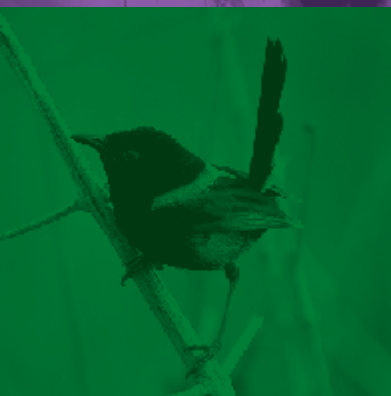




# LOCAL MATTERS

LISMORE CITY COUNCIL NEWS  
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## DEVELOPMENT CONSENTS ISSUED

### ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

In accordance with the provisions of Section 101 of the Act and Clause 124 of the EP&A Regulation, notification is given that the undermentioned developments have recently been granted consent.

#### DA No.

#### **15/67-2 99 Walker Street, East Lismore**

Section 96(1A) modification to include a shower and toilet and deletion of one window (W2) from the plan.

#### **15/155 39 Lindendale Road, Lindendale**

To undertake a three-lot subdivision in two stages.

#### **15/212 27 College Road, East Lismore**

Install an inground concrete water tank, associated excavation works and building line variation of 2m to Music Street and 0.9m to College Road.

#### **15/227 36 Gwynne Road, Jiggi**

Attached dual occupancy.

#### **15/239 108 Bank Street, North Woodburn**

To erect a two-storey dwelling and a shed with a building line variation to 3m to North Woodburn Lane.

#### **15/252 54 Wanda Drive, East Lismore**

Demolish existing shed and construct new shed.

#### **15/256 9 Wilson Street South, South Lismore**

Advertising sign (6m illuminated pylon sign).

#### **15/257 97 Mountain View Drive, Goonellabah**

Additions to an existing dwelling including new bathroom, deck and steps.

#### **15/258 13 Apo Street, Goonellabah**

Dwelling and retaining walls.

#### **15/264 504 Ballina Road, Goonellabah**

Aboveground swimming pool.

#### **15/268 95 Diadem Street, Lismore**

Shop fit-out and alterations to create treatment rooms for Beauty Spot and the Square (Shop T12).

Details of applications and consents, together with conditions attached, may be inspected at Council's Corporate Centre during business hours or via DA Tracking at [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au).

## DEVELOPMENT PROPOSALS

### ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

As the consenting authority, Council has received the following development applications (and/or applications for modifications to existing consents) for consideration.

**DA NUMBER:** 92/523-2

**LOCATION AND DP LOT:** 72 River Bank Road, Monaltrie (Lot 4 DP 701527).

**APPLICANT:** Outline Planning Consultants Pty Ltd.

**DESCRIPTION:** READVERTISED – Section 96(2) modification to extend the life of the quarry and increase production from 40,500 tonnes per annum (current) to 79,500 tonnes per annum (proposed).

**SUBMISSIONS:** Written submissions concerning the proposed modification may be made to Council up until the closing date for submissions on 9 December 2015.

**EXHIBITION PERIOD:** The application and any accompanying documents may be inspected by any person (who can also make extracts from copies of them) at our Corporate Centre (or via Council's website) between 11 November and 9 December 2015.

**APPEAL INFORMATION:** If the application is approved, there is no right of appeal to the Court by an objector.

**DA NUMBER:** 15/285

**LOCATION AND DP LOT:** 67 and 73 Krauss Avenue, Loftville (Lot 7 DP 1093668 and Lot 8 DP 1093668).

**APPLICANT:** Newton Denny Chapelle.

**DESCRIPTION:** Construction of a vehicle sales (motor showroom) and associated repairs building and infrastructure.

**CLOSING DATE:** 25 November 2015.

The above development applications and Statement of Environmental Effects may be inspected at Council's Corporate Centre, 43 Oliver Avenue, Goonellabah, or via DA Tracking at [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au).

Further information relating to written submissions is available on Council's website. There are laws regarding the mandatory disclosure of political donations in relation to planning matters. Political donations disclosure reporting forms are available at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).



# MEETINGS, BRIEFINGS AND INTERVIEWS

## COUNCIL MEETINGS

Councillor briefings are held most Tuesday evenings so staff can provide background on issues or projects and Councillors have a chance to brainstorm and discuss.

On Tuesday, 17 November Councillors will be briefed on:

- Accelerated Works Program – Borrowings.
- Lions fountain.

This briefing is in the Council Chambers from 6.30pm. All welcome.

On Tuesday, 24 November Councillors will be briefed on:

- Service Review Working Party.
- Restricted Parking Scheme.

This briefing is in the Council Chambers from 6pm. All welcome.

## LUNCHTIME COUNCILLOR INTERVIEWS

Councillors are available for 15-minute interviews on the third Thursday of each month between 12.30pm and 1.30pm at Lismore City Library.

On Thursday, 19 November interviews will be conducted by Councillors Gianpiero Battista and Glenys Ritchie. Interviews must be booked no later than Tuesday, 17 November.

## INFRASTRUCTURE ASSETS PANEL

The Infrastructure Assets Panel will meet on Monday, 23 November at the Council Chambers, 43 Oliver Avenue, Goonellabah, from 6pm.

**For more information about meetings and briefings or to book a Councillor interview, phone Graeme Wilson on 1300 87 83 87.**

# RATES REMINDER

**All Lismore ratepayers are reminded that your second rates instalment for the 2015/16 rateable year is due for payment on Monday, 30 November 2015.**

## ON PUBLIC EXHIBITION

### Lismore Development Control Plan Draft Amendment No. 18

Council resolved on 13 October 2015 to publicly exhibit the repeal of Development Control Plan (DCP) Chapter 4 – *Subdivision and Infrastructure – General Requirements*. Pursuant to Clause 18 of the *Environmental Planning and Assessment Regulation 2000*, draft Amendment No. 18 to the Lismore Development Control Plan (DCP) is exhibited for public comment from 11 November to 11 December 2015.

DCP Chapter 4 is now superfluous with the recent adoption of DCP Chapter 5A *Urban Residential Subdivision*. Chapter 4 includes a section on site analysis and subdivision design which is now included in the new Chapter 5A. The remainder of Chapter 4 is a guide to subdivision development applications. Council has a comprehensive development application guide on its website, which can be readily updated in response to legislative changes.

The draft DCP Amendment may be viewed at Council's Corporate Centre during normal office hours or on Council's website [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au).

Submissions relating to the draft DCP Amendment should be addressed to the **General Manager, Lismore City Council, PO Box 23A, Lismore NSW 2480** or emailed to [council@lismore.nsw.gov.au](mailto:council@lismore.nsw.gov.au). Submissions should state reasons for objection or support and be received by close of business on 11 December 2015.



# \$20,000 HOUSING GRANTS AVAILABLE NOW!

Council and the Federal Government are offering 200 grants of \$20,000 each to people who wish to buy a vacant land lot in one of five new land release areas in Lismore.

The *Build Your Future: Lismore Housing Subsidy Scheme* is part of the Federal Government's Building Better Regional Cities program and is designed to help low-to-moderate income earners achieve home ownership.

As part of this program, Council received \$5 million from the Federal Government to build the Pineapple Road/Ballina Road roundabout, the Invercauld Road/Ballina Road intersection and the Molesworth Street/Orion Street roundabout, to improve access to some of the city's major land release areas.

In return for the infrastructure funding, Council is now providing 200 grants of \$20,000 for affordable housing lots in five new housing estates: North Lismore Plateau; Sanctuary Hill off Invercauld Road; Pineapple Road, Goonellabah; and Airforce Road, East Lismore.



## BUILD Your Future

Lismore Housing Subsidy Scheme

The following table shows eligibility based on annual income:

Household type	Upper income limit
One adult	\$88,000
2 adults	\$88,000
3 adults	\$100,000
4 adults	\$122,000
Sole parent with 1 child/student	\$88,000
Sole parent with 2 children	\$97,000
Sole parent with 3 children	\$116,000
Couple with 1 child	\$97,000
Couple with 2 children	\$116,000
Couple with 3 children	\$135,000

The *Build Your Future: Lismore Housing Subsidy Scheme* is being run on a first in best dressed basis, so apply now. For further information and application forms visit [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au), phone 1300 87 83 87 or enquire with a local real estate agent.

# LANDHOLDERS WANTED FOR KOALA HABITAT RESTORATION PROJECTS

We are currently calling for expressions of interest from local landholders who would like to restore koala habitat on their properties.

Assistance is now available under the Rural Landholder Initiative through the Green Army and the NSW Environmental Trust to support landholders to improve their land.

We are seeking expressions of interest from landholders in priority koala corridors or on properties that have evidence of koala habitat, who would like to have bush regeneration or revegetation undertaken by a Green Army team, under the direction of professional bush regenerators.

The Rural Landholder Initiative, which is part of Council's Biodiversity Management Strategy, is designed to conserve biodiversity hotspots on private land through education and incentives. On-ground works in this instance would primarily consist of weed control and tree planting.

Expressions of interest close on Monday, 23 November 2015 and can be made online at [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au).

**For further information phone Angie Brace on 1300 87 83 87.**

## T2015-43: Disposal of Council vehicles

**Lismore City Council is disposing of the following vehicles by tender:**

- 1 x Ford PK Ranger 4x4 extra cab utility – tray back (no sides)
- 1 x Isuzu D-Max 4x4 single cab utility – tray back
- 2 x Isuzu D-Max 4x4 dual cab utilities with canopy
- 1 x Holden Cruze
- 1 x Hyundai Santa Fe

Information and vehicles will be available for inspection (sorry, no test drives) from 11.30am to 1.30pm on Monday, 23 November at the Revolve Shop Carpark, 313 Wyrallah Road, East Lismore.

Bid sheets will be available on the day. Submissions should be in writing and placed in the tender box at our Corporate Centre, 43 Oliver Avenue, Goonellabah.

**Tender submissions close at 2pm on Thursday, 26 November 2015.**

# CLOSURE OF TOILET BLOCKS: CLYDE CAMPBELL CAR PARK

**We wish to advise that the toilet block located within the Clyde Campbell Car Park will be closed on Sunday, 15 November whilst urgent works are undertaken.**

Changed traffic flows will be in place adjacent to the toilet block from Sunday, 15 November to Friday, 20 November with the loss of some parking.

Sorry for any inconvenience folks and thanks for your patience.

## NEW BRIDGE AND LINK ROAD FOR WILSON STREET, SOUTH LISMORE

**We are finalising joint funding from the state and federal governments to build a new bridge over Hollingworth Creek to link Wilson Street with Wilson Street South in the South Lismore Industrial Estate. For the new bridge, we plan to upgrade the adjoining section of Wilson Street.**

In accordance with the *Roads Act 1993*, proposed changes to road levels are open to public comment for 30 days. For Wilson Street between Elliott Road and Newbridge Street, we plan to raise levels along the road centreline by a maximum of +0.15m. For the section south of Newbridge Street, it would be raised by a minimum of +0.15m and a maximum of +1.1m to match the new bridge deck height.

Submission should be mailed to PO Box 23A, Lismore, NSW 2480 or emailed to [council@lismore.nsw.gov.au](mailto:council@lismore.nsw.gov.au) with the title 'Wilson Street Bridge'. Please state the reasons for objection and the section of road it relates to. Submissions are due by 4pm on 11 December.

Land survey and bridge investigations are underway at the site. Works on the new bridge are planned to start in early 2016 upon confirming joint funding.

**For more information phone Project Manager Gavin Mulcahy on 1300 87 83 87 or email [gavin.mulcahy@lismore.nsw.gov.au](mailto:gavin.mulcahy@lismore.nsw.gov.au).**

# INFORMATION ON PROPOSED SPECIAL RATE VARIATION TO FUND IMPLEMENTATION OF THE BIODIVERSITY MANAGEMENT STRATEGY

Council recently adopted the *Biodiversity Management Strategy for the Lismore Local Government Area 2015-2035 (BMS)*. This was developed in response to the community's vision for Council to provide 'environmental leadership', as identified in the *Imagine Lismore 10 Year Plan*.

Successful implementation of the BMS requires reliable, long-term funding. Council investigated a range of long-term funding sources and came to the conclusion that the only sustainable way was through a Special Rate Variation (SRV) to increase rates.

Consequently, on 5 May 2015 Council resolved to apply to the NSW Independent Pricing and Regulatory Tribunal (IPART) for an SRV to fund implementation of the BMS.

Council provided the Lismore community with an opportunity to provide feedback on the proposed rate increase from November 2014 to February 2015. The proposed increase remains unchanged, however in line with IPART requirements, Council is providing you with additional detail on the SRV proposal. This additional detail constitutes proposed amendments to Council's *Imagine Lismore 4 Year Plan* and the *Long Term Financial Plan (LTFP)*. These documents are on public exhibition from 24 October to 21 November 2015.

## What alternatives to a rate increase were investigated?

Council's initial *Imagine Lismore 4 Year Plan* proposed that the BMS would be implemented via grant funding from the former Commonwealth Government's Biodiversity Fund. However, Council was unsuccessful in its application and this funding program no longer exists. Council investigated several alternative funding mechanisms based on their ability to deliver reliable, long-term funding, but these were ultimately rejected. Funding options investigated included general purpose revenue, rate rebates, Section 94 contributions and grant funding.

## What are the impacts of the proposed rate increase?

The proposed SRV is for a single year rate increase in 2016/17 to be retained permanently in the rates base. The percentage increase is 4.3% of Council's total rating income, which includes an assumed annual rate-peg increase of 2.5% and 1.8% to fund the BMS. In the first year (2016/17), the BMS component of the proposed SRV would raise \$500,000 and in subsequent years this amount would increase by the annual rate-peg.

Ratepayers in the Farmland, Residential Rural and Residential Urban/Villages rating categories would incur both the rate-peg and BMS components of the SRV to be applied to rates from 2016/17. For ratepayers in the Business rating categories, only the annual rate-peg component of the SRV is to be applied to rates from 2016/17. Council considers business rates to be already too high and business ratepayers would not receive sufficient benefits from implementation of the BMS to warrant paying the increase.

Only the annual rate-peg component of the SRV would be applied to ratepayers in the Business rating categories. As a result, the Farmland, Residential Rural and Residential Urban/Village rating categories will pay slightly more to make up the 4.3% of the total SRV. This means the impact on these three rating categories is a 4.7% overall increase.

The impact of the proposed SRV on each ratepayer depends on their rating category and the NSW Valuer General's land value for their rated land. The table provided indicates how the average ratepayer in the Farmland, Residential Rural and Residential Urban/Village rating categories would be impacted by the proposed SRV.

# INFORMATION ON PROPOSED SPECIAL RATE VARIATION TO FUND IMPLEMENTATION OF THE BIODIVERSITY MANAGEMENT STRATEGY

<b>FARMLAND</b>	<b>Average Land Valuation</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
Average Farmland rate under rate pegging	\$375,000	\$2,216	\$2,271	\$2,328	\$2,386	\$2,446
Annual % Increase		2.4%	2.5%	2.5%	2.5%	2.5%
Average Farmland rate under the SRV	\$375,000	\$2,216	<b>\$2,319</b>	\$2,377	\$2,436	\$2,497
Annual % Increase		2.4%	<b>4.7%</b>	2.5%	2.5%	2.5%
Impact of SRV above 2015/16 levels			\$103			
BMS amount only			\$48			
<b>RESIDENTIAL RURAL</b>	<b>Average Land Valuation</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
Average Residential Rural rate under rate pegging	\$192,000	\$1,383	\$1,418	\$1,453	\$1,489	\$1,526
Annual % Increase		2.4%	2.5%	2.5%	2.5%	2.5%

Average Residential Rural rate under the SRV	\$192,000	\$1,383	<b>\$1,448</b>	\$1,484	\$1,521	\$1,559
Annual % Increase		2.4%	<b>4.7%</b>	2.5%	2.5%	2.5%
Impact of SRV above 2015/16 levels			\$65			
BMS amount only			\$30			
<b>RESIDENTIAL URBAN/VILLAGE</b>	<b>Average Land Valuation</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
Average Residential Urban/Village rate under rate pegging	\$113,000	\$1,109	\$1,137	\$1,165	\$1,194	\$1,224
Annual % Increase		2.4%	2.5%	2.5%	2.5%	2.5%
Average Residential Urban/Village rate under the SRV	\$113,000	\$1,109	<b>\$1,161</b>	\$1,190	\$1,220	\$1,251
Annual % Increase		2.4%	<b>4.7%</b>	2.5%	2.5%	2.5%
Impact of SRV above 2015/16 levels			\$52			
BMS amount only			\$24			

# INFORMATION ON PROPOSED SPECIAL RATE VARIATION TO FUND IMPLEMENTATION OF THE BIODIVERSITY MANAGEMENT STRATEGY

## What will the community get for its money?

Besides benefiting biodiversity, the community will get: cleaner roadsides; confidence that Council is undertaking best environmental management practice in its activities; recognition for community work and achievements; assistance to landholders and community groups to manage pests and weeds; opportunities to gain knowledge; assistance to manage bushland and riversides on rural land; more opportunities to get involved through community events, workshops and field days; well-managed urban bushland reserves; and more recreational opportunities in the urban setting, such as walking tracks.

A full breakdown of the BMS budget can be found in the draft amendments to the Imagine Lismore 4 Year Plan. These documents are now on public exhibition and can be viewed at [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au) via the 'On Public Exhibition' link or at the Corporate Centre, 43 Oliver Avenue, Goonellabah, from Monday to Friday from 8.30am to 4.30pm.

## When would the proposed rate increase start?

Council will submit an application for an SRV to IPART in February 2016. It is expected that IPART will make its decision by May 2016. Should the application be approved by IPART, the proposed increase could commence from 1 July 2016.

## Feedback

Submissions regarding the draft amendments to the Imagine Lismore 4 Year Plan and Long Term Financial Plan can be made online at [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au), posted to the General Manager, Lismore City Council, PO Box 23A, Lismore, NSW 2480 or emailed to [council@lismore.nsw.gov.au](mailto:council@lismore.nsw.gov.au). Submissions are due by 4.30pm on 21 November 2015.

# ON PUBLIC EXHIBITION

## North Lismore Plateau Planning Proposal

**26 October to 23 November 2015**

Lismore City Council resolved to support a planning proposal to amend the Lismore Local Environmental Plan (LEP) 2012 to rezone land, building heights and minimum lot sizes at North Lismore Plateau at its ordinary meeting of 14 July 2015 in accordance with the *Environmental Planning and Assessment Act 1979*. The objectives of the planning proposal are to enable future urban development, environmental and cultural heritage protection and public recreation on North Lismore Plateau.

On 20 October 2015 the Department of Planning and Environment issued a conditional Gateway Determination with condition 3 altered on 21 October 2015.

The site that is the subject of the planning proposal was rezoned under Lismore LEP Amendment No. 3 on 21 February 2014. However, following a legal challenge to the validity of the rezoning (LEP Amendment No. 3) in the Land and Environment Court, the Court declared on 5 June 2015 that the rezoning is invalid and of no effect. Therefore, Council has commenced a new planning proposal.

Full details of the proposal are available at [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au), the front counter of Council's Corporate Centre, 43 Oliver Avenue, Goonellabah, Ngulingah Local Aboriginal Land Council, 53 Conway Street, Lismore, and at Lismore Library, 110 Magellan Street, Lismore.

Submissions can be made online at [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au), emailed to [council@lismore.nsw.gov.au](mailto:council@lismore.nsw.gov.au) or mailed to the **General Manager, Lismore City Council, PO Box 23A, Lismore NSW 2480**.

Submissions are due by 23 November 2015.

## YOUR COVER

Wollongong artist Paul Ryan has been named winner of the *Hurford Hardwood Portrait Prize* for his portrait *blue mountains noah* of Australian actor Noah Taylor.

Judge Fiona Lowry also named Lismore artist Bryce Anderson as the winner of the 'Northern Rivers subject' \$1000 non-acquisitive prize, with his painting *Bathed in Doubt (Self Portrait)*. The winner of the \$1000 People's Choice Award will be announced on Friday, 27 November.







CONTACT US:  
**1300 87 83 87**

Lismore City Council's Corporate Centre is located at 43 Oliver Avenue, Goonellabah. We are open Monday to Friday from 8.30am to 4.30pm. Our postal address is PO Box 23A, Lismore NSW 2480. You can email us at [council@lismore.nsw.gov.au](mailto:council@lismore.nsw.gov.au)



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