

# Lismore

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## Draft Regional City Action Plan

**2036**



# Acknowledgement

The Department of Planning, Industry and Environment acknowledges the traditional custodians of the land, the Bundjalung, and pays respect to Elders past, present and future. This Plan acknowledges a strong belief amongst Aboriginal people that if we care for country, it will care for us. This is supported by the knowledge that the health of a people and their community is reliant on a strong physical and emotional connection to place.

Conserving Aboriginal heritage and respecting the Aboriginal community's right to determine how it is identified and managed will preserve some of the world's longest standing spiritual, historical, social and educational values.

## **Draft Lismore Regional City Action Plan 2036**

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Cover image: *Lismore taken from Claude Riley Memorial Lookout.*  
Left: *Credit Nikita Ridgeway*

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# A draft Regional City Action Plan for Lismore

Lismore is the heart of the Northern Rivers and is transforming into a true Regional City.

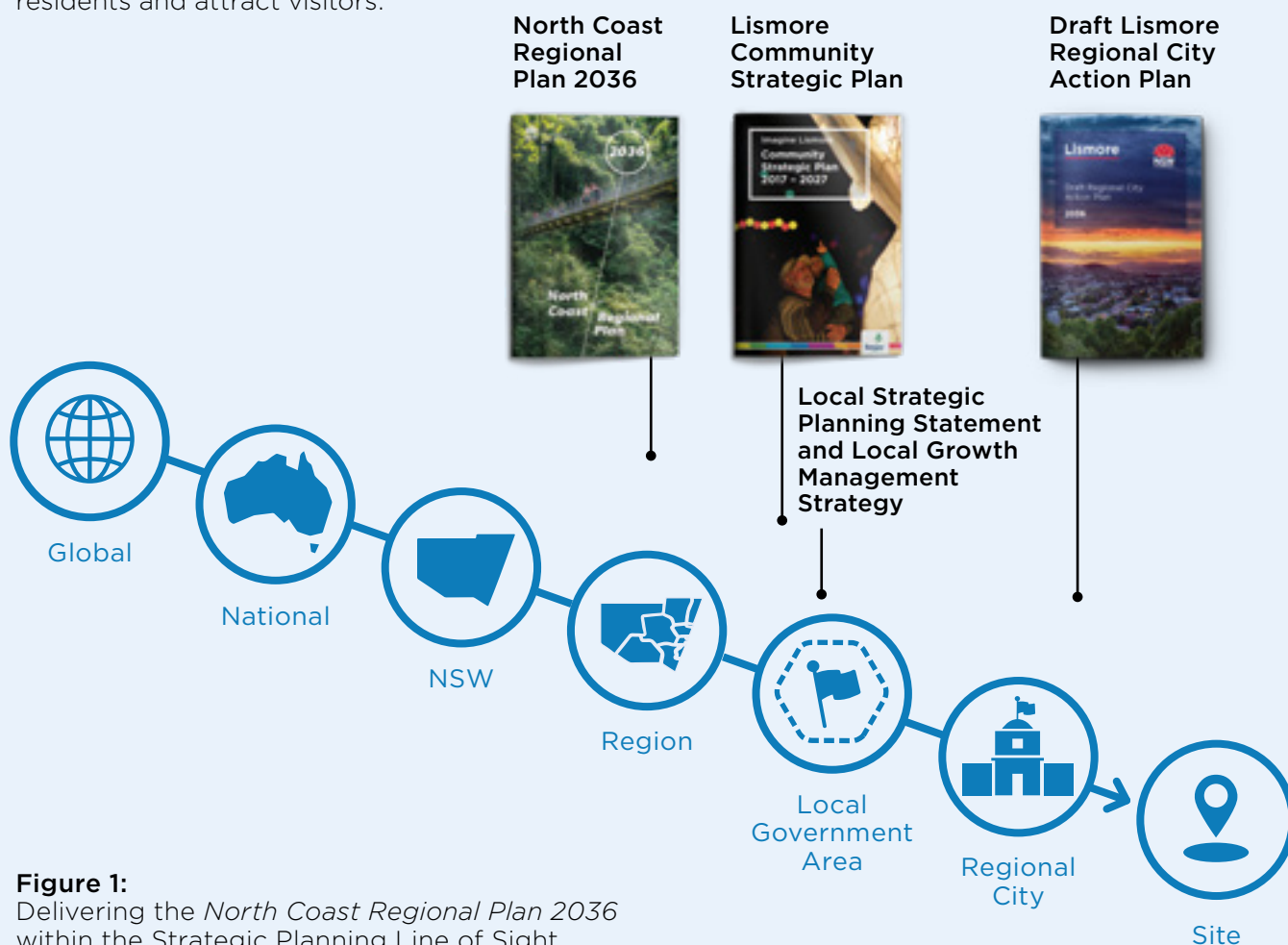
Regional Cities provide high-level services and economic opportunities for their residents and surrounding areas. They are centres of business, governance and culture, and benefit from critical investments in major infrastructure.

Lismore offers the culture and convenience of a regional city with the lifestyle advantages of an extraordinarily beautiful natural environment.

Established health and education sectors, anchored by public and private hospitals and a university campus, will continue to attract students, investment, and innovators to the city. World-class culture, arts and sporting facilities will serve a growing community of residents and attract visitors.

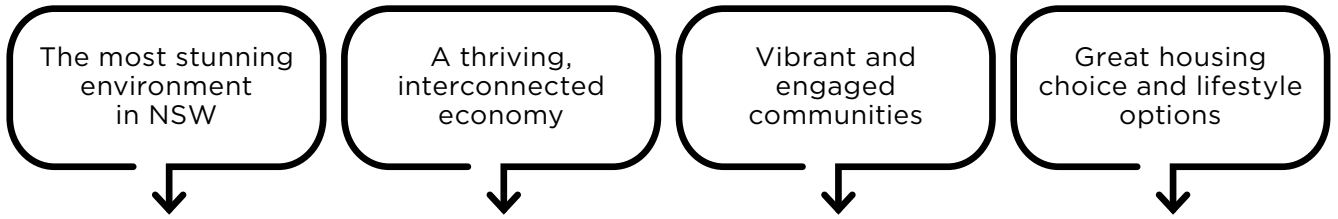
The first ever draft *Regional City Action Plan* for Lismore supports the Vision of the North Coast Regional Plan, by capitalising on Lismore’s quality education and training institutions, hospitals and allied health services, professional services and thriving cultural and creative arts scene, supported by a caring and healthy community.

This *Regional City Action Plan* for Lismore aims to capitalise on the opportunities that arise from this growth, while maintaining the special appeal of Lismore.

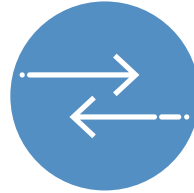
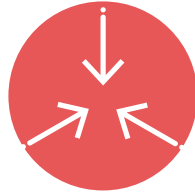


**Figure 1:** Delivering the *North Coast Regional Plan 2036* within the Strategic Planning Line of Sight

# North Coast Regional Plan 2036



## Draft Lismore Regional City Action Plan



GOAL

OBJECTIVE

### Work & Learn

*A city of opportunity, with established and emerging industries*

- 1** Grow health, education, and professional services precincts to cultivate a city of opportunity
- 2** Position Lismore as the Learning City; the Northern Rivers' primary place of education, training and research
- 3** Showcase opportunities to grow green industries and the use of renewable energy
- 4** Deliver local jobs through the city's employment lands and industry sectors
- 5** Position Lismore at the heart of the Northern Rivers agricultural food bowl

### Meet

*A city with a bold and eclectic centre and active main streets and public spaces*

- 6** Make the city centre the dynamic heart of the Northern Rivers
- 7** Bring the city's laneways to life with a canvas of colour, art, culture and history
- 8** Reconnect to the Wilsons River and reactivate the waterfront
- 9** Expand the arts and culture scene

### Play & Protect

*A green city where the spectacular natural setting entices visitors and locals to come together and be active*

- 10** Create places that encourage healthy activities throughout the city
- 11** Protect and value Lismore's biodiversity, waterways and green landscapes
- 12** Develop Lismore as a regional sports hub and enhance sport and recreational facilities
- 13** Enhance tourism, events and visitor experiences

### Move

*A city connected to its neighbouring communities by an efficient road network and sustainable transport modes.*

- 14** Develop an integrated place-based transport network that delivers a connected Lismore
- 15** Encourage active transport and advances in transport technology

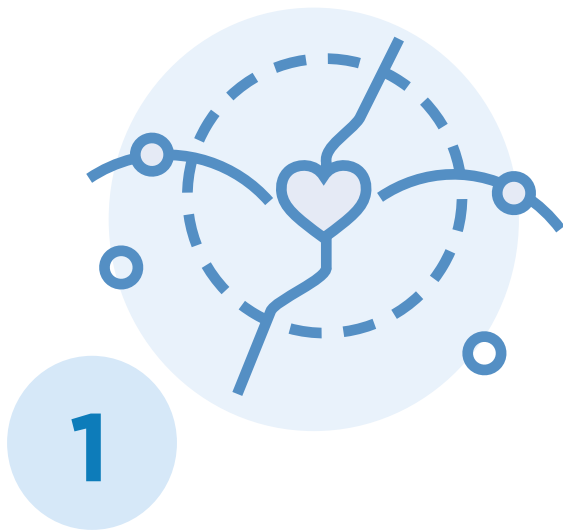
### Live

*A city with a diversity of housing and lifestyle options to meet an equally diverse range of needs*

- 16** Provide a diversity of housing to meet the needs of Lismore's residents
- 17** Encourage design that responds to Lismore's subtropical climate
- 18** Research responses to Lismore's hazards and climate change to inform future zoning and planning controls

# City drivers

Three future city drivers will shape Lismore as a well-connected river city which is innovative, resilient and creative, and has a strong economy which leverages its advantages.



## The heart of the Northern Rivers

Lismore is the geographical heart of the Northern Rivers and provides an important inland focus for economic activity. The higher order services on offer in the city centre serve a catchment that transcends local government boundaries. Its proximity to world-famous hinterland and coastal areas, and diversified economy offers an enviable regional city lifestyle. Continued investment in the Lismore health precinct, education and training facilities and recreational infrastructure will continue to grow the economy and attract new residents.

Major employment anchors such as health, education and professional services will underpin Lismore as a skilled regional city. New jobs in emerging industries such as agri-tech and food manufacturing will harness capacity for innovation.

Subregional collaboration will also allow Lismore to thrive. Councils will work together to protect important environmental and agricultural lands; coordinate long-term planning and delivery of housing; and strengthen key employment centres.



## A city for innovation and knowledge

As the birthplace of Southern Cross University, Lismore has a strong connection to tertiary education as well as other vocational educational and training providers such as TAFE NSW and community education providers. Continued collaboration with the education sector will support innovation and maintain the region's competitive advantages. Research and skills-based training also supports synergies with local industries, such as agriculture and manufacturing, and can help to attract and retain young people in the region.

As Lismore's economy evolves, so is the wider economic landscape. The COVID-19 global pandemic has caused a seismic shift in the way people work and may fundamentally change the functionality of cities, regions and countries. Regional cities such as Lismore offer new opportunities in a post-COVID world. Skilled professionals or city-dwellers may be encouraged to leave the major capital cities and relocate, finding new employment opportunities or remote-working arrangements in Lismore's growing health, knowledge and professional services sectors in a highly liveable, attractive and healthy environment.



3

## Expanding arts, culture and businesses for a vibrant city centre

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. The city centre's arts and cultural institutions include the Lismore Regional Gallery, the 'Quad' (a community gathering space), the Northern Rivers Conservatorium, Lismore Library, Star Court Theatre, Arts Northern Rivers, Community Hub Arts Space, Serpentine Gallery and Lismore City Hall, which is home to Northern Rivers Performing Arts (NORPA).

Building on these assets, the city will be reinvigorated with inviting streetscapes and laneways, connections to the Wilsons River, recreational activities and a growing café culture.

The city centre can also be a space for small business, innovation and entrepreneurship. Lismore has a comparatively young population, with the median age being 37, the youngest in the Northern Rivers region. This youthfulness, combined with improvements in digital connectivity, can build a network of skilled and inspiring artists, designers and retailers. Professional services will thrive from a growing catchment of clients and new customers.



# Lismore at a glance

## Population



The population of Lismore LGA is currently **43,667**

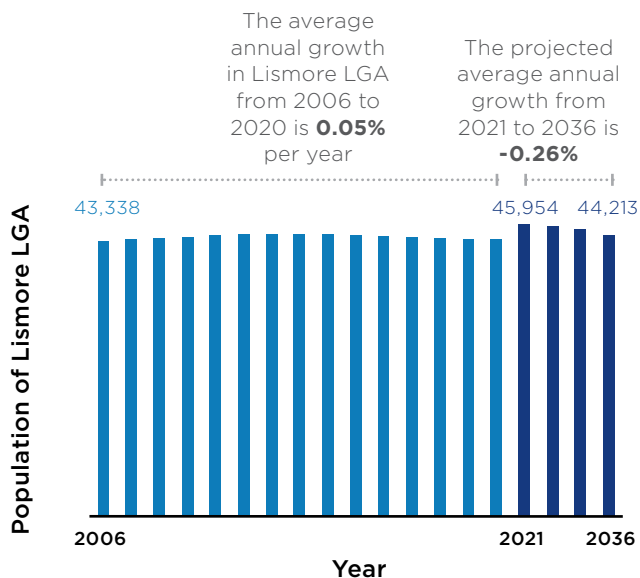
Source: ABS Estimated Resident Population, 2020 preliminary

**Table 1:** Projections for Lismore by age group based on Common Planning Assumptions

Year	Children (Population aged 0-14)	Working age (Population aged 15-64)	Retirees (Population aged 65+)
2016	8,116	28,291	7,715
2021	7,897	28,543	9,514
2026	7,386	27,191	11,147
2031	6,999	25,844	12,308
2036	6,649	24,608	12,957

Source: Department of Planning, Industry and Environment, 2019 NSW Population Projections

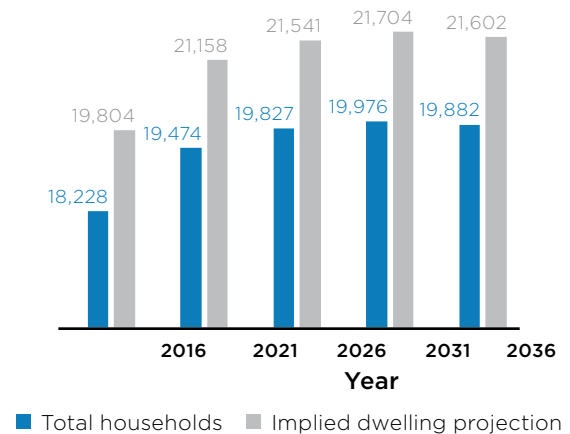
**Figure 2:** Estimate Resident Population (ERP) and Population Projections for Lismore LGA based on Common Planning Assumptions



## Housing



**Figure 3:** Household and Dwelling Projections for Lismore LGA



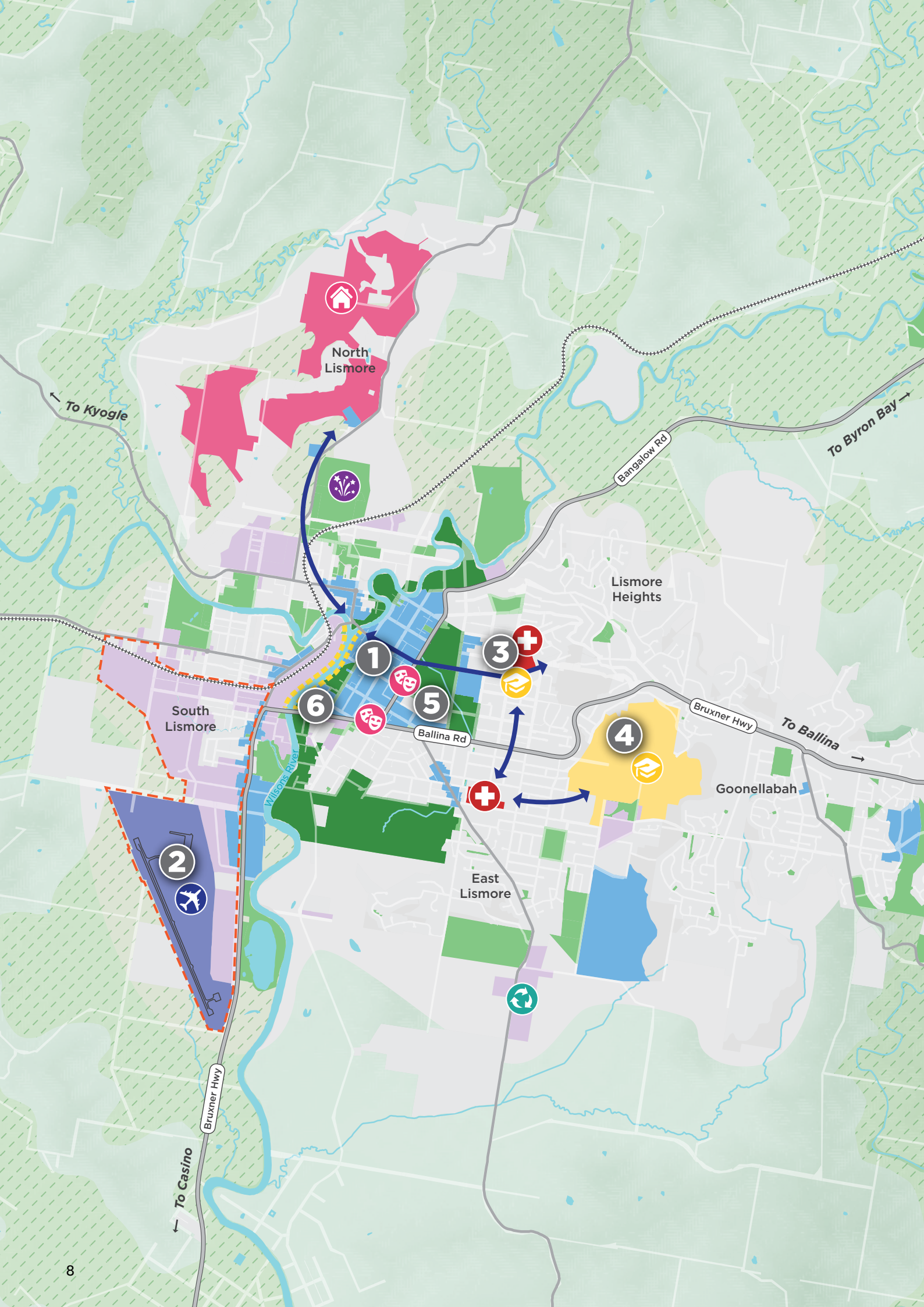
Events in NSW, other parts of Australia and globally are affecting population change in 2021. Key factors over the past 18 months include drought, bushfires, the COVID-19 pandemic and the resulting economic contraction. As time goes by, the effects of COVID-19 on population change will be more evident.



# Vision

Celebrating the Wilsons River at its core, Lismore is a city characterised by natural beauty, productive agriculture, a vibrant creative sector, and a thriving innovation, health and education economy, all of which support a successful Northern Rivers Region.





North Lismore

To Kyogle

To Byron Bay

Bangalow Rd



1

3

South Lismore

Lismore Heights

6

5

Bruxner Hwy

To Ballina

2



Ballina Rd

4

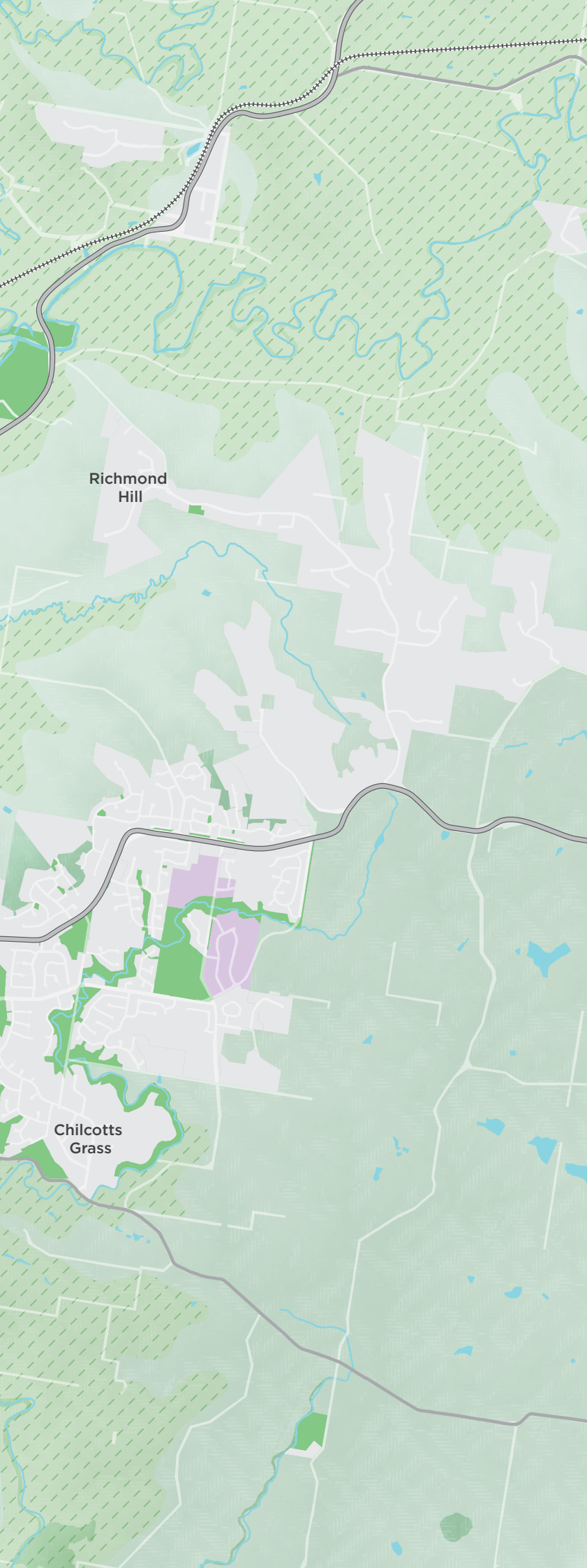
Goonellabah

East Lismore



To Casino

Bruxner Hwy



**Figure 4:**  
Lismore Vision Map

- ① CBD Precinct
- ② Airport industrial estate
- ③ Health Precinct
- ④ Education Precinct
- ⑤ Lismore Parklands
- ⑥ Riverside Precinct

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- ⋮ Former Railway

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- Main road

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- ↔ Precinct Connectivity

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- ⋮ Bridge to Bridge Waterfront Revitalisation

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- ⋮ Agribusiness, Aviation and Freight Gateway

---

- Non Urban

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- Parks and Reserves

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- Parkland Frame

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- Waterway

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- Commercial

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- Employment Lands

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- Important Farmland

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- ✈ Airport

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- ⊕ Hospital

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- 🎓 University

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- 🏠 Existing Urban Release Area

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- 🎆 Showground

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- 🎭 Cultural Facilities

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- ♻ Northern Rivers Waste

# Delivery framework

The NSW Government recognises the importance of strong regional cities in supporting the future prosperity of the entire North Coast.

The final *Lismore Regional City Action Plan* will support the vision and goals of the *North Coast Regional Plan 2036* and build on State-wide and local strategic planning. It will inform strategic and operational decision making across NSW Government agencies and local government.

The draft *Lismore Regional City Action Plan* establishes the vision, goals, objectives, and actions that will guide growth and change in the city towards 2036 (Figure 6).

The vision guides the five goals - work and learn, meet, play, move and live. These goals shape the objectives for urban development and infrastructure investment that will inform decisions at State and local government levels. Targeted actions highlight areas for collaboration and future work across government.

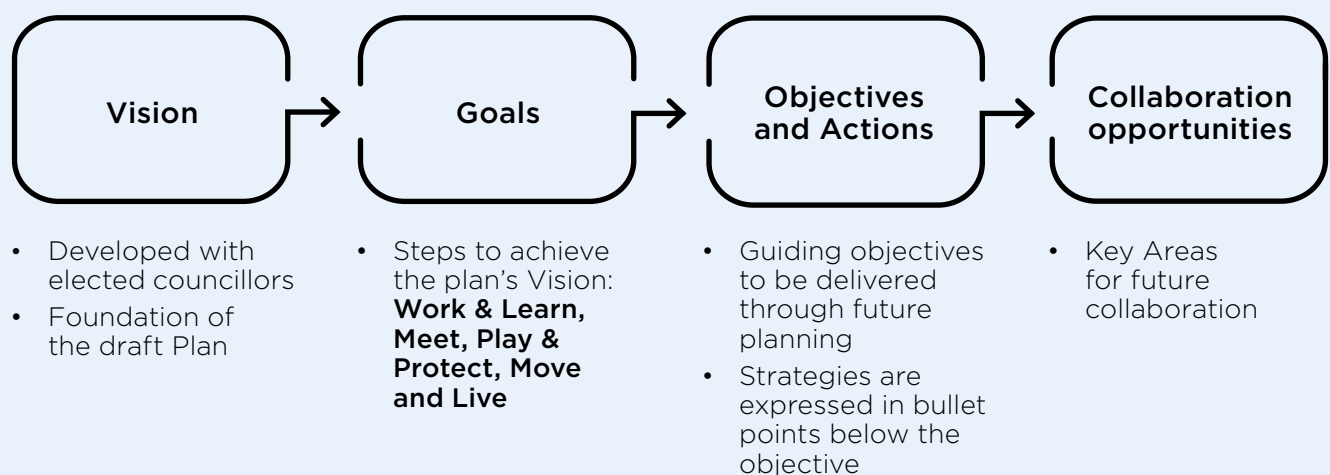
This Plan will be implemented through the planning and delivery activities of Council and agencies. The collaboration of state and local governments, community groups, industry groups and other stakeholders will be pivotal to the delivery of the Plan and the identified actions.

Key areas that will require collaboration are identified in Table 2. Key partners are identified for this work; however, other stakeholders will also be engaged where project needs require. Joint Organisations have been established to achieve shared outcomes across local government. The actions in the Plan that require collaboration across local government areas are specific to land use planning outcomes only.

The preparation of local growth management strategies and local strategic planning statements will also need to be consistent with the vision and objectives.

Progress will be monitored in conjunction with the wider implementation of the *North Coast Regional Plan 2036* through the North Coast Delivery, Coordination and Monitoring Committee.

**Figure 5:** Regional City Action Plan Structure



**Table 2:** Lismore Regional City Collaboration Areas

Collaboration area	Partners	Target outcomes
<b>City of Innovation</b> <i>Collaboration opportunity 1</i>	Lismore City Council, Tertiary Institutions, Innovation NSW, industry	Enhanced livability and innovation through the identification of Smart City projects and implementation plan
<b>City of Learning</b> <i>Collaboration opportunity 2, 3</i>	Lismore City Council, Tertiary Institutions	Establishment of a learning hub for an increased education, research and innovation presence in the city centre.
<b>Agriculture</b> <i>Collaboration opportunity 4</i>	Lismore City Council Department of Regional NSW, Department of Primary Industries	Improved partnership opportunities and guidance for agricultural industries to showcase the region's produce using branding, education or industry links.
<b>Vibrant laneways</b> <i>Collaboration opportunity 7</i>	Lismore City Council, landowners, Lismore Regional Gallery, Department of Planning, Industry and Environment	Activated and revitalised laneways, with improved safety, amenity and commercial opportunities.
<b>Culture and arts</b> <i>Collaboration opportunity 8</i>	Lismore City Council, Create NSW	Consolidation and development of Lismore's arts and cultural precincts.
<b>Regional Sporting Hub</b> <i>Collaboration opportunity 9</i>	Lismore City Council, NSW Office of Sport	Growth of Lismore as a Regional Sporting Hub by maintaining and enhancing facilities, attracting regional, state and national sporting events, growing sports tourism and capturing economic benefits
<b>Tourism</b> <i>Collaboration opportunity 10</i>	Lismore City Council, Destination NSW, Destination North Coast, Local Aboriginal Community	Increased recognition of Lismore's unique tourism offerings and enhanced tourism infrastructure through a Destination Management Plan for Lismore.
<b>Lismore Regional Integrated Transport Network</b> <i>Collaboration opportunities 5, 6, 11, 12</i>	Lismore City Council, Transport for NSW	Support employment and industry growth of the airport precinct through an Airport Freight and Logistics Masterplan  An integrated land use and transport network for the city's future movement and place needs.  Protected, well managed and reliable airport access implemented through a Transport Integration Strategy  Enhanced links and connections to key destinations through a cycleways and footpaths action plan.
<b>Climate responsive</b> <i>Collaboration opportunity 13</i>	Lismore City Council	A framework for building design that celebrates the subtropical climate and incorporates energy and water efficiency measures.

# Work & Learn

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LISMORE BASE



## Goal:

A city of opportunity, with established and emerging industries



## Objective 1

*Grow health, education, and professional services precincts to cultivate a city of opportunity*

### Actions

- 1.1 | Link the primary health and tertiary education institutions: Southern Cross University, University Centre for Rural Health, Lismore Base Hospital, St Vincent's Private Hospital, and TAFE NSW with the city centre through access and public domain improvements.
- 1.2 | Reinforce collaborative partnerships with the University Centre for Rural Health and build on its training opportunities.
- 1.3 | Promote the city centre as the Northern Rivers' innovation hub by supporting research, creative or specialist industries.
- 1.4 | Support innovative ways to grow the Justice Precinct.

Lismore's established health and education presence is one of its greatest strengths as a regional city. It is home to the North Coast's largest public hospital, a private hospital and is well serviced by a strong allied health sector. The Health and Social Services sector provided 50% of new jobs in the Lismore LGA between 2001 and 2016. These sectors support the wider catchment and are important anchors for future job creation. Educational services are equally well provided for, with several private and public schools, vocational education and training colleges and Southern Cross University.

Lismore Base Hospital is surrounded by a multi-disciplinary health precinct. The precinct is the focus of major capital investment and is expected to grow its health service and research footprint. Planning controls provide opportunities for new commercial enterprises including pathology, mental health clinics, medical centres, aged care accommodation and medium density housing. Clustering medical uses along Uralba Street will enhance the health precinct's connectivity to the city centre.

In addition, an ongoing partnership between Council, the Northern NSW Local Health District, Southern Cross University, the University Centre for Rural Health, TAFE NSW and St Vincent's Private Hospital will understand long-term aspirations, growth opportunities and provide synergies in service delivery. Additional outpatient services and student and key worker housing will enable greater multiplier benefits through supporting retail, restaurants, cafes and professional services.

▼ *Left-right: Southern Cross University, Lismore Campus*





Opportunities to expand the number of professional services jobs are also recognised, with technological and social changes altering the way that people work and deliver services. An increase in remote and agile working presents opportunities for Lismore to become a viable alternative to living and working in larger cities. Lismore has service attributes of a city, while providing an attractive alternative lifestyle to that found in large cities. Continuing to support innovation and new models of service delivery will create enterprising ideas while bringing investment and jobs to the city.

Combined with agile working, Lismore has the potential to develop as a future Smart City. The NSW government has launched Australia's first Smart Places Strategy which aims to integrate technologies into the built environment to capture and convey data and insights. Opportunity exists for Lismore to develop its potential as a future Smart City through the development of innovative, technology-based solutions that improve the city's livability, productivity and sustainability.

New models of service delivery are also changing the judicial system and associated services. Purpose-built buildings may become multi-jurisdiction and integrate the federal, district and local courts in one vicinity. Future planning will consider functional needs, safety, amenity and opportunities for supporting services to be located in close proximity.

### Collaboration opportunity 1

Enhance the city's livability and sustainability through options for innovative and responsive transport, energy and digital infrastructure networks. This would be implemented through a Smart City Implementation Plan for Lismore's city centre, developed in partnership between Lismore City Council, Innovation NSW, universities, local industries and the telecommunications industry.

**Timing:** Medium

### Collaboration opportunity 2

Lismore will become an incubator for ideas, new business and research commercialisation, including positioning the city centre as a "living lab": a testbed for research and development. (Lismore City Council and tertiary education institutions).<sup>2</sup>

**Timing:** Medium

University Centre for Rural Health, 2016



**750**

Allied health & Nursing Students



**271**

Medical Students

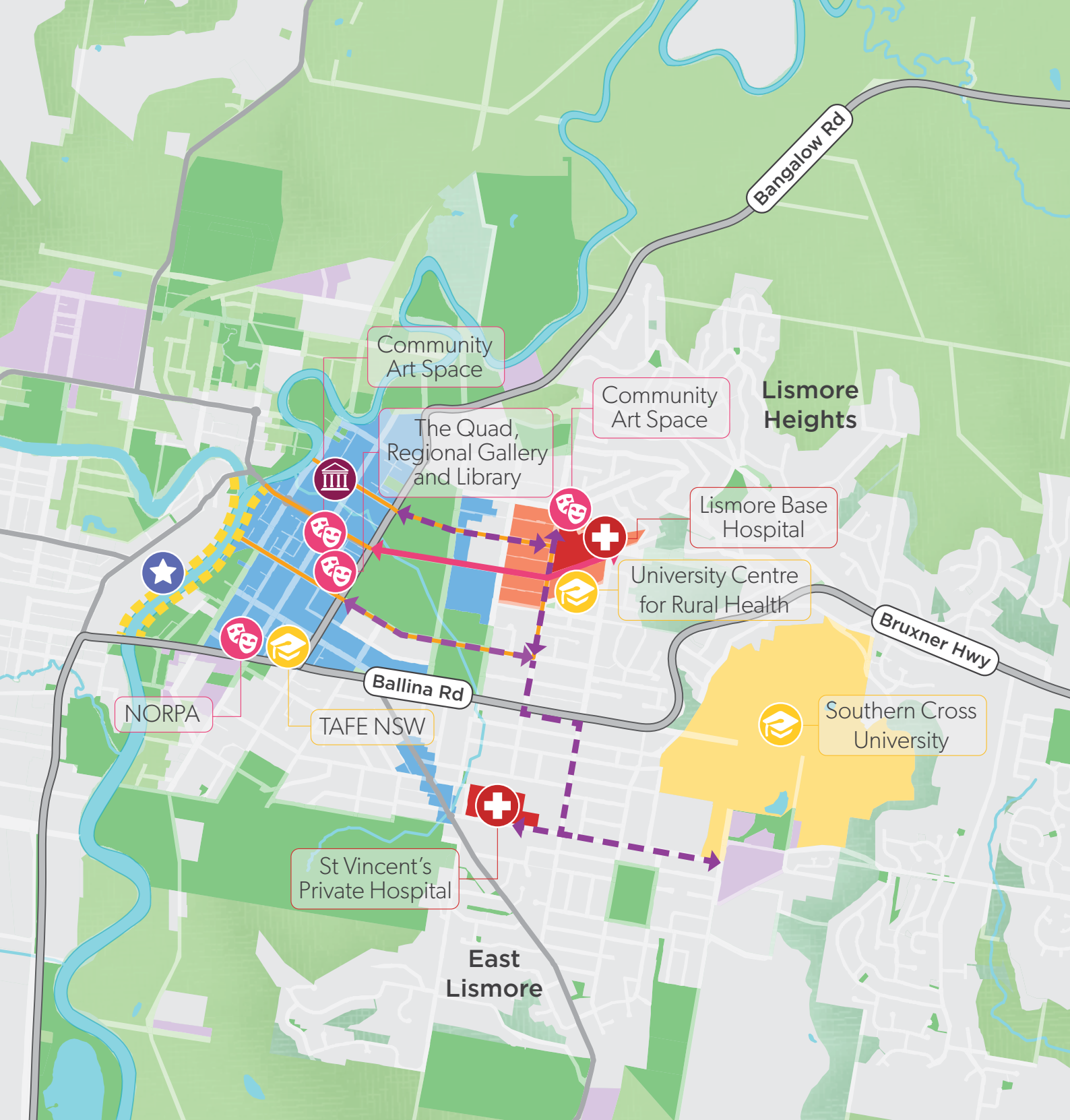


**50%**

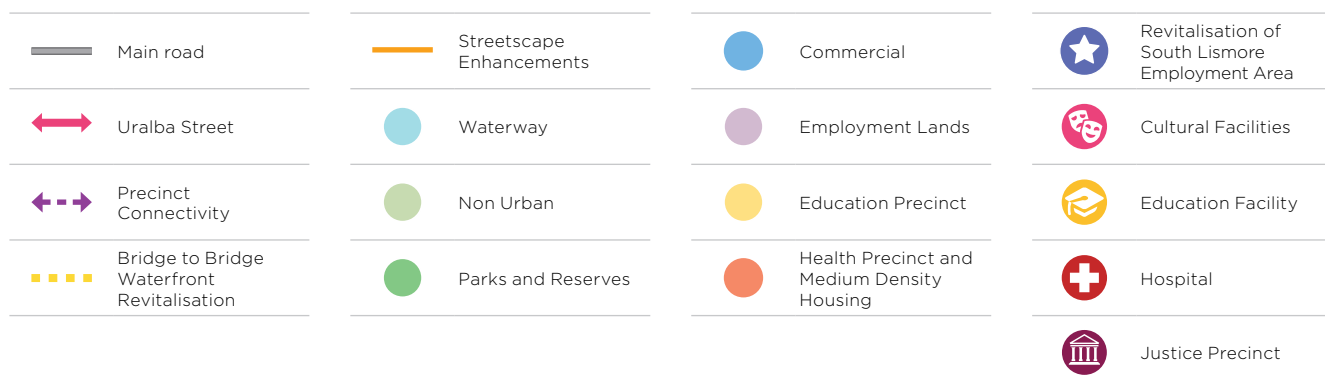
Increase in Health Care and Social Services jobs between **2001** and **2016**

Source: Lismore City Council, 2018 and ABS Census of Population and Housing 2001-2016





**Figure 6:** Lismore City - Key Employment and Innovation Anchors



## Objective 2

*Position Lismore as the Learning City; the Northern Rivers' primary place of education, training and research*

### Actions

- 2.1 | Maximise opportunities that assist the growth and development of Southern Cross University in Lismore.
- 2.2 | Monitor the availability of housing options for students and key workers.
- 2.3 | Integrate the CBD with the tertiary education sector to support investment in research, innovation, digital connectivity and services.
- 2.4 | Promote Lismore as a base for Registered Training Organisations.

Lismore is the Northern Rivers' centre of quality education and training, with Southern Cross University, TAFE NSW, a range of secondary and primary schools and private and specialised schools. Over the coming decades, growth and investment in the education sector, including Registered Training Organisations, will affirm Lismore's reputation as the learning capital of the Northern Rivers.

Southern Cross University offers world-class research and development in fields such as climate change, natural resource management, food security, health and wellbeing and social welfare. This could be optimised through commercialisation, start-ups and additional residential accommodation. Interaction between the business, research, education, health and administration sectors will sustain prosperity.

Universities are also now rethinking their land use requirements. Blended learning approaches, where students increasingly build their knowledge outside the traditional lecture theatres provide a unique opportunity to use university facilities such as lecture theatres in new and innovative ways. Reimagining the spaces for temporary and flexible uses such as start-up businesses, after school care, events or community gatherings could provide new jobs. The Southern Cross University campus already includes formal student accommodation, which could be bolstered with the development of a larger network of hotels, motels, serviced apartments and additional short-term accommodation options.

### Collaboration opportunity 3

Lismore City Council and tertiary institutions will investigate options to establish a physical space for research, learning and business incubation in the city centre.<sup>2</sup>

**Timing:** Medium



**2400**

People employed in education and training



**29%**

Increase in education and training jobs between **2001** and **2018**<sup>1</sup>

Source: ABS Census of Population and Housing 2001-2016

## Objective 3

Showcase opportunities to grow green industries and the use of renewable energy

### Actions

- 3.1 | Contribute to NSW Government aspirational target of net zero emissions by 2050.
- 3.2 | Promote green industries and the use of renewable energy across the LGA.
- 3.3 | Investigate small-scale renewable energy projects that can contribute to the sustainable growth of the city and showcase innovative solutions for energy generation and heat mitigation in the urban environment.

**Green industries** are businesses, facilities, services or the development of technologies that aim to provide sustainable alternatives or solutions to environmental challenges.

Examples include bottle recycling plants, waste management and treatment, and research and development for renewable energy.

People living in the Northern Rivers have the knowledge, skills and technologies to develop new sustainable technologies and industries. In 2018, Lismore City Council, in collaboration with the local community, developed the Lismore Community Solar Project, which includes Australia's largest floating solar farm as well as the roof top solar farms at Goonellabah Sports and Aquatic Centre. Southern Cross University's engineering department is leading research into renewable technologies and recently launched a program to boost clean energy start-ups in the Northern Rivers.

The NSW Government, through the Climate Change Policy Framework, has set an aspirational target for NSW to achieve net-zero emissions by 2050. Lismore is well positioned in this regard. In its Renewable Energy Master Plan, Lismore City Council has set a target to generate 100 per cent of its electricity needs from renewable energy sources by 2023.

Other green practices include Council's state-of-the-art, \$3.65 million 'Northern Rivers Waste' Materials Recovery Facility (MRF) and Glass Processing Plant, which processes up to 22,000 tonnes of recyclables per year including materials from neighbouring councils, making the facility the recycling hub of the region.<sup>4</sup>

These new industries need land for research and development, including clusters around educational institutions. Land may be needed with good access to transport and freight corridors and should be protected from encroachment by sensitive or incompatible uses.

Incorporating small-scale co-generation measures, such as on-site solar generation, into the design of new developments will grow the renewable energy sector. In addition, active and passive design features, such as energy efficient fixtures and fittings, natural ventilation, and outdoor and indoor connectivity, will be encouraged to help achieve the net-zero target and support the Northern Rivers' green industries.

▼ Left-Right: Installation of floating solar panels, Lismore



## Objective 4

*Deliver local jobs through the city's employment lands and industry sectors*

### Actions

- 4.1 | Maximise supply of employment lands in appropriate locations to support jobs growth.
- 4.2 | Support existing employment sectors and facilitate the development of emerging and future-focused industries for the city.
- 4.3 | Buffer employment land from encroachment of residential and other non-compatible uses that would adversely affect commercial viability.

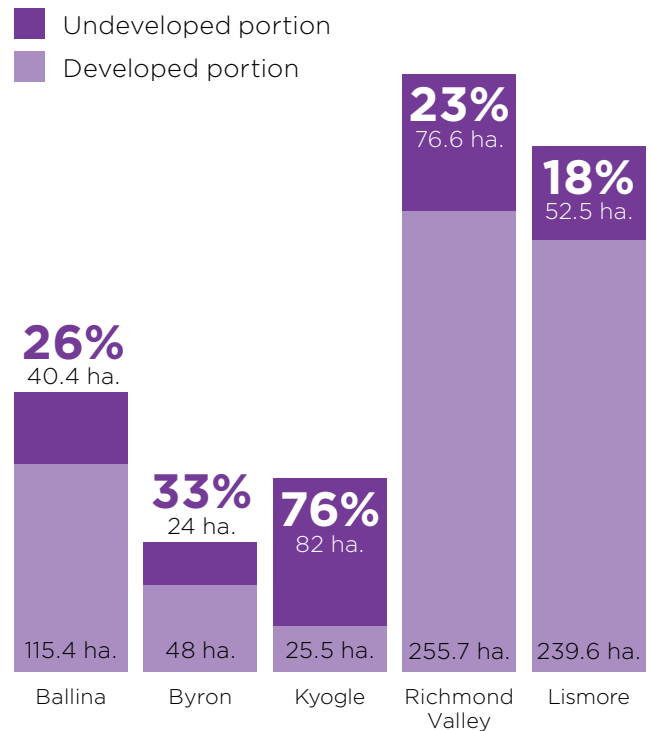
Compared to Lismore, the neighbouring Byron and Ballina LGAs have a more limited supply of employment land, mostly due to environmental constraints around some settlements. Maximising the existing opportunities requires a subregional approach to the planning and delivery of employment land and to recognise the natural endowments and competitive advantages across the subregion.

To meet this subregional role, Lismore's employment lands need to be investment-ready, productive and have sufficient capacity to grow. With only 18 per cent of zoned employment land undeveloped, this requires the efficient use of

remaining stock to allow on-site industry growth and enhancing functionality through infrastructure, services and amenity improvements. The majority of undeveloped employment land is concentrated in and around Lismore CBD.

Each employment land precinct has different features, allowing businesses to locate based on built form, lot size, location and access requirements, and to cluster with complementary uses. Precinct planning could be used to determine each area's capability to serve businesses and to grow as a place.

**Figure 7:** Employment land availability 2016-17<sup>7</sup>



▼ *Artist's impression of South Lismore Employment Area*



## Objective 5

*Position Lismore at the heart of the Northern Rivers agricultural food bowl*

### Actions

- 5.1 | Promote the Northern Rivers NSW brand to showcase regional produce and leverage education and industry links to grow the agri-economy.
- 5.2 | Facilitate the expansion and co-location of agribusiness and related industries and associated value-adding activities through local plans.
- 5.3 | Support investment in the agricultural supply chain by protecting assets, building freight and logistics facilities and prioritising key transport linkages.
- 5.4 | Investigate the potential for food, processing, packaging and distribution on employment land in proximity to Lismore Regional Airport.
- 5.5 | Investigate the potential of the airport as a training and export facility that will promote development opportunities.

Lismore is at the centre of the Northern Rivers diverse agricultural landscape. Key industries include beef, fruit, nuts, sugarcane, dairy, poultry and cut flowers as well as emerging opportunities in medicinal cannabis and organic agricultural production.

The region's rich and scenic landscape and quality agricultural produce has evoked strong brand awareness with wider markets. Growing consumer awareness in food provenance and agri-tourism provides the opportunity for diversification and value-adding.

Located at the crossroads of key transport links connecting NSW and Queensland, Lismore is effectively positioned to take advantage of opportunities for agri-business and freight infrastructure. At present, the supply chain in the region is reliant on production, processing and packaging in various locations. A high proportion of products are transported by road to major processing centres outside the region to be exported to domestic and international markets. A consolidated facility could provide an opportunity to advance and diversify the sector.

Lismore Regional Airport and associated aviation centre, as well as a future rail freight terminal near Casino, could make Lismore and the Northern Rivers an enterprise gateway for agriculture and agribusiness. A \$1.8 million upgrade of the Lismore Regional Airport and aviation centre together with the \$4.4 million installation of an instrument landing system will attract more general aviation services, training facilities, and could also cater for agricultural freight, with a new runway, new light aircraft taxiways, a concrete helipad and improved facilities and amenities.

▼ *Macadamia farm, Lismore.*



Advancing research and development will also support the development of the food and agriculture industry. Southern Cross University's Centre for Organics Research offers food research labs and is working to collaborate with start-ups and entrepreneurs in the food and beverage industry. Lismore's TAFE NSW campus could be the base for education and technical training in agriculture supply chain development, such as product packaging, marketing or small business. The ability to upscale and export products will drive best practice and support the growth of the industry.

Land use planning for agribusiness supports agricultural production, and includes professional agricultural services, storage and warehousing, machinery and equipment, transport and logistics, and food, beverage and other product outlets. These land uses should be permitted in a range of locations and existing agribusiness sites protected from inappropriate land uses that might limit operations. A key component of growing the sector is the recognition, protection and expansion of the agricultural supply chain. Supply chains begin on farms and can extend beyond regional and state borders to national and global export markets.

The value of Agriculture (Lismore LGA)



**\$106.9M**

GRP worth in 2016-17

**68% increase**

over a 10 year period<sup>5</sup>

✓ *Macadamia processing, Lismore*



#### Collaboration opportunity 4

New partnership opportunities and enhanced guidance for agricultural industries leveraging the Northern Rivers NSW brand, through a strategic framework developed by Department of Primary Industries, in partnership with primary producers and other relevant stakeholders.

**Timing: Short**

#### Collaboration opportunity 5

Guide future growth of the Lismore Airport precinct via an Airport Freight and Logistics Masterplan developed by Lismore City Council.

**Timing: Long**

#### Collaboration opportunity 6

Protected, well managed and reliable airport access to and from key local and regional road infrastructure, implemented through a Transport Integration Strategy, developed in partnership with Lismore City Council and Transport for NSW.

**Timing: Short**

#### NORCO

North Coast Fresh Food & Cold Storage Co-operative Company Ltd began operations in 1895 in Byron Bay. The first branch factory was opened at Lismore in 1902. Corporate Headquarters are also based at South Lismore. Today, NORCO is a 100 per cent Australian farmer-owned dairy cooperative with over 320 members with an annual milk production of over 222 million litres. Its products sell locally and internationally. Planned expansion of the Lismore facility to substantially increase production capacity and improve efficiencies will help ensure future job security and job growth.<sup>6</sup>

# Meet

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## Goal:

A city with a bold and eclectic centre and active main streets and public spaces



## Objective 6

*Make the city centre the dynamic heart of the Northern Rivers*

### Actions

- 6.1 | Encourage night-time or out-of-hours activation of the city centre through arts, culture and events.
- 6.2 | Improve urban amenity and expand multi-use areas in the city centre to provide for a changing retail environment.
- 6.3 | Investigate initiatives to support flood resilience, such as off-site flood-free storage of stock to support commercial and retail activity.
- 6.4 | Facilitate housing diversity, including medium density development in the city centre where flooding risk can be mitigated.

A thriving city centre is key to Lismore's success as a Regional City. As a destination, it acts as a community gathering place, provides opportunities for learning and collaborating and hosts a significant share of the city's jobs and future employment growth.

Currently, the city centre and Lismore Square provide a dynamic space for Lismore's largest and highest order retail offerings. However, changing consumer behaviours and technologies are shifting retailing preferences and may influence future land use needs.

Lismore's retail offering will continue to build on its service centre role, but it will also evolve. Opportunities that activate streets and bring more amenity and mixed uses will support retail areas by diversifying retail-focused centres without undermining the strength of the city centre. Supporting investments in public space, such as revitalisation of waterfront land in the city centre, will also encourage a long-term transition from spaces dominated by cars, to places for people and pedestrians.

To support greater commercial and retail activity, a collaborative approach will be investigated to enable off-site flood-free storage of stock. The provision of storage space will enable shopkeepers greater flexibility in floor space requirements, as well as assisting resilience and preparedness to flooding events. In determining suitable sites to enable off-site storage, an active supply chain approach will be adopted to leverage day-to-day capabilities rather than being confined to flood mitigation.

Supporting shop top housing in the city centre can also energise the city after hours and balance the risks associated with flooding, with the benefits of people being able to access the range of activities and services on offer. The local planning framework provides scope for a range of land uses including residential and tourist accommodation that will encourage people to visit out-of-hours.

The city's creative sector can drive a vibrant city centre and new job opportunities. Support for creative enterprises and opportunities for cultural expression will expand arts and cultural institutions and encourage audience and artist participation. Under-utilised mixed use areas and ground-level commercial could be considered for creative industries and cultural enterprise.



◀ Installation by artist Craig Walsh at the Quad, Lismore

## Objective 7

*Bring the city's laneways to life with a canvas of colour, art, culture and history*

### Actions

- 7.1 Revitalise footpaths, laneways and arcades and use lighting in creative ways to aid navigation and improve amenity.
- 7.2 Transform the city centre's laneways, alleyways and arcades with al fresco dining, live music and pop-up activities, art installations, gatherings and community events.
- 7.3 Provide connections between private and public spaces that are well designed, functional and integrate with the existing active public space network.

The Lismore city centre is organised around a grid layout, with deep blocks and regular rear laneways. This laneway network of nearly two kilometres is a unique quality and provides for an enriching city experience. Eggins Lane and Nesbitt Lane have already incorporated street art, small bars and other uses, and also play host to events.

Revitalised laneways contribute positively to the pedestrian network by encouraging increased walking activity and interaction. Along with laneways, alleyways and arcades also help to complete the network of 'off-the-street paths' that connect different land uses and activities in Lismore's city centre.

Opportunities for lighting, security, access and aesthetic enhancements will further enhance Lismore's laneways. Transforming pavement and blank building elevations into a community canvas of colour, art, culture and history will complement the active main street. Lighting and programming of events will engage locals and attract visitors from beyond the Northern Rivers.

Existing connections will be maintained, and new connections may be created to relieve pressure on streets in peak hours while providing additional opportunities for economic activity and social interaction.

▼ *Artist's impression of Lismore laneway activation*



### Collaboration opportunity 7

Develop, manage and revitalise Lismore's laneways through a Back Alley Revitalisation Strategy developed by Lismore City Council and the Department of Planning, Industry and Environment in consultation with surrounding landowners and the Regional Gallery.

**Timing:** Short

## Objective 8

### *Reconnect to the Wilsons River and reactivate the waterfront*

#### Actions

- 8.1 | Implement the Wilsons River Bridge to Bridge masterplan by:
- activating the waterfront through pedestrian promenades, cycling facilities and recreational areas.
  - developing strategic sites for accommodation, relaxation and dining to provide a waterfront that is a connected place for public open space.
  - supporting the establishment of place-making infrastructure to enable the celebration of waterfront and activation of water-based activities.
  - provide landscape solutions that include Water Sensitive Urban Design outcomes that will support improved water quality and biodiversity outcomes for the riverfront.
- 8.2 | Encourage appropriate development that is flood resilient and connects with the waterfront without limiting public or solar access.

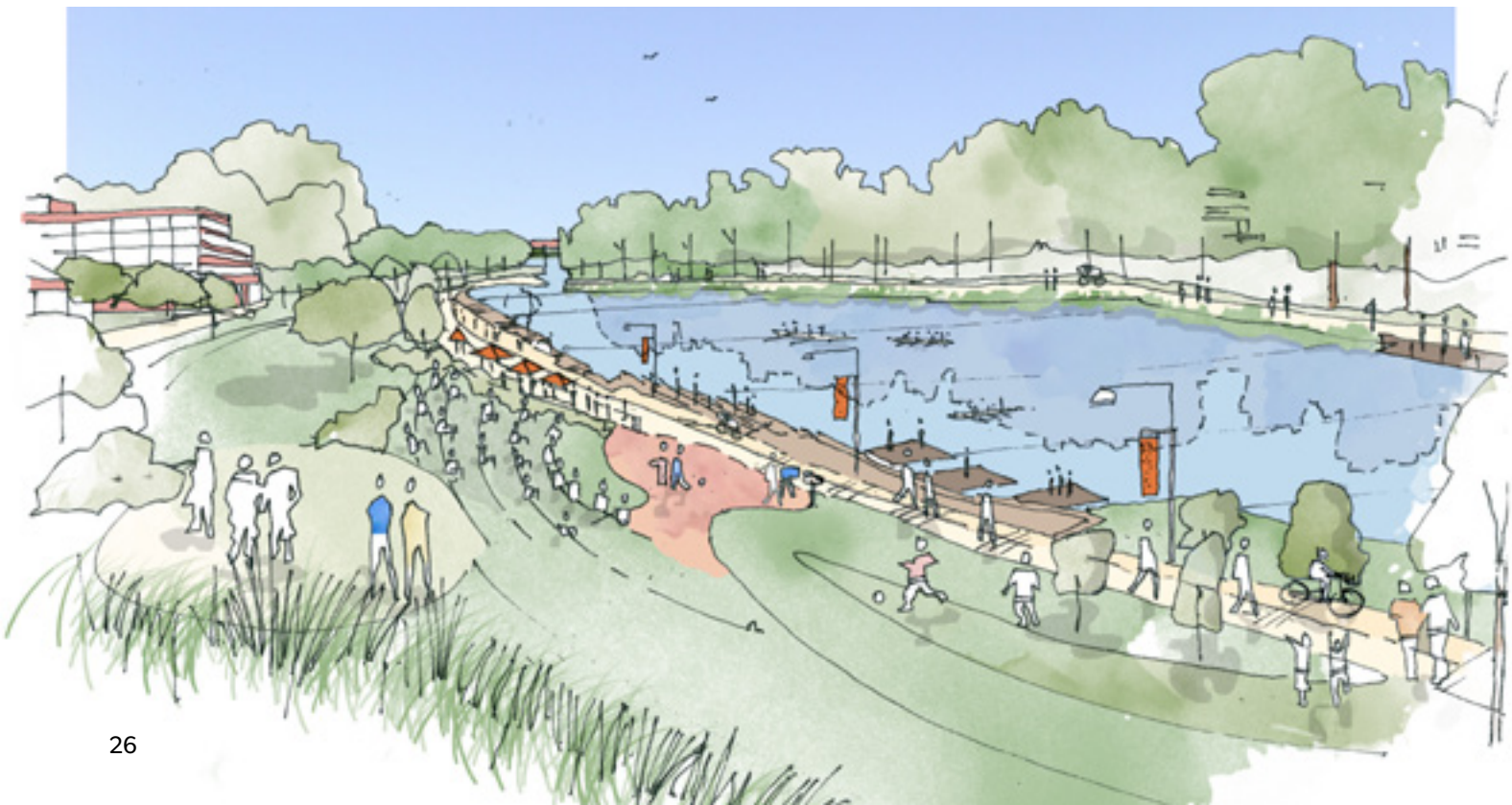
Lismore is a river city. The proximity of the city centre to the Wilsons River is a natural asset that offers a distinct point of difference. Capacity to innovate from floods has developed a resilient community however, there are opportunities to support riverbank regeneration to revitalise the river system and to turn towards the river, as other Australian cities have.

To support this vision, Council has prepared the 'Bridge to Bridge' masterplan to revitalise the waterfront and to reconnect Lismore to the river, with improved community and recreational opportunities.

The masterplan includes the existing Riverside, Heritage and Spinks parks and land alongside the river between the Ballina Road and Bridge Street bridges. This area will need to be a place that meets social, environmental and economic goals while embodying a strong sense of place. The area is home to Lismore City Hall, the bowls and croquet clubs and the Lismore Memorial Baths. The masterplan proposes a walking and cycling circuit, more water-based activities, an Indigenous Cultural Centre, creative arts opportunities and new pedestrian connections to improve urban amenity and to encourage active and healthy lifestyles. This aligns with the Premier's Priority of greener public spaces and to increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023.

Public and private investment into the Bridge to Bridge waterfront area, by implementing the masterplan, will attract residents and visitors and connect the waterfront and the city centre. The masterplan design proposes new view lines, access, accommodation, recreation and food outlets, effectively balancing social uses with environmental protection. When complete, the waterfront parklands will be the centerpiece of Lismore's open space network.

▼ *Artists impression of Wilsons River activation*



## Objective 9

*Expand the cultural and arts scene*

### Actions

- 9.1 Increase opportunities for community participation in arts and culture for people of all ages, abilities and cultural groups.
- 9.2 Identify opportunities to consolidate the location of creative industries in the city centre.
- 9.3 Identify opportunities for flexible spaces through adaptive reuse, shared spaces and interim uses.
- 9.4 Engage Local Aboriginal Land Councils and artists early in planning and decision-making processes to appropriately recognise and celebrate culture.

Lismore's arts and cultural infrastructure includes the Northern Rivers Performing Arts Company (NORPA), one of Australia's premier regional performing arts companies, the Lismore Regional Gallery, the Quad, Lismore Library and the Northern Rivers Conservatorium. A creative link through the Lismore CBD is the Back Alley Gallery, which features mural art of local and international artists. Cinemas, theatres, artist-run initiatives and commercial galleries further contribute to Lismore's cultural infrastructure.

In the city centre, availability of affordable, fit-for-purpose and sustainable space will support and the growth of new creative industries. Co-working spaces or adaptive repurposing of buildings allow the sharing of ideas and collaboration with a range of enterprises. Under-utilised areas or ground-level commercial space could be considered in local plans for creative industries and cultural enterprise.

Arts and culture also provide opportunities for the economic and cultural empowerment of Aboriginal communities. Lismore is home to a diverse community of local Bundjalung and Aboriginal artists from across the country whose award-winning work reflects the rich ancient history and creativity of this cultural centre.

The NSW Cultural Infrastructure Plan 2025 includes strategies and actions for Regional NSW. Relevant actions include the development of cultural infrastructure design principles, benchmarks and metrics for cultural infrastructure and a NSW Public Art Strategy. This guidance, once finalised, can be used by council in its cultural infrastructure and public realm planning.

### Collaboration opportunity 8

Guide the consolidation and development of Lismore's identified arts and cultural precincts through masterplans developed by Lismore City Council.

**Timing:** Long



**26%**

Increase in creative and performing arts employment between **2001 and 2018**



Source: National Institute of Economic and Industry Research (NIEIR) 2018<sup>3</sup>

▼ Aboriginal public artwork, Carrington Street, Lismore



# Play & Protect

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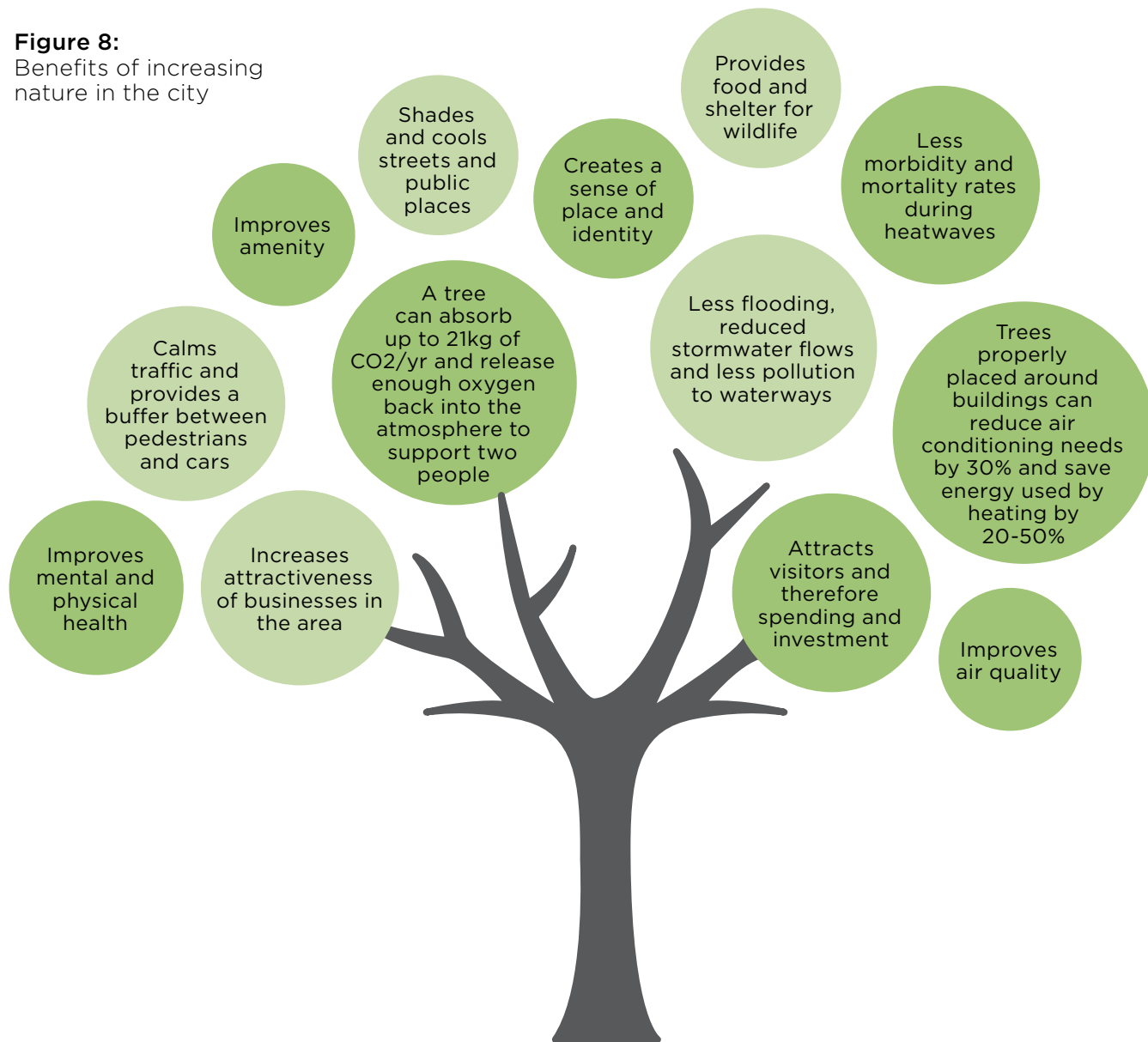


## Goal:

A green city where the spectacular natural setting entices visitors and locals to come together and be active



**Figure 8:**  
Benefits of increasing  
nature in the city



▼ *Heritage Park, Lismore*





## Objective 10

*Create places that encourage healthy activities throughout the city*

### Actions

- 10.1 | Provide inclusive open space and recreational areas for people of all ages, abilities and cultural backgrounds.
- 10.2 | Consolidate, link and enhance high quality open spaces and recreational areas that respond to the needs and values of the community.
- 10.3 | Support active and healthy living by prioritising walking and cycling in areas around schools, aged care facilities and open space.
- 10.4 | Increase the city's green infrastructure including tree canopy and green corridors through the urban landscape.

The Lismore city centre is set amongst a ring of public parks, sporting fields and the Wilsons River, creating a transition from a city space to green and blue outlooks. These spaces support the wellbeing of the community and the city's attractiveness and resilience.

Continued investment and improvement in open space areas will enhance the city's lifestyle, culture and environment as the population grows. Access to public space is essential for liveable neighbourhoods and great places to live. It supports physical and mental wellbeing, encourages social connection, creates attachment to place, protects heritage and local character and supports growing density and population.

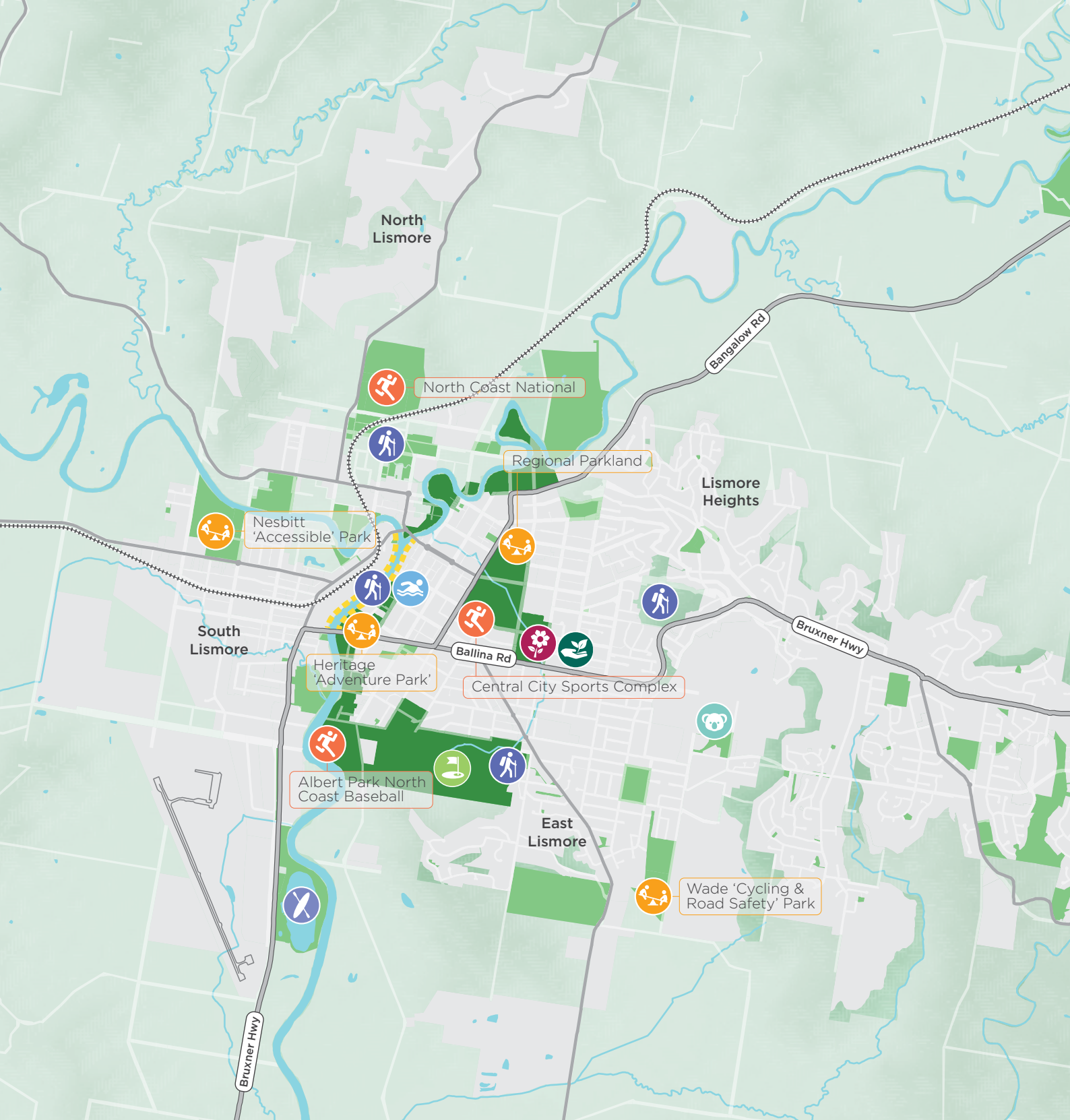
Population growth and change may shift the community's recreational requirements and the quality, quantity and distribution of Lismore's open space will need to inform planning decisions. For instance, some areas in existing parks or underutilised urban spaces can be used for outdoor sport and exercise zones. Place-based planning can identify opportunities to improve the quality, management and use of existing open space, and to provide new open space.

The Department of Planning, Industry and Environment has developed *Everyone Can Play - Let's Create Inclusive Play Spaces* to guide the creation of world-class, inclusive and accessible play spaces for all people, removing obstacles and that prevent people of all ages, cultural backgrounds and abilities (both physical and mental) from playing. Council's Sport and Recreation Strategy considers these issues at an LGA scale and will be revisited periodically.















Resources for a healthy built environment include NSW Health's *Healthy Urban Development Checklist* and the NSW Government Architect's *Greener Places design framework* and *Urban Design Guide for Regional NSW*. Greening can also be pursued with funding opportunities (such as the Public Space Legacy Fund) to integrate canopy trees along transport corridors, promote green buildings (roofs, facades and walls) and create significant new feature plantings in open spaces.

▼ Artist's impression of Lismore sports and recreation





**Figure 9:** Recreation assets

 Main road	 Parks and Reserves	 Sports/Leisure	 Community Garden
 Former Railway	 Parkland Frame	 Aquatic Centre	 Hiking/Walking
 Bridge to Bridge Waterfront Revitalisation	 Greening	 Lismore Lake	 Golf Course
 Waterway	 Key Open Spaces	 Koala Care Centre	

## Objective 11

*Protect and value Lismore's biodiversity, waterways and green landscapes*

### Actions

- 11.1 | Protect the city's scenic corridors and iconic natural landscape settings.
- 11.2 | Manage urban development and urban bushland to support biodiversity conservation and the restoration of bushland and riparian corridors.
- 11.3 | Minimise the impact of development on freshwater aquatic habitats and water quality.
- 11.4 | Increase the city's tree canopy and green corridors through the urban landscape.

Lismore is framed on three sides by rural landscapes of low-lying floodplains and rolling topography, providing fertile lands, natural outlooks and cultural connections. These scenic, environmental and cultural qualities are central to the city's appeal.

Lismore's green assets and bushland remnants and corridors provide habitat for many species, including koalas. The New South Wales Government is committed to ensuring koalas thrive in the wild for generations to come. The New South Wales Koala Strategy has been developed to support this vision. The most significant threat to koala distribution and abundance in Lismore is habitat loss from residential areas. Directing growth to locations that do not compromise koala habitat or corridors in identified urban growth areas will ease pressure on the natural environment and support koalas by protecting their habitat and movement corridors.

Council has adopted a comprehensive Koala Plan of Management for south-east Lismore and is also proposing to prepare an LGA-wide Koala Plan of Management. In an urban context, selected species of trees and understorey plants for parks and street planting in targeted areas support the movement of koalas and other wildlife and strengthen connections between areas of habitat. Remnant vegetation should be recognised as an asset that can be incorporated into the planning and design of neighbourhoods; for example in parks, school grounds and as street trees.

Lismore City Council's vegetation restoration projects, such as Browns Creek Revitalisation and the Urban Green Corridor Plan, complement existing vegetation throughout the urban area, creating habitat areas that also help to cool the environment and provide clean waterways and air. These plans are implemented to prevent or minimise impacts, such as pollution and nutrients from stormwater runoff, weeds, domestic pets, litter and unmanaged or informal recreation trails.

▼ *Wilson's River, Lismore*



## Objective 12

*Develop Lismore as a regional sports hub and enhance sport and recreational facilities*

### Actions

- 12.1 | Consider the changing needs of the community and sports sector, participation demand for sports and the facility requirements and standards as indicated by the governing body for each sport in open space and facility planning.
- 12.2 | Investigate the potential for shared use of sport and recreation facilities to increase community access, sustainability and delivery efficiencies.
- 12.3 | Plan for supporting infrastructure at new active recreation spaces, such as lighting, wayfinding and amenities.
- 12.4 | Apply facility design that considers universal, inclusive and Safer-By-Design principles to recreation facilities.
- 12.5 | Explore opportunities for short term accommodation close to the Central City Sports Precinct.

Lismore is a sports city, with quality open space and sporting facilities and is home to the North Coast Regional Academy of Sport. In addition to catering for traditional sporting groups, Lismore offers facilities for specialist sports. The upgraded Albert Park Baseball and Softball Complex offers international level facilities for those sports. An \$11.4 million upgrade to Oakes Oval and nearby Crozier Field to increase spectator capacity and the quality of facilities that host AFL, NRL and cricket has recently been completed.

The Office of Sport has developed the draft North Coast Sport and Recreation Plan which recognises Lismore as a Regional Sporting Hub. The Central City Sports Precinct already supports many of the facilities identified by the Plan as essential to hub development, and existing synergies can be leveraged.

Community sports infrastructure, in addition to supporting physical activity, offer opportunities for employment, volunteering, community pride and connectedness. Council's Sport and Recreation Plan 2011-2021 and the Lismore Parklands Master Plan prioritises community sporting facilities.

Future planning must align the objectives of Council and the sport sector, while increasing participation, contributing to economic growth and delivering sustainable assets that are well used and designed for all.

### Collaboration opportunity 9

Create a regional sporting hub that will help attract regional, state and national events planned by Lismore City Council, in conjunction with the NSW Office of Sport.

**Timing:** Medium



## Objective 13

Enhance tourism, events and visitor experiences

### Actions

- 13.1 | Plan for events tourism, including infrastructure and supporting uses and mitigate land use conflict.
- 13.2 | Promote culturally appropriate Aboriginal tourism opportunities.
- 13.3 | Investigate opportunities arising from the subregion's track and Rail Trail links.
- 13.4 | Facilitate boutique commercial, tourist and recreation activities in rural landscape areas where they do not conflict with primary production.

Lismore is at the heart of the popular Northern Rivers tourist destination region, offering World Heritage-listed national parks, waterfalls, villages, scenic drives and rural areas. Direct flights to Lismore as well as the growing Ballina-Byron Airport provide opportunities to leverage the popularity of the Northern Rivers as a tourist destination but at the same time promote Lismore's unique tourism offerings.

Tourism is increasing in importance to the Lismore economy. In 2017/18 the LGA hosted 861,400 visitors contributing \$155.7 million to the local economy<sup>8</sup>. Events make up an important part of the visitor economy, with visitor accommodation becoming increasingly important to host larger and more frequent festivals and events, as well as live music.

Agri-tourism is another opportunity to diversify and grow the tourism economy. Boutique commercial, tourist and recreation activities that do not conflict with primary production in rural areas and support village atmosphere offer opportunities for greater economic diversity and links with the Northern Rivers food brand.

Nature-based and cultural heritage tourism can also be target areas for further growth. Camping and picnic spots and a network of bushwalking trails help visitors to engage with nature. New locations for public lookouts can support a true scenic route that links these spectacular natural areas. Connecting these areas to track and rail trail opportunities will embellish these outdoor features, connect areas of natural, cultural or economic importance, and attract international visitors.

Lismore's traditional custodians are the Widjabal/Wyabal people of the Bundjalung nation. Ongoing and enduring connection to country by the Widjabal/Wyabal people has left Lismore with a rich Aboriginal cultural heritage, the protection of which is embraced by the community. Tourism experiences that support a greater understanding of the richness of Aboriginal culture; and economic and social benefits for Aboriginal people, both as operators and employees will continue to be supported.

Ngulingah Local Aboriginal Land Council, Council's Aboriginal Advisory Group and the NSW Aboriginal Tour Operators Council (NATOC), a peer-to-peer program to support Aboriginal tour operators will continue to grow and nurture Aboriginal tourism for Lismore.

A tourism strategy for Lismore will focus on collaboration in the subregion whilst identifying its unique offerings. Destination NSW's North Coast Destination Management Plan provides regional strategic direction for tourism stakeholders to plan for the sustainable management, development and marketing of tourism for the North Coast.

Opportunities for additional tourism infrastructure, such as more diverse visitor accommodation, easier transport connections, conference facilities and packages of events and activities, will be investigated.

### Collaboration opportunity 10

Increase Lismore's unique tourism offerings and tourism infrastructure through implementing a tourism plan developed by Lismore City Council, with support from Destination NSW, the Local Aboriginal Land Council and other stakeholders.

**Timing:** Medium



**\$134  
MILLION**

Tourism spend in  
Lismore



Source: Tourism Research Australia,  
Local Government Area Profiles, 2018

◀ Oakes Oval, Lismore

◀ 2019 Australian Little League Baseball Championships in Albert Park, Lismore. SMP Images

# Move

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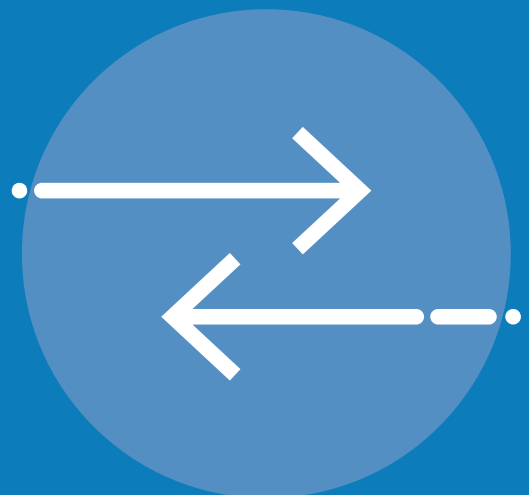


*Woodlark Street, Lismore*



## Goal:

*A city connected to its neighbouring communities by an efficient road network and sustainable transport modes*



## Objective 14

*Develop an integrated place-based transport network that delivers a connected Lismore*

### Actions

- 14.1 | Integrate transport systems to deliver greater accessibility across the city.
- 14.2 | Pedestrian and cycling paths, and public transport stops and interchanges are accessible, safe and convenient.
- 14.3 | Future contracts for the bus service network consider new development and employment areas.

Lismore's city centre crisscrosses the Bruxner Highway and Bangalow, Kyogle and Wyrallah roads. It includes a well organised network of laneways and streets, supporting a large pedestrian catchment. However, safety, amenity and connectivity improvements within the city centre and its surrounds could reduce vehicle dependency and enhance active transport modes, such as walking and cycling.

The quality of connections to external markets is also a key consideration. High productivity truck configurations are not feasible on extensive sections of the Bruxner Highway and Summerland Way, and poor quality local roads in some highly productive agricultural areas. Addressing these constraints can improve the efficiency of the freight task, delineate freight and passenger movements, maximise benefits to northern NSW from Inland Rail and position Lismore and the region to make the most of the burgeoning growth in demand in national and international markets for goods and produce. In response, the NSW state government and the Australian Government has committed funding towards upgrading aging bridges and improvements to the Bruxner Highway, Summerland Way and Lismore to Bangalow Road.

Shifting the balance of street priorities and the allocation of space towards active transport, walking, cycling and public transport use will enable people to easily move, connect and access destinations. Enhanced connections from the city centre to key local destinations such as the health precinct, Southern Cross University and NORPA are needed.

Transport for NSW's *Future Transport 2056* establishes a movement and place framework that can balance growth with safe, efficient and reliable journeys for people and freight. Transport for NSW will develop a regional transport plan for the North Coast that will provide further local context to the *Future Transport 2056* and *Regional NSW Services and Infrastructure Plan* by offering strategic guidance for the region's transport network.

### Collaboration opportunity 11

Lismore City Council, in partnership with Transport for NSW and other stakeholders will create safe, efficient and reliable transport options for both people and vehicles. The Movement and Place Framework will be implemented through the development of a Place Plan, an integrated transport and land use plan. In addition, a future transport strategy will be developed through:

- implementing the outcomes of the *Regional NSW Services and Infrastructure Plan* by applying the Movement and Place Framework
- developing a long-term vision to guide investments in road upgrades and sustainable transport options to improve liveability and road safety and expand the regional public transport network
- including the development of an active transport network, identifying the missing links and initiatives for behaviour change to support more sustainable travel options
- identifying and implementing new and creative customer- focused services so that people can use public transport to travel quickly, safely and easily
- including travel demand management policies and tools such as car sharing to help manage travel demand
- adopting the strategies and actions of the Future Transport Technology Roadmap.

**Timing:** Long



## Objective 15

*Encourage active transport and advances in transport technology*

### Strategies

- 15.1 | Encourage active and public transport use by:
- providing legible, connected and accessible pedestrian and cycling paths and facilities.
  - providing for easy and safe pedestrian movements.
  - developing incentives that encourage public and active transport use in centres.
  - providing high quality cycle paths, tracks and trails.
  - planning for walkable routes between key nodes of schools, employment and learning hubs and the city centre.
- 15.2 | Adopt changing transport technology to promote greater accessibility and connectivity.

Lismore's subtropical climate supports active living. The walking and cycling network connects people to neighbourhoods, open space, waterways, employment and community facilities.

Where topographical constraints can be avoided, there are opportunities to connect more residential areas to key destinations such as commercial, community or recreational areas. In turn, network upgrades will reduce private vehicle use, improve traffic efficiency and enable improved mobility, particularly for groups with impaired mobility.

Emerging transport technologies and trends such as electric bikes, autonomous vehicles and ride sharing offer compelling alternatives to private car use that can make better use of transport investments to connect communities, transform service delivery and enhance the customer experience. In this regard, an On-Demand bus service currently allows passengers to 'design their own journey' within the suburbs of Alstonville, Wollongbar and Goonellabah to places of interest or transport hubs that connect with local route bus service.

### Collaboration opportunity 12

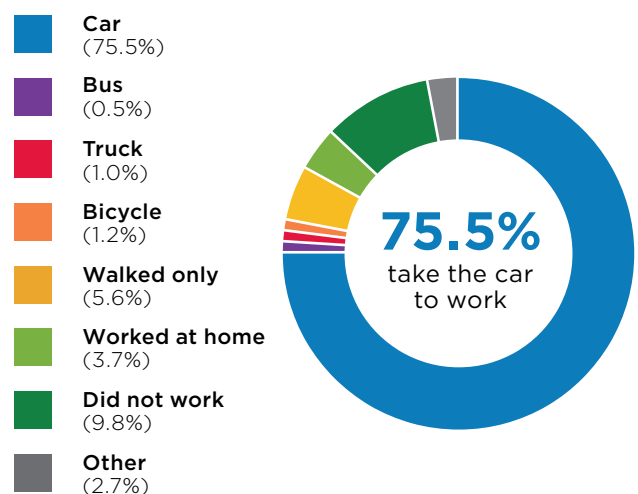
Lismore City Council will connect Lismore's residential, commercial, employment, community and recreation areas with cycleways and footpaths and enhance key linkages between the health, education and cultural precincts and the CBD. This will be implemented through a cycleways and footpaths action plan.

**Timing: Medium**

✓ *Cycleway through Hensley carpark, Lismore*



**Figure 10:** Method of travel to work



Source: ABS Census of Population and Housing, 2016 - Method of travel to work

# Live



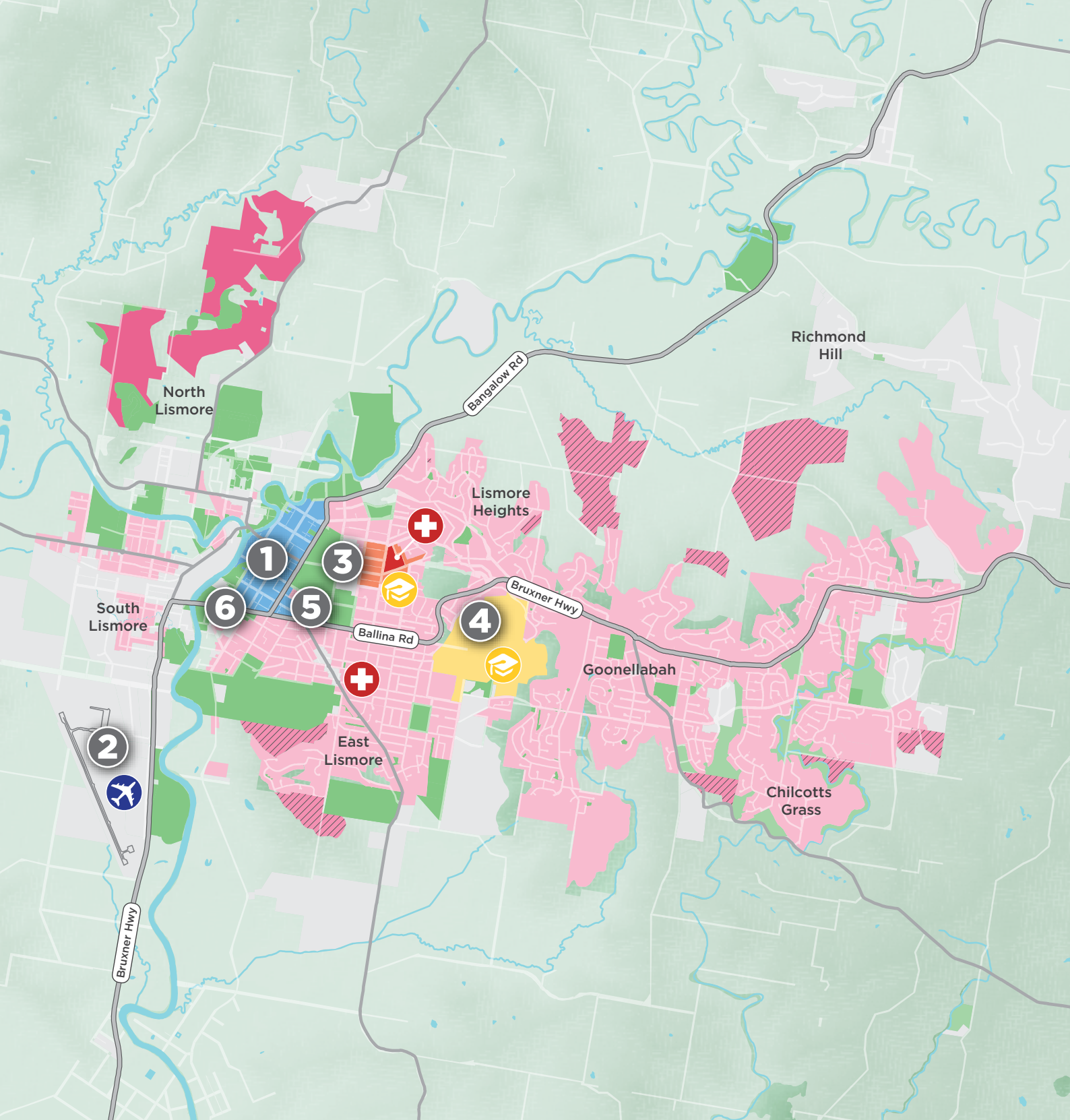
*Hillcrest Avenue, Goonellabah*



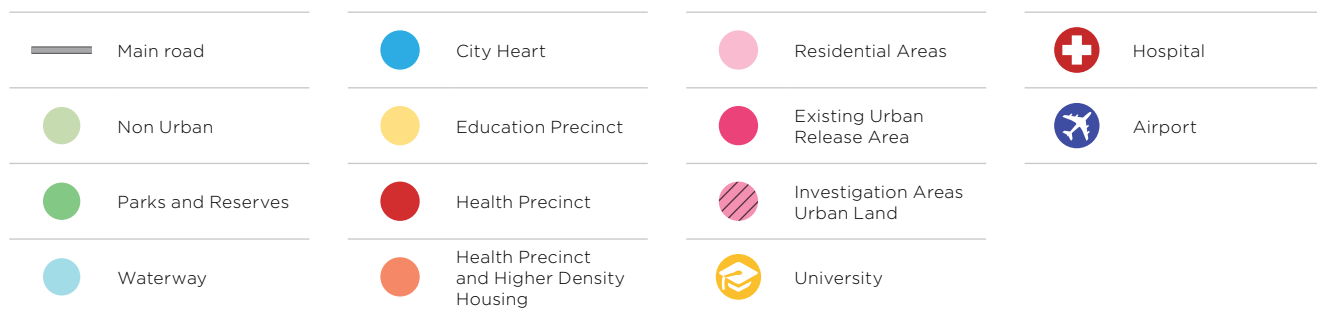
## Goal:

A city with a range of housing and lifestyle options to meet new and emerging community needs





**Figure 11:** Urban renewal and release areas



## Objective 16

*Support community aspirations for greater housing diversity and choice*

### Actions

- 16.1 | Encourage housing options that support social inclusion, including crisis accommodation, housing for seniors and persons with a disability, lone-person households and affordable living.
- 16.2 | Form partnerships to develop proposals that facilitate an increase in affordable and smaller forms of housing, higher density and community living options.
- 16.3 | Promote a sustainable growth footprint and enhance place-specific character and design outcomes.

The Lismore Local Growth Management Strategy 2015 -2036 draws together the community's aspirations for growth and identifies land that will support population and economic growth into the future. Lismore has sufficient serviced land to supply housing for projected households to the year 2031, with future residential development in planned Urban Release Areas such as Pineapple Road and Trinity Drive, Goonellabah and North Lismore Plateau. These land releases are strategically located to conserve Lismore's prime agricultural land and protect areas with

environmental significance. Coordinated investment in servicing urban release and investigation areas will support new housing supply in proximity to the Lismore CBD.

However, housing stock is limited in its diversity. Detached dwellings with 3 or more bedrooms continue to comprise the majority of Lismore's housing stock. The Lismore population is also getting older, and family structures and sizes are changing. More than 50 per cent of households in Lismore are lone person or couples only. Household occupancy rates are expected to continue to decrease further, which means more dwellings, notably 1- and 2-bedroom dwellings, are likely to be needed to accommodate a greater proportion of smaller households.

Council has been proactive in enabling all types of housing, including apartments, shop-top housing and other forms of medium density housing. Council has also offered local incentives in the form of waived or reduced development contributions.

Although Lismore is more affordable relative to its neighbouring Council areas, housing stress is still experienced, particularly for renter households. Partnerships to provide affordable housing between all levels of government as well as working with the community housing sector and private developers will boost the availability of affordable housing.

Collaboration with neighbouring council areas on housing issues presents opportunities for Lismore to be recognised as a location of choice, capitalising on its liveable lifestyle, strengthening economic opportunities, connectivity and housing that is more affordable relative to coastal areas. A subregional approach to housing supply will help to meet demographic and household changes into the future.

▼ *Toongahra Circuit, Goonellabah*



## Objective 17

Encourage design that responds to Lismore's subtropical climate

### Actions

- 17.1 | Apply subtropical climate design principles so that buildings and places respond to the climate.
- 17.2 | Incorporate urban heat mitigation techniques, such as streetscape improvements and urban greening, to CBD development and spaces to reduce urban heat effects.

Lismore experiences a humid subtropical climate with mild to warm temperatures all year round and ample rainfall. The subtropical climate combined with geographical features means the urban area is often unusually humid when compared with surrounding areas.

Residential development that responds to Lismore's climate and undulating topography will contribute to a sustainable approach that allows residents to enjoy greater views, more sunlight and cooling breezes.

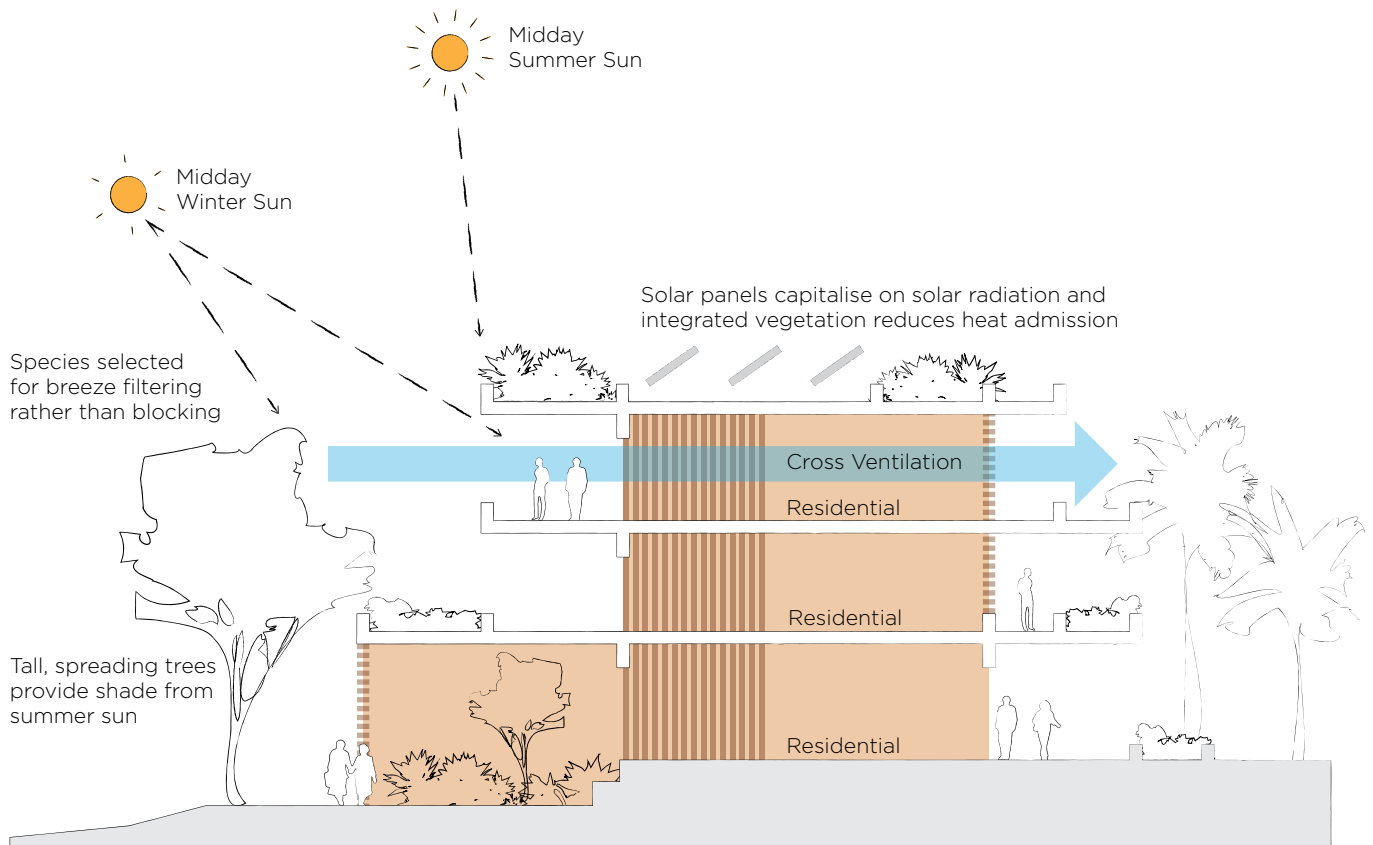
*Urban Design for Regional NSW - A guide for creating healthy built environments in regional NSW* includes building design principles that can be integrated into urban areas to embrace Lismore's subtropical climate and incorporate energy and water efficiency measures. These measures include keeping people comfortable with minimal auxiliary heating or cooling and incorporating innovative elements such as garden walls and rooftop gardens. Table 3 outlines a range of design principles that can be integrated into urban areas to embrace the subtropical climate.

### Collaboration opportunity 13

Lismore will become more liveable with beautiful buildings which respond to the surrounding environmental conditions. Lismore City Council will develop a climate response design guide that reflects Lismore's climatic characteristics.

**Timing:** Long

▼ Artist's impression of subtropical building design



**Table 3:** Subtropical design principles

<b>Optimising the natural surrounds</b>	
1	Orient the building to minimise exposure to the harsh western sun, capture easterly breezes in summer, and embrace the northern sun in winter.
2	Understand the location of the sun at different times of the year to influence the arrangement of the rooms.
3	Plan for the movement of breezes through the building.
<b>Using vegetation for climate control</b>	
4	Plant street and private vegetation for shade, and to direct breeze through the building. Understand the location of the sun at different times of the year to inform where to include vegetation on the site.
5	Reduce hard surfaces around the building that absorb and radiate heat. Replace any hard surfaces with vegetation which results in cooler buildings. Use deep soil areas to establish trees.
6	Give urban trees the space they need to thrive so that the community may benefit from the microclimatic and other ecosystem benefits they provide.
7	Develop a vegetated roof or green roof or a green wall as part of the design for a cooling affect, and to reduce stormwater, provide natural insulation and prolong the life of a roof.
<b>Embracing the breeze</b>	
8	Design the building to encourage natural convection flow. Avoid inter-allotment retaining walls or high fences or retaining walls that block breezes. Locate and orient fully opening windows to capture cooling breezes, facilitate cross-ventilation and allow the passage of daylight while reducing unwanted heat transfer.
9	Ventilate roof spaces to allow hot air to release and be replaced with cool air. Use low wall vents or grills to help draw cool air into the building. Install controls to stop ventilation during the cooler months if necessary.
<b>Creating outdoor space to enjoy the subtropical lifestyle</b>	
10	When creating outdoor areas, provide a shade structure to create cool spaces to use all year round. Locate outdoor spaces to respond to the sun and prevailing breezes.
11	Create a seamless transition between outdoor living areas and indoor spaces to capture breezes inside the house.
12	Use shade structures such as pergolas covered with vegetation (fixed or free standing) to reduce heat from walls that are exposed to the sun.
<b>Capturing the detail in the design</b>	
13	Use lightweight construction materials with low thermal mass, particularly on walls exposed to the sun, as materials such as timber respond quickly to cooling breezes allowing the building to cool faster.
14	Consider lighter colours on the roof and generally where the buildings have direct sunlight, as the darker the roof or wall the more heat is absorbed or conversely, the lighter the roof the more heat is reflected. Use insulating paints to reduce heat.
15	Consider wider roof overhangs and other shading devices to better shield the building from the sun. Use adjustable shade structures to provide a variation of shade during different times of the year.





## Objective 18

### *Strengthen resilience to natural hazards and climate change*

#### Actions

- 18.1 | Apply risk-responsive land use controls in local plans to avoid new development in high risk areas.
- 18.2 | Mitigate natural hazards and incorporate resilience measures with quadruple bottom line benefits.
- 18.3 | Consider bushfire and flooding and incorporate resilient design and materials to reduce reconstruction and recovery costs when planning for infrastructure.
- 18.4 | Incorporate evacuation considerations to manage risks in the CBD and existing developed areas.

Climate modelling shows that the North Coast is projected to experience an increase in the number of high temperature days, with more autumn and spring rainfall. Severe fire weather days are projected to increase in summer and spring.

A changing climate is influencing the severity and occurrence of storms, floods, drought, and coastal erosion and inundation. Additionally, many of the natural features that contribute to Lismore's attractiveness also make it prone to natural hazards, including bushfires, storms, floods and landslips. Adapting to a changing climate requires deliberate steps to manage and mitigate these potential impacts.

Current planning mechanisms are designed to encourage resilience to negative impacts and contain a range of responses to risks, particularly flooding. Flooding is an important consideration for future growth and Council has invested in a flood mitigation program to limit the effects of flash flooding.

Rous County Council has also developed a Lismore Floodplain Risk Management Study, which will support preparation of a new Floodplain Risk Management Plan for Lismore. Reviewing flood risk mitigation, including emerging measures such as Nature Based Solutions are an ongoing exercise for Lismore City Council and the Floodplain Management Committee. This includes investigation to incorporate flood risk management and evacuation planning into strategic land use planning and development controls that will minimise risk to life, while reducing the burden on emergency management personnel during and following natural hazard events, including floods.

Resilience to flooding has also been boosted by advocacy and business support initiatives. In the CBD, several retail businesses have completed projects such as building enhancements and developed movable storage of stock and fixtures to increase flood preparedness.

Within urban areas, risk-responsive land use zoning and planning controls, along with techniques to mitigate urban heat effects, can minimise risk exposure and improve the built environment's resilience to natural hazards and livability. These requirements consider climate change through mapping and development controls. Many elements of this Action Plan are intended to contribute to Lismore becoming a more resilient city.

# Glossary

## Affordable housing

Housing for very low and low-income households where rent or mortgage payments are below 30 per cent of gross household income or the household is eligible to occupy rental accommodation under the National Rental Affordability Scheme.

## Agri-tech

Technology used in agriculture, horticulture, and aquaculture to improve yields, efficiency and profitability. Agri-tech can be products, services or applications derived from agriculture that improve various input/output processes.

## Biodiversity

'Biodiversity' or 'biological diversity' describes the variety of life on Earth – the life forms, the different plants, animals and microorganisms, the genes they contain and the ecosystems they form. It is usually considered at three levels: genetic diversity, species diversity and ecosystem diversity.

## Climate change

A change in the state of climate that can be identified by changes in the mean and/or the variability of its properties, and that persists for an extended period, typically decades or longer (Garnaut Review, 2008).

## Employment lands

Land zoned for industrial or similar purposes (including land zoned B5 Business Development or B7 Business Park in planning instruments). These are generally lower density employment areas containing concentrations of businesses involved in manufacturing; transport and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities.

## Greenfield housing

A new housing development area that has not been previously developed or used for other urban purposes.

## Growth management strategy

A plan prepared to support effective and integrated planning across a local government area. Prepared as a single, whole of local government area document, or a series of related components, a local growth management strategy guides the development of new local environmental plans and development control plans to implement policy.

## Housing choice

The types of housing available to meet the current or future needs of the community. Housing choice is driven by factors such as the make-up of the population, affordability and lifestyle trends.

## Housing types

Forms of housing, such as single dwellings, boarding houses, dual occupancies, group homes, hostels, multi-dwelling housing, residential flat buildings, secondary dwellings, semi-detached dwellings, seniors housing and shop top housing.

## Important Farmland

Important agricultural land mapped in the North Coast Regional Plan 2036. Includes land identified as State or regionally significant farmland under the Northern Rivers Farmland Protection Project (2005) and Mid North Coast Farmland Mapping Project (2008) and additional land being considered by the Right to Farm interagency working group.

## Infill development

Development in areas already used for urban purposes. Specifically, the re-use of a site within the existing urban footprint for new housing, businesses or other urban development.

## Local incentives

The financial and planning incentives offered by local government to support the delivery of targeted development outcomes.

## Local plans

Statutory and non-statutory plans prepared by council for a local government area to guide planning decisions. Through the use of land zoning and other development controls, a local plan is typically the main mechanism for determining the type and amount of development which can occur on each parcel of land in NSW. Local plans are the main planning tool that shapes the future of communities and ensures local development is appropriate.

# Endnotes

## Mixed use centres

Centres that facilitate a mixture of commercial, retail, residential and other land uses based on market demand and investment confidence rather than single land use zone boundaries

## Nature-based tourism

Tourism based on the natural attractions of an area. Examples include birdwatching, photography, stargazing, camping, hiking, hunting, fishing, scuba diving, mountain biking, wakeboarding and water skiing.

## North Coast region

The Local Government Areas of Tweed, Byron, Ballina, Lismore, Kyogle, Richmond Valley, Clarence Valley, Coffs Harbour, Bellingen, Nambucca, Kempsey and Port Macquarie-Hastings.

## Precinct planning

The preparation of a blueprint for an area which involves investigations into appropriate land use and built form options, physical environment constraints, infrastructure requirements, community values and expectations and tenure arrangements.

## Public realm/domain

Public spaces, used with little or no restriction each day by the community, including parks, plazas, streets and public infrastructure.

## Subregion

A subset of the wider North Coast Region. The subregion was determined through consideration of land use relationships with Lismore as a regional city which extends to parts of the Ballina, Byron, Lismore, Richmond Valley, Tweed and Kyogle LGAs. This reflects the community of interest areas identified under the North Coast Regional Plan 2036.

## Sustainability

Meeting the needs of the present without compromising the ability of future generation to meet their own needs.

1. Australian Bureau of Statistics, Census of Population and Housing, 2001-2016
2. HIP V. HYPE Sustainability 2019, Shaping the Lismore CBD - draft report to Lismore City Council
3. National Institute of Economic and Industry Research 2018, compiled and presented in economy.id by .id the population experts
4. Northern Rivers Waste, 2020, Recycling Facilities
5. Hill PDA 2018, Lismore Employment Anchor Analysis and Actions
6. NORCO Co-Operative Limited, 2017, About Norco
7. Department of Planning, Industry and Environment 2019, North Coast Housing and Land Monitor: Figures for 2016-2017 (data supplied by North Coast councils)
8. Inspire Lismore 2040: Lismore Local Strategic Planning Statement



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