



Australia's property industry

## Creating for Generations

Property Council of Australia  
ABN 13 00847 4422

Level 1, 11 Barrack Street  
Sydney NSW 2000

T. +61 2 9033 1900  
E. [nsw@propertycouncil.com.au](mailto:nsw@propertycouncil.com.au)

[propertycouncil.com.au](http://propertycouncil.com.au)  
 @propertycouncil

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Ms Shelley Oldham  
General Manager  
Lismore City Council  
PO Box 23A  
LISMORE NSW 2480

Email – [council@lismore.nsw.gov.au](mailto:council@lismore.nsw.gov.au)

Dear Ms Oldham

### Lismore City Council Draft Local Strategic Planning Statement (LSPS)

The Property Council of Australia welcomes the opportunity to provide comments on Clarence Valley Council's Draft Local Strategic Planning Statement (LSPS).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes.

The Property Council supports the position taken by the NSW Government to use the LSPS as a mechanism for the translation and to 'give effect' to the land use-based strategies contained within the *North Coast Regional Plan 2036* and *Imagine Lismore Community Strategic Plan 2017-2027*. The LSPS should identify a range of steps Council must take in planning for the LGA's future and the priorities to achieve its vision.

Our members look forward to the finalisation of Council's LSPS and working with you to achieve the actions as stated in your LSPS. Comments on specific parts of the draft LSPS are provided in the following submission.

Should you have any questions, please do not hesitate to contact Troy Loveday, Senior Policy Advisor, on 0414 265 152 or [tloveday@propertycouncil.com.au](mailto:tloveday@propertycouncil.com.au)

Yours sincerely

A handwritten signature in blue ink, appearing to read "Adina Cirson".

**Adina Cirson**  
**Executive Director**  
**Property Council of Australia**

Theme	Property Council Response
<p><u>Theme 1 Liveable Places</u></p> <p>Planning Priority 1: Growth is consolidated around Lismore city, its CBD and villages.</p> <p>Planning Priority 2: Create a city and villages that support active and healthy living</p> <p>Planning Priority 3: Rural and natural landscape values will be identified and protected.</p> <p>Planning Priority 4: Recognise, embrace and protect our cultural heritage.</p>	<p>The Property Council generally supports Actions A1.1 and A1.2 which will involve the preparation of a new Growth Management Strategy and updates Council's Housing Strategy. These are important strategic documents for the City and it is prudent that these are kept up to date with the most recent population projections and demographics.</p> <p>The commitment to identify barriers to achieving greater housing diversity is supported. As most areas in NSW will undergo significant demographic change over the next 20 years, it is important that the available supply of housing reflects the housing needs of the community.</p> <p>Action A1.3 is supported as it is important that infrastructure contributions levied on development are set a reasonable levels to encourage new development within the City. We welcome incentives to increase infill housing and more diverse and affordable housing in the short term.</p> <p>In relation to Action A1.6, section 7.11 contributions, plans should take into account the future infrastructure needs of the City but also maintain contribution rates at reasonable levels.</p> <p>Actions A4.4 and A4.5 are supported as it is important that the Heritage Study is finalised and there is certainty regarding the heritage status of any potential item or conservation area.</p>
<p><u>Theme 2 Productive Economy</u></p> <p>Planning Priority 5: Identify and support expansion of emerging industries.</p> <p>Planning Priority 6: Expand agriculture and agribusiness sector while protecting productive agricultural land.</p> <p>Planning Priority 7: Revitalise the City Heart and create linkages to a reactivated River precinct.</p> <p>Planning Priority 8: Consolidate existing industries and support their continued growth.</p>	<p>The Property Council generally supports the actions identified under this theme, including the identification and support for emerging industries.</p> <p>Action A7.1 is positive and fully supported. We acknowledge the issues faced by Council with the loss of a number of retail businesses from the CBD. Other actions under Planning Priority 7 are also supported as they should have positive impacts on the future of the City.</p> <p>In respect of Action A7.4 and the current developer contribution discount policy, we would encourage council to seek feedback from relevant stakeholders to identify what issues are preventing further redevelopment in the CBD and the extent that contributions plays a part in any decision not to redevelop sites in the CBD.</p> <p>Action 7.6 is supported. We welcome Council innovating in its approaches to public policy issues such as car parking provision within the CBD.</p> <p>Actions 8.1 though to Action A8.5 are all supported. Initiatives intended to encourage and promote business investment within the City are welcome. The timeframes indicated appear to also be appropriate.</p>
<p><u>Theme 3 Connected Communities</u></p>	<p>The Property Council generally supports the six (6) actions identified in relation to this planning priority.</p>

Planning Priority 9: Transport and communications will keep our communities connected and facilitate the expansion of industries.	
<u>Theme 4 Sustainable Environment</u>  Planning Priority 10: Areas of high biodiversity value and connectivity are protected and enhanced.  Planning Priority 11: Waterways, riparian areas and water catchments are protected and enhanced.  Planning Priority 12: Protect and improve productive agricultural land and other natural resources.	<p>The Property Council generally supports the actions that have been identified to give effect to these three (3) planning priorities.</p> <p>In particular, we support Council reviewing the Water Sensitive Urban Design DCP to ensure that its provisions are appropriate. We encourage Council to undertake broad stakeholder consultation with local landowners and other interested groups to receive a wide range of views and opinions regarding the technical requirements of the DCP.</p>
<u>Theme 5 Climate Resilience</u>  Planning Priority 13: Identify, manage and adapt to risks from natural hazards.  Planning Priority 14: Build community resilience and adapt to climate change.	<p>The Property Council generally supports the actions identified in relation to both of these planning priorities.</p> <p>In particular, Actions A13.2 and A13.3 that involve a review of bushfire and flood risk is very timely and these are actions that we would encourage Council to consider completing them in the short term.</p>