

Mr Jon Gibbons
General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Our ref: IRF23/6932

Via email: council@lismore.nsw.gov.au

Dear Mr Gibbons

Lismore Growth and Realignment Strategy 2022

I refer to Council's request for the Department's approval of the Lismore Growth and Realignment Strategy (Lismore G&RS) 2022.

I wish to congratulate Council's ongoing commitment to delivering a clear strategic planning framework for your community's future, following the flood events of 2022. Council's initiative and strategy response to the 2022 flood events will play a vital role in guiding development to provide the housing and employment needed to support the region's recovery and to deliver a prosperous future for your community. I also note Council's commitment to work collaboratively with the Northern Rivers Reconstruction Corporation and encourage this ongoing commitment to ensure consistency between the strategic planning programs currently being pursued.

Following consideration of the Lismore G&RS, I am pleased to conditionally approve the strategy, apart for the following excluded items:

- the proposed R5 Large Lot Residential land at Tullera, and the additional R5 Large Lot Residential land at Bexhill not identified under the Lismore Growth Management Strategy 2015, as they are located on mapped important farmland and the need for additional large lot residential land has not been substantiated; and
- the proposed planning area at Clunes, the Bruxner Highway potential regional employment lands precinct, and the Oliver Ave employment land at Goonellabah, are supported only for further investigation. This is because significant additional work is still required to confirm the strategic merit and suitability of these lands for future development, along with overall need, demand and supply for employment land, the most appropriate locations for this land, and any potential land use conflicts for land such as Oliver Ave.

In moving forward with the strategy, I encourage that Council take steps to ensure:

- future updates of the Lismore Local Strategic Planning Statement (LSPS) are consistent with the approved components of the strategy;
- 40 per cent of all new dwellings being delivered across the entire LGA by 2036 are in the form of multi dwelling/small lot (less than 400m²) housing, consistent with the requirements of the North Coast Regional Plan 2041;
- any future planning proposals are informed by an implementation and infrastructure servicing plan, along with supporting studies and assessment of site-specific development constraints, including potential high environmental value and PMF flood

levels, velocity, and flood planning levels to confirm consistency with the North Coast Regional Plan 2041, relevant SEPPs and section 9.1 Directions and the suitability of the land for development;

- the strategy is reviewed and updated, if necessary, and returned to the Department for further review and approval, once the Resilient Lands Strategy being prepared by the Northern Rivers Reconstruction Corporation is finalised to ensure consistency and a coordinated and unified approach to future development fronts in the LGA;
- the strategy is reviewed and amended, where necessary, if the flood planning level is amended in the future and returned to the Department for further review and approval;
- that the strategy is amended and resubmitted for the Department's approval prior to seeking the rezoning of any of the excluded lands; and
- future master planning for the proposed planning area at Clunes, and the Bruxner Highway potential regional employment lands precinct, is undertaken in collaboration with Byron Shire and Ballina Shire respectively and relevant agencies.

Should you have any enquiries about this matter, I have arranged for Ella Wilkinson, senior planning officer to assist you. Ms Wilkinson can be contacted on 9995 5665.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', is positioned below the 'Yours sincerely' text.

22 June 2023

Malcolm McDonald
Executive Director
Local and Regional Planning