

From: [NSW Government](#)
To: [Flood Inquiry](#)
Subject: Floods Inquiry
Date: Thursday, 12 May 2022 4:45:27 PM
Attachments: [Response to LLUMS may22.pdf](#)

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Submission details

I am making this submission as	An academic/researcher
Submission type	I am making a personal submission
Consent to make submission public	I give my consent for this submission to be made public

Share your experience or tell your story

Your story	I am forwarding my response to the Lismore Land Use Management Strategy as its contents are considered relevant to the inquiry
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Terms of Reference (optional)

The Inquiry welcomes submissions that address the particular matters

identified in its [Terms of Reference](#)

Supporting documents or images

Attach files

- [Response to LLUMS may22.pdf](#)
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BALANCED

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9 May 2022

Response to Review of Lismore's Land Use Management Strategy (LLUMS)

With 40 years of experience in planning within Lismore and the Northern Rivers, we provide the following response to the Review of Lismore's Land Use Management Strategy (LLUMS).

The broad-brush Flood Response Strategies within the LLUMS are generally endorsed.

This submission addresses some of the proposed responses in more detail as the manner and specifics of implementing measures will be crucial to their success, or otherwise, in making Lismore fit for the future and an attractive and desirable place to live and work.

Affordable Housing Contributions Scheme (AHCS)

The LLUMS raises the use of an Affordable Housing Contributions Scheme (AHCS). It refers to applying the AHCS to land being 'upzoned' which is supported.

The LLUMS states that Lismore has a large supply of existing residentially zoned vacant land as depicted within Figure 7: Lismore Residential Development Map.

We raise the matter of whether the AHCS can apply to this already zoned vacant land. If not, the effectiveness of the AHCS may be severely curtailed as the LLUMS hints at little need for more land to be rezoned. If further land is to be rezoned, then it would be unfairly burdened in comparison to the existing zoned vacant land.

We support a AHCS which is applied to both existing zoned land as well as future zoned land.

The AHCS should include a mechanism that recognises, as an acceptable contribution, the provision of land at a reduced purchase price for residents participating in the landswap/relocation of their house scheme.

Planned Retreat of Severely Vulnerable Housing

A landswap/buyout scheme should include the relocation of peoples houses where appropriate.

In the case of house relocation, the scheme needs to support the resident in all the phases of the process from selection of new land, approvals, relocation and establishment on the new land.

The scheme needs to ensure the supply of suitable land is available.

The region has a long history of relocation of houses. It can be undertaken so as to create attractive streetscapes and a high degree of living amenity as depicted in the image below showing a precinct of relocated houses in a new greenfield estate in Bangalow.



Local example of relocated houses executed well

Urban Residential

The rejuvenation of Lismore with housing for both displaced residents and hopefully new residents needs a choice of a variety of residential land to provide an array of different housing forms to satisfy the various household needs.

- **Greater choice of housing types for different households**

Residential land for housing in Lismore has been dominated by standard detached housing. A wider variety of housing types, to increase diverse and affordable housing, are needed including:

- Standard detached housing
- Smaller household types such as multi-dwelling housing
- Urban ecovillage housing
- Modern forms of MHE and land lease housing
- Live/work housing

- Key worker housing in built to rent formats
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Increased density can be achieved without necessarily needing to increase building heights in all cases.

- **Vibrant walkable neighbourhoods with amenities**

As well as a choice in housing forms, a key factor needing particular focus is the setting and location of the housing. Housing that provides a sense of community by having local community focus points, within walking/cycling distance, such as parks, cafes, childcare and other services and conveniences is desirable.

- **Supply of residentially zoned land**

A large supply of vacant residentially zoned land does not mean that the land will be made available in the short term to address the housing emergency.

Making the land immediately available for housing requires a number of factors to occur:

- Is the landowner ready to proceed?
- Has the landowner the means to proceed in the short term?
- Will sufficient land be released by the landowner?

We recommend that Council (and the NRRA), in the context of the housing emergency, carefully consider how, and on what terms, suitable land will be made available in the short term.

Employment Lands

The LLUMS makes recommendations for commercial and industrial lands. We emphasise the third emerging component of employment lands as the industrial component comprises two distinct components. One is the traditional large footprint flat site large building industrial land which the LLUMS rightly is providing for.

The other component, sometimes called a business park, is a place where small businesses can congregate with their clustering being conducive to collaboration. Such businesses can be creative industries, IT or knowledge businesses, health or wellness or a myriad of other business types and emerging industries. Northern Rivers of NSW has often been one of the fastest growing locations in Australia for creative industries.

The site requirements for this form of employment lands does not require large footprint flat sites on heavy transport routes.

The Byron Arts and Industrial Estate organically grew into a form of a Business Park and has exhausted its supply of land with a range of national/international/local businesses. The demand for this form of development has recently also exhausted the supply of employment land within Mullumbimby with Ballina now experiencing an

increased demand. Lismore is particularly well placed in regard to the potential for this form of employment lands. Creating this sort of employment lands also will make Lismore a more attractive place to reside.

Urban Form

The urban form of Lismore can be characterised as comprising the original city basin and, in the later decades, adding urban extensions along the eastern ridges. The resulting urban form is more car oriented than walking/cycling oriented.

The LLUMS proposes development of existing zoned areas and some new areas along with some infill.

We consider a desirable vision for a 'fit for the future' Lismore would include consideration of an urban form, with new development, infill and redevelopment, that results in a series of mini urban villages with walkable centres with parks/playgrounds/cafes/child care/community gardens and the like.

The living amenity of the car oriented eastern ridge suburbs could be increased with an overlay of such centres throughout.

Clustering live work premises and key worker housing around such centres would assist the viability and success of such community focal points. Also including a business park component, where appropriate, is likely to further increase the viability and attractiveness of the hub.

The silver lining is that Lismore has an opportunity to reimagine its potential and deliver a better future for its residents.

Yours sincerely



Rob Doolan for
Balanced Advice