

2005-8 Three Year Strategic Plan

SBRVL – Special Business Rate Variation Levy



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1. Background

Lismore Unlimited Opportunities (LUO) approached Lismore City Council in 1998 requesting Council levy a special rate on the Lismore business community to financially support the introduction of a City Safe program and provide funding for promotional activities.

Council agreed to the proposal and submitted a special rate variation to the Minister for Local Government, which was subsequently approved. As such Lismore City Council collects the funds from business rated properties in the Lismore urban area. LUO manages the development and implementation of how the funds are expended. The funds are always expended according to an agreed strategic plan. The expenditure of SBRVL funds is overseen by Council.

2. Purpose of SBRVL

The funds raised by the SBRVL are allocated to financially support the following:

1. the City Safe program which incorporates the provision of street beat patrols, and the monitoring and maintenance of a CCTV network for the inner CBD; and
2. the creation of a promotion fund, which LUO can access, to promote and enhance the Lismore business community.

Businesses facing and within the inner CBD of Molesworth, Magellan, Keen and Woodlark Streets are rated for the City Safe program. All businesses within the Lismore urban area, including the inner CBD are rated for the promotional activities.

2.1 Past Projects – previous 3 years 2002-5

The projects that have been funded using SBRVL funding during the past 3 years include:

- Streetbeat and CCTV – the CBD has experienced significant reduction in crime within the patrolled and monitored areas of the CBD.
- Northern Rivers Herb Festival – brought up to 20,000 people to Lismore over two (2) days of celebrating herb growing and complementary medicine in 2004.
- Lismore Lantern Parade – internationally recognised parade that brings up to 10,000 into Lismore for one evening.
- Lismore Riverbank Project – developing the riverbank into a great place to hold events and family days.

- Lismore Business Awards – recognizing and celebrating best practice in local business.
- Christmas Promotions – Promotes Lismore as a great place to shop and celebrate Christmas. This program also increases community involvement, investment in marketing and promotions and participation in collaborative planning – all of which increase business strength.
- TV advertisement – marketing Lismore as the regional business centre and attracting more investment to the area.
- Lismore Futures Magazine – marketing business stories to the region thereby increasing business strength and the potential for intra-regional business development.
- Masters Games
- Generic Event Assistance such as Lismore Show. Generic Event Assistance typically funds smaller events of amounts up to \$2,500.

3. The Process of Adopting a Strategy - Methodology

Five layers of consultation have taken place. Property owners in the SBRVL rated areas were sent initial questionnaires and invited to the first workshop. The business community as a whole was invited to a second workshop. Property owners and the business community then asked to respond to a project list that had been developed through the preceding processes.

3.1 Participants

- 1,100 property owners in the relevant area
- the tenants of those property owners where the property owners sent the questionnaire to their tenants
- the business community as a whole
- the LUO membership

All of whom were personally invited or publicly invited to participate.

Actual participation:

- 15 property owners completed and returned surveys
- 2 business completed and returned surveys
- 4 property owners attended the workshop 1
- 15 business attended the workshop 2
- 150 property owners and businesses responded to the final project survey

3.2 The Questionnaire

The questionnaire was a short 2 page, 10 minute questionnaire. It was conducted as a postal survey. All respondents had the contact name and number for any questions or queries.

Respondents were first asked to read all material regarding the SBRVL and were asked to indicate that they had read and understood it.

Respondents were then asked to indicate (by way of a tick) those project they support. The list comprised of past SBRVL funded projects and other projects that had not received SBRVL funding.

Respondents were then asked to add any further projects or project ideas that they would like to see be SBRVL funded.

Respondents were asked if they had any further comments or queries. All information gathered from these surveys were added to the workshop series.

3.3 The Workshops

Each of the two workshops ran for between 2 and 3 hours. The content and process in each workshop were equivalent. A professional facilitator divided the groups into teams and lead the groups through a process that developed a Strengths, Weaknesses and Opportunities map of Lismore. This was based on the perspective of a shopper, day traveller, a tourist, a business investor and operator.

The groups then developed a list of potential projects that aimed at capitalising on identified Strengths whilst exercising the Opportunities. Team leaders then lead the whole group (in each workshop) through the project list and clarified each item. During a coffee break the facilitator transferred the information onto running sheets of butchers paper so that the groups could view all potential projects together.

Each participant was given 10 stickers and were asked to place as many stickers against 10 or less projects of their preferred choice. That is, voters could place 10 stickers against one project, 5 against two or one against ten, etc.

After the workshop the LUO manager then tallied the scores from the two workshops and ranked the projects according to the number of votes each received. This formed the final project based survey as documented below.

3.4 The Final Survey

This was a list of projects listed by rank resultant from the two workshops. Property owners and business members were sent an explanatory letter and a list of ranked projects and asked to place a tick next to those projects they saw as a priority for SBRVL funding. Respondents were asked to fax or post their responses back by the 20th May. Responses were actually received up until the 28th May.

3.5 Final Survey Results

Due to some respondents actually ranking their preferences rather than ticking, there was potential for skewed data. In order to retain the initial process and validity mechanisms we calculated the mean average of ticks respondents were placing on their forms. This number came to 14. We then counted the first 14 ranked preferences and these 14 projects were included in the results. Therefore for those respondents who ranked the projects, we only counted the preferred first 14 in the calculation of results.

3.6 Consultation Results

The following table shows total results from the consultation process. The descending numbers shows how many votes each project received. Note that not all of these projects are relevant to LUO or in LUO's interest to pursue.

Project	Totals
City Safe/Business Watch	123
Street Beat and CCTV	119
Lismore Riverbank Project	111
Paint the Shop fronts - specialist colours	100
Masters Games	98
Lismore Laneways Revitalisation project	93
Beautify the main approaches into Lismore	93
More Residential land	79
Hold main events into the CBD	72
Wet weather shopping areas, repair existing shop awnings that are leaking, construct awnings to any buildings that don't have any.	70
TV Advertisements	69
Identify what image we want Lismore to promote - clean, tidy, regional centre, diverse range of businesses - brand it and promote	64
Promotion of Lismore as Comercial Hub.	63
Parenting Room/space	62
4 Promotions per year for CBD	61
Small shuttle bus or novelty transport btn mj shopping areas	59
Lismore Business Awards	57
Promote Lismore as Health Centre	55
Better lighting between CBD and Lismore Square.	53
Flood Safe planning, training and promotions	50
Improve appearance of CBD from awning up - reveal and renovate and facades	49
Business Development and training	47
Lismore Lantern Parade	46
10 Storey Car Park	44
CBD beautification, maintenance and safety	42
More idustrial land	38
Christmas Promotions	37
Increase parking limit from 2 hours	37
Fairy Lights on building outlines	36
Mystery Shopper or equiv program	36
Re-name and expand Herb Festival	36
Consistency of paving	36
Zero growth rate preception needs to be addressed	35
Disabled access	33
Lismore Future Magazine	31
Inner city living	31
Attract more skilled workers	31
Generic Event Assistance	26
Marketing town/district to external markets	25
Northern Rivers Herb Festival	24
Education campaign to shoppers of what is avail in Lismore	24
Look at transport option between CBD and Lismore Square	22
Workers car park out of CBD area and shuttled in (red bus)	21
Conference Centre (seat 1000+)	21
Encourage Strategic Aliances between businesses - joint ventures	18

3.7 Discussion

The SBRVL consultation process has taken approximately 5 months to complete. It has aimed to include all property owners who pay for the SBRVL and all businesses within Lismore and all other key stakeholders.

It has utilised postal surveys, workshops and meetings. There has been many projects put forward by the stakeholder community that, although worthy of funding, do not fall under the SBRVL and LUO objectives of developing stronger business in Lismore. LUO will make recommendations to the relevant authorities regarding some of these projects or project areas and will follow up others as appropriate. The outcome of the consultation process is the proposed 3 year strategic plan as follows.

4. The Next Three Years

The next three years will be very important to the strength and vitality of Lismore. It is important that SBRVL funds are expended in a way that increases business development and overall economic vibrancy. In order to do this, funding should contain a mixture of micro and macro projects.

Due to CPI increases the original SBRVL of \$250,000 has increased to \$309,900 in 2005. Likewise, the original breakdown between Marketing and Promotions and Safety and Security was \$143,000 and \$107,000, respectively. The new proportional allocations are Marketing and Promotions \$177,200 and Safety and Security \$132,700. Lismore City Council will continue to contribute \$83,500 toward the safety and security operation component.

It is important to understand that there is not a lot of flexibility regarding some parts of the SBRVL expenditure. This includes Safety and Security funding as this is an ongoing expense that maintains the cameras and security monitoring of the CBD and hires security guards who maintain a security presence within the CBD. It is also important to understand that the SBRVL has, to date, seed funded the Herb Festival. Whilst it is important to maintain support for this signature event there are some changes required as identified through the consultation process, such as better integration of the festival with the CBD and changing the name to include a wider diversity of the community. As a result, the name is now the Health and Herb Festival and will increase its community integration.

In conjunction with developing this Strategic Plan, LUO has reviewed its strategic position and renewed its mission and values in keeping with changing requirements.

5. LUO's Mission

Promoting Lismore as the Regional Business Capital of the Northern Rivers region as a great place to live, work, establish and do business.

5.1 LUO Value Statement

To be the business organisation of choice for the Northern Rivers.

5.2 LUO's values

- Integrity
- Honesty
- Openness
- Communication and assertiveness
- Proactiveness and Positive
- Respect and care
- Leading
- Creative
- Involving
- Effective, Efficient and Evolving
- Well connected and contemporary

5.3 LUO's Key Driving Goal

Creating a strong, united, thriving business community.

6. SRBVL Strategic Approach

This plan begins July 1, 2005 and runs to June 30, 2008.

Strategic business strength – developing Lismore as a great place to live, work, establish and do business is a function of short, medium and long term planning and implementation. As such this Strategic Plan will identify the short, medium and long term projects that can be planned for and developed throughout the next three years.

Short term goals will be important to maintain momentum, community participation, to celebrate small but vital wins and pave the way toward large goals.

Medium term goals will be important to bridge short term goals, transform the immediate environment and the immediate operating social milieu. Advances within the medium term include training, events and festivals.

Long term goals will be the foundation for a stronger business community. Planning for and working toward the long term goals is a function of realising the shorter term goals whilst maintaining a large enough vision to incorporate LUO business via the SBRVL program toward making Lismore a better place to live, work, establish and do business.

LUO is also committed to sustained collaboration with Lismore City Council and has aligned the SBRVL strategic plan to reflect the mission, values and objectives of the two organisations. As such, and based on the short, medium and longer term scope of developing Lismore, the priority areas for SBRVL funding can be categorised as follows.

- I. **Safety and Security** – can be implemented through current projects including Streetbeat, CCTV and CitySafe which are all long term projects requiring long term funding. However, in alignment with the safety theme other projects could be implemented or partially funded using SBRVL funds. These might be short and medium term projects that increase safety in other ways.
- II. **Events and Festivals** – some major events have long term trajectories requiring recurrent funding over a long period of time. However some events and festivals require one off funding, contribution funding or project management funding.
- III. **Greater CBD revitalisation** – the Greater CBD is defined as the area incorporating the CBD and surrounding business area, Lismore Square, North Lismore, South Lismore and when appropriate East Lismore. Revitalisation is essentially a social process incorporating urbanisation and beautification. Town centre revitalisation must include processes of inclusive decision making, planning and development. However, the financial investment typically runs into the millions of dollars, therefore, this plan's investment into CBD revitalisation must be leveraged at least 1:4 with external funding.
- IV. **Skills Development and Training** – skills development and training includes increasing the quality of customer relations, visual merchandising, local knowledge, OHS and other important business skills. This element includes short, medium and long term benefits that will increase customer happiness, tourism and business strength within the region.
- V. **Marketing** – primarily a short and medium term project aimed at increasing awareness of Lismore and its services to a local and external market. Longer term projects could be partnered with the Lismore Tourism.

Within these guidelines the identified projects fall as follows. Note that some projects and ideas have been eliminated from this list as they are in no way possible for LUO to affect, implement, or fund eg release of more industrial land.

I. Safety and Security

- 1.1 City Safe/Business Watch
- 1.2 Streetbeat
- 1.3 CCTV
- 1.4 Fairy Lights on Buildings (also a CBD and wider revitalisation element)
- 1.5 Parenting Room (also a CBD element)

II. Events and Festivals

- 1.6 Masters Games
- 1.7 4 promotions per year (Christmas, Autumn, June, Spring)
- 1.8 Lismore Business Awards
- 1.9 Lismore Lantern Parade
- 1.10 Rename and expand Herb Festival
- 1.11 Generic Event Assistance

III. CBD and wider revitalisation

- 1.12 Paint the Shop Fronts
- 1.13 Lismore Laneways Revitalisation project
- 1.14 Lismore Riverbank Project
- 1.15 Beautify main approaches to Lismore
- 1.16 Fairy Lights on Buildings (also a safety element)
- 1.17 Parenting Room (also a safety element)
- 1.18 Wet weather shopping areas in CBD
- 1.19 Better lighting between CBD and Lismore Square
- 1.20 Disabled access
- 1.21 Inner city living
- 1.22 Revitalise the facades in CBD

IV. Skills Development and Training

- 1.23 Business development and training
- 1.24 Mystery Shopper – Warts Program
- 1.25 Flood Safe Planning and Training
- 1.26 Encourage strategic alliances – joint ventures

V. Marketing

- 1.27 TV Advertisements
- 1.28 Branding and promotions of Lismore
- 1.29 Lismore Future Magazine
- 1.30 Lismore as a Health Centre

To this list, SBRVL projects and program reviews and evaluations need to occur on an annual and tri-annual basis. Likewise the program needs to be administered according to best practice standards. This includes

transparent decision making processes that are documented and stored and accountable financial handling that is also documented and stored. Therefore two other important elements of the program must be included and these are:

VI. Reviews and Evaluations

Each project that LUO invests in will be evaluated by stakeholder feedback in the form of evaluation surveys. Larger projects, such as the Lismore Gateways project, will have steering committees or reference groups where evaluations and reviews will also include those involved.

Project outcomes will be compared to the evaluation feedback from stakeholders and a brief outcomes report will be produced. Each of these reports will be audited annually.

Annual reviews will be undertaken to ensure the projects and investments occurring with the SBRVL monies is appropriately allocated, and KPI's are being realised. This will be an internal review process, a document will be developed which will also be audited.

VII. Administration and Auditing

SBRVL administration includes ensuring accountability procedures are in place and projects are managed according to the agreed plan. This includes:

- Developing the SBRVL strategic plan and budget;
- Continuous overview of the budget to ensure expenditure within parameters;
- Consulting with key stakeholders on an ongoing basis;
- Receiving and paying invoices for SBRVL projects;
- Accounting for expenses and receipts in an electronic application for ease of financial reporting;
- Working with event coordinators;
- Developing SBRVL project folders including media exposure, project schedules, key contacts, legal papers, other documentation and budgets;
- Conducting project evaluations; and
- Conducting annual reviews.

Project administration is typically set at 10% of the total budget. LUO is committed to quality administration of the SBRVL and believes that the business community support LUO's continued administration of the SBRVL funds.

The auditing component will include an external auditor (Rutherfords) analysing our financial accounts and our project folders in order to verify high standards of accountability and transparency.

7. 2006-8 SBRVL Budget Introduction

The following tables show the next 3 years budgetary allocations. The projects within the budgets have been allocated particular levels of funding according to the following principles:

- their degree of support throughout the consultation process;
- their short, medium and long term impact on creating stronger businesses within Lismore;
- the capability of LUO to manage or partnership and therefore ensure project success and sustainability; and
- the strategic leverage LUO believes the projects can attract from other sources of funding.

The allocations are indications only and may change in due course. Therefore, there is flexibility to move monies within the Safety and Security and the Marketing elements however not between them.

As agreed with Lismore City Council we are allocating \$57,500 to the Greenridge Health and Herb Festival 2005. This financial allocation will be distributed from the 2005-6 annual SBRVL budget. Overtime, LUO plans to develop the festival into a more business savvy event thereby reducing its reliance on seed funding and increasing event investment from private sector sponsorships and business negotiations. This is the reason there is a small reduction in the amount of seed funding the event receives over the next 3 years.

LUO believes that the administration of \$30,000 is a fair and reasonable amount given the amount of administration the next three years will take. LUO will be actively involved with key projects and developments and will provide administrative assistance on all of these projects.



7.1 2006-8 SBRVL Budget – by Annual Spend

2005-6	Safety & Security (CitySafe)	Street Beat	\$123,000	
		CCTV	\$50,000	
		Camera maintenance	\$20,000	
		Security Camera in Laneway (LUO, LCC)	\$15,000	
		Parenting Space (LUO, YWCA)	\$7,000	
		Contingency	\$1,200	Total \$216,200
	Events & Festivals	Health & Herb Festival (LUO, LCC)	\$57,500	
		Lismore Lantern Parade	\$7,000	
		Light n Up Christmas/New Year Festival (LUO)	\$7,000	
		Stock Take Sale (LUO)	\$7,000	
Spring Celebration		\$6,000	Total \$84,500	
Greater CBD Revitalisation	Lismore Laneways (LUO, LCC)	\$37,000		
	Lismore Gateways (LUO, LCC)	\$3,000	Total \$40,000	
Skills Devel & Training	Training & Seminars (LUO)	\$8,000	Total \$8,000	
Marketing	Lismore Strategic Planning (LUO)	\$4,000		
	Lismore Marketing Material (LUO)	\$3,700	Total \$7,700	
Annual Audit Administration	External Audit	\$7,000		
	Admin (LUO)	\$30,000	Total \$37,000	



				Total \$177,200
2006-7	Safety & Security	Street Beat	\$123,000	
		CCTV	\$50,000	
		Camera Maintenance	\$20,000	
		Parenting Space (LUO, YWCA)	\$7,000	
		LUO Sheltered Walkway lgts & camera (LUO, LCC)	\$10,000	
		Contingency	\$8,900	Total \$218,900
	Events & Festivals	Health and Herb Festival (LUO, LCC)	\$51,700	
		Lismore Lantern Parade	\$7,000	
		Stock Take Sale (LUO)	\$7,000	
		Light n Up Christmas/ New Year Festival (LUO)	\$7,000	
		Business Awards	\$10,000	
		Spring Celebrations	\$6,000	Total \$88,700
	Greater CBD Revitalisation	Lismore Laneways (LUO, LCC)	\$37,000	
		North Lismore Revitalisation (LUO, LCC)	\$5,000	Total \$42,000
	Skills Devel & Training	Training & Seminars (LUO)	\$8,000	Total \$8,000
	Marketing	Lismore Positioning – TV (LUO)	\$5,000	Total 5,000
	Annual Eval & Audit	External Audit	\$7,000	
	Administration	Admin (LUO)	\$30,000	Total \$37,000
				Total \$180,700



2007-8	Safety & Security	Street Beat	\$125,000		
		CCTV	\$50,000		
		Camera Maintenance	\$20,000		
		Security Camera In Laneway (LUO, LCC)	\$15,000		
		Parenting Space (LUO, YWCA)	\$10,000		
		Contingency	\$1,600	Total \$221,600	
	Events & Festivals	Health & Herb Festival (LUO, LCC)	\$45,000		
		Lismore Lantern Parade	\$8,000		
		Light n Up Christmas/ New Year Festival (LUO)	\$8,000		
		Stock Take Sale (LUO)	\$8,000		
		Spring Celebration	\$6,000	Total \$75,000	
	Greater CBD Revitalisation	Lismore Laneways (LUO, LCC)	\$37,000		
		North Lismore Revitalisation (LUO, LCC)	\$5,000	Total \$42,000	
	Skills Devel & Training	Training & Seminars (LUO)	\$8,000	Total \$8,000	
	Marketing	Lismore Positioning – TV (LUO)	\$7,000		
		Business Attraction (LUO, LEDU)	\$7,300	Total \$14,300	
	Annual Eval & Audit Administration	External Audit	\$8,000		
		Admin (LUO)	\$30,000	Total \$38,000	
		Contingency	\$7,000	Total \$7,000	
				Total \$184,300	

PEDESTRIAN CIRCULATION



Major Pedestrian Access



Secondary Pedestrian Access



FIGURE - 2

SEPTEMBER 2005

EDAW gillespies

LSK - 2A

LISMORE CULTURAL PRECINCT CONCEPT DEVELOPMENT CONTROL PLAN

PEDESTRIAN CIRCULATION



VEHICULAR CIRCULATION



Access to Parking - Public



Access to Parking - Commercial



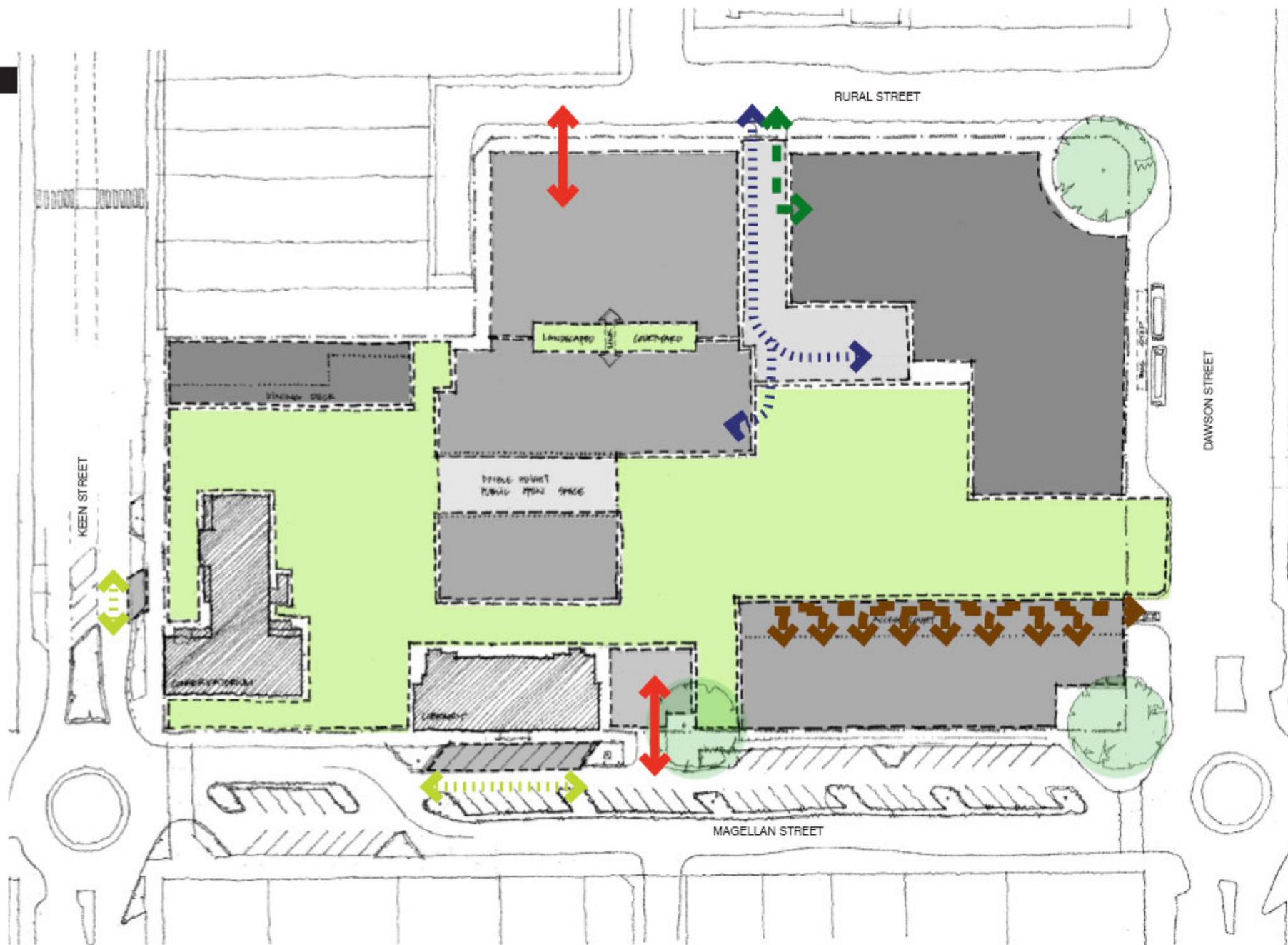
Access to Parking - Private / Commercial



Drop - Off and Service Access



Loading Bay and/or Short Stay Car Parking



SEPTEMBER 2005

CHARACTER ZONES

- Active Open Space
- Passive Open Space



FIGURE - 4

SEPTEMBER 2005

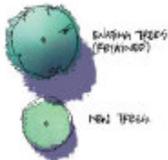
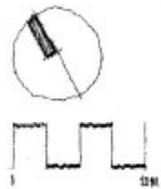
EDAW gillespies

LSK - 4A

LISMORE CULTURAL PRECINCT CONCEPT PLAN

CHARACTER ZONES





LEGEND

- ① Cafe / Restaurant
- ② Conservatorium
- ③ Library
- ④ Cultural Centre
- ⑤ Public Car Park
- ⑥ Commercial Building
- ⑦ Studios / Art Spaces
- ⑧ Garages
- ⑨ Residential Court
- ⑩ Promenade
- ⑪ Water Wall
- ⑫ Stage
- ⑬ Covered stage
- ⑭ Sunken Lawn
- ⑮ Reflection Pool
- ⑯ Loading bay and/or short stay car parking
- ⑰ Special Needs Library Parking
- ⑱ Cascade Pool
- ⑲ Sunken Lawn
- ⑳ Drop Off Court
- ㉑ Sculpture Walk
- ㉒ Raised Lawn
- ㉓ Bus Stop and Shelter
- ㉔ Widened Road
- ㉕ Commercial Car Park Access Ramp
- ㉖ Access Road
- ㉗ Existing Substation
- ㉘ Landscape Court



FIGURE - 5

SEPTEMBER 2005

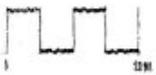
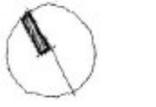
LISMORE CULTURAL PRECINCT CONCEPT PLAN

ILLUSTRATIVE CONCEPT PLAN / GROUND LEVEL

EDAW gillespies

LSK - 5A





LEGEND

- ① Cultural Centre
- ② Apartments
- ③ Commercial Building
- ④ Public Car Park



FIGURE - 6

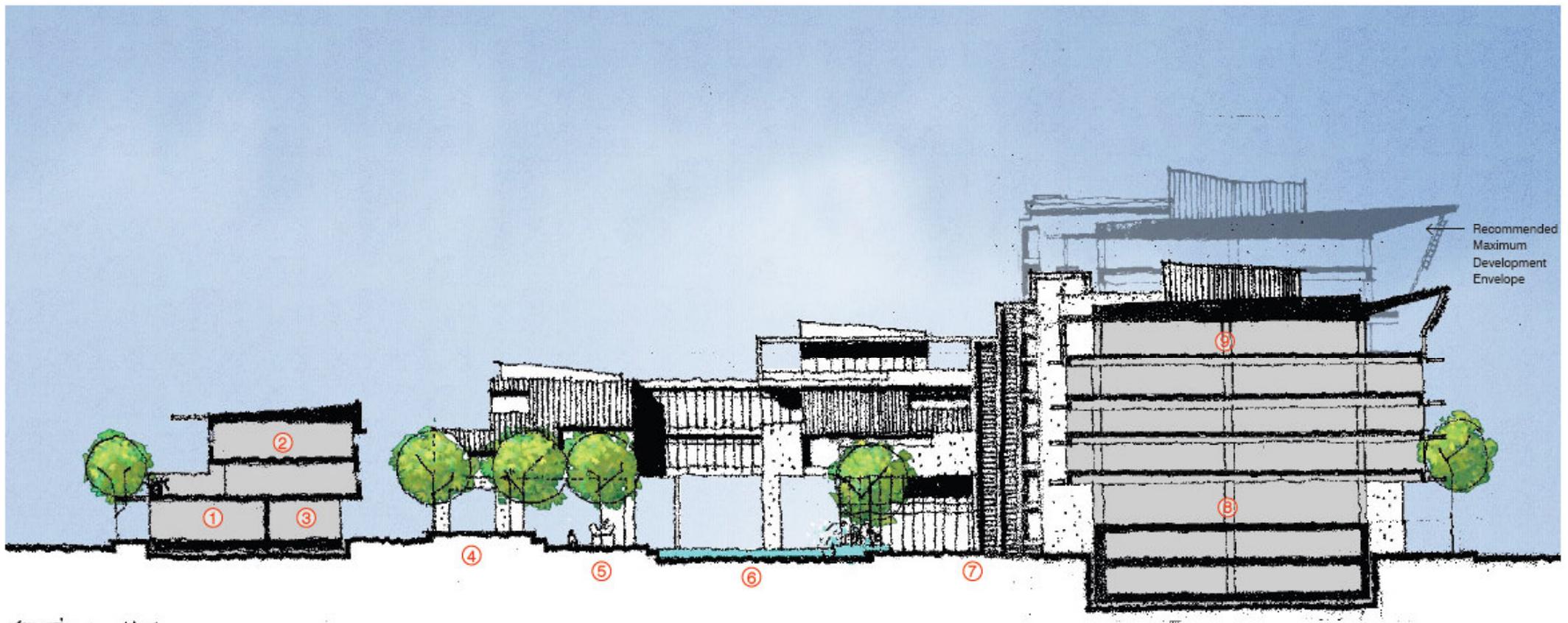
SEPTEMBER 2005

LISMORE CULTURAL PRECINCT CONCEPT PLAN

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ILLUSTRATIVE CONCEPT PLAN / TYPICAL UPPER LEVEL

LSK - 6A



SECTION A-A



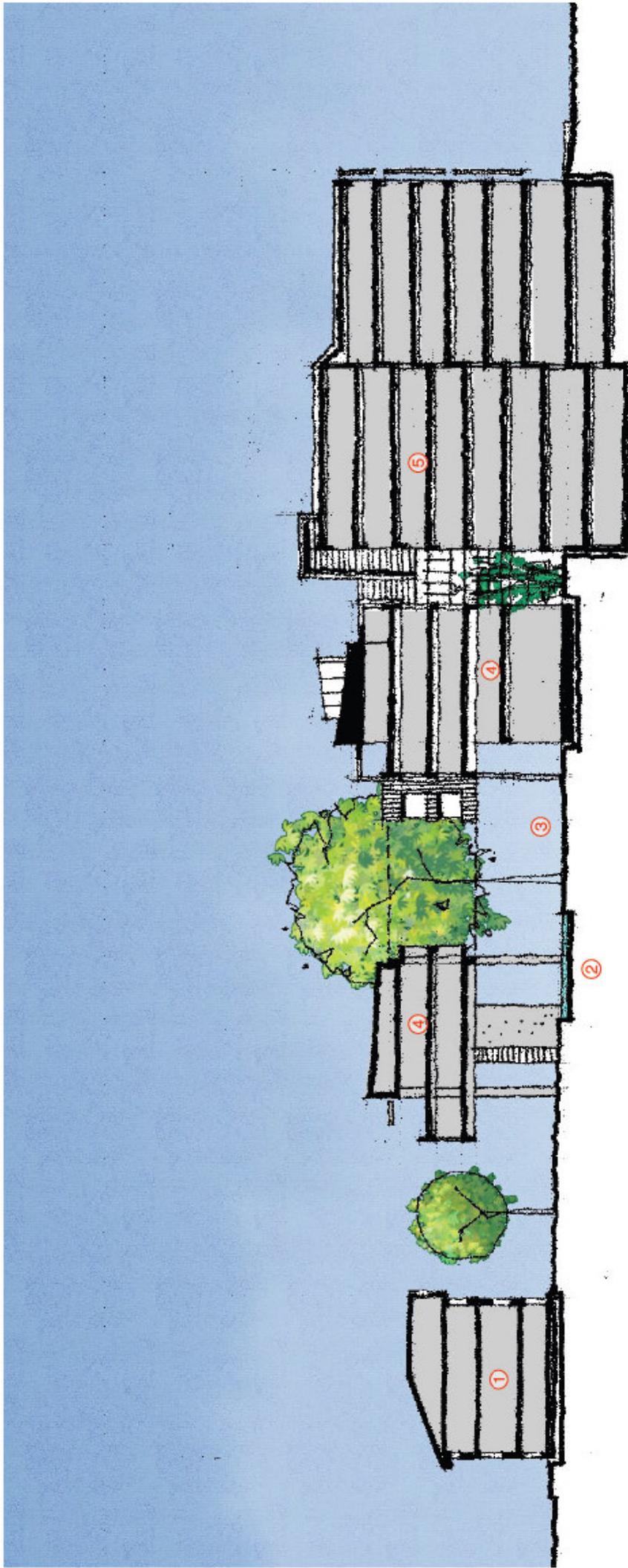
LEGEND

- ① Studio / Art Spaces
- ② Apartments
- ③ Garage
- ④ Raised Lawn
- ⑤ Sculpture Walk
- ⑥ Sunken Lawn
- ⑦ Drop Off Court
- ⑧ Commercial Building
- ⑨ Potential Mixed Use / Roof Top Apartments

FIGURE - 7

SEPTEMBER 2005





SECTION B-B



LEGEND

- ① Library
- ② Reflection Pool
- ③ Promenade
- ④ Cultural Centre
- ⑤ Public Car Park

FIGURE - 8

SEPTEMBER 2005

EDAW gillespies

LSK - 8A

LISMORE CULTURAL PRECINCT CONCEPT PLAN

SECTION B - B



ACCOMMODATION SCHEDULE			
	GFA (approx)	Storeys	Car Parking
Cafe Restaurant	270	2	ref: public car park
Cultural Centre	3,000	4	ref: public car park
Public Carpark	400 Spaces	8	400 approx (1 1/2 levels below ground)
Studios / Art Spaces	800	1	within residential allowance
Apartments	1 x 3 bed 7 x 2 bed 5 x 1 bed	2	18
Commercial / Mixed Use	13,600	6	120 on 2 levels (1 below ground)

FIGURE - 9

SEPTEMBER 2005





**DRAFT
DEVELOPMENT CONTROL
PLAN NO. 50**



HERITAGE CONSERVATION

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1.0 INTRODUCTION

1.1 AIMS AND OBJECTIVES OF THIS PLAN

- To protect the significance and setting of heritage items and conservation areas in the Lismore City Council area;
- To integrate heritage conservation into planning and development controls;
- To allow sympathetic changes to occur;
- To provide detailed polices which encourage well designed extensions and infill development.
- To encourage and promote public awareness, appreciation and knowledge of the value of heritage items and conservation areas

1.2 WHERE DOES THIS PLAN APPLY?

This plan applies to land within Lismore City Council, and specifically to the buildings, items and Conservation Areas listed in Schedules 1 and 2 of the Lismore Local Environmental Plan 2000. (**Appendix 1**).

This DCP may also be recommended by Council to owners of non-listed, but similar historic properties to guide sympathetic alterations outside of conservation areas.

1.3 HOW DOES THIS PLAN RELATE TO OTHER PLANS?

This Development Control Plan (DCP) should be read with the Lismore Local Environmental Plan 2000, the North Coast Regional Environmental Plan 1988, the Nimbin Development Control Plan No. 9 and any other Council policies which may be relevant to the proposal, such as commercial development, requirements parking codes etc.

This DCP will apply whenever development consent is required for works, as follows:

- To demolish or alter an Item of Environmental Heritage;
- To carry out work to a heritage item, or on land within its vicinity;
- To carry out development, including subdivision, in a Conservation Area.
- To excavate any land for the purpose of exposing a relic or to damage or despoil a relic;
- To damage or remove a tree
- NOTE- Non structural changes which alter the exterior of a building such as: cladding, re-roofing in different materials, replacement of timber windows with aluminium, etc are alterations that require consent.

1.4 SYMPATHETIC CHANGE

Heritage protection is not intended to freeze historic properties in time. The need to upgrade older homes to modern standards is accepted but these changes should take place in the most sympathetic way possible. Those elements which led to a property being protected must be maintained.



Well maintained, historic homes have a character which is not readily reproduced in new areas. The combination of established trees and attractive streets add to the appeal of such properties.

Consider your requirements before you purchase a historic property. Too many alterations may result in the character and charm of the property being lost.

1.5 HOW IS THIS PLAN USED IN THE DEVELOPMENT APPLICATION PROCESS?

Development applications applying to heritage items or in Conservation Areas must comply with relevant policies set out in Sections 2, 3 and 4 of this Plan.

- Section 2- outlines general heritage conservation principles
- Section 3- provides design guidelines
- Section 4- provides precinct policies for the conservation areas.

It is recognised that the policies in this plan may not be appropriate in every case, and sometimes a variation is required. If a proposal departs from the policies, justification must be provided. A variation may be approved if it meets the overall aims and objectives of the plan.

1.6 WHEN DID THIS PLAN TAKE EFFECT

This plan is effective from. *Insert date.*

2.0 HERITAGE PRINCIPLES

2.1 WHAT IS HERITAGE?

We all have places and things that are important to us and or families. The same attachment applies to places valued by our community. Heritage is essentially whatever we consider important to save for future generations.

Although this plan applies mainly to buildings and streetscapes, the definition of heritage is very broad and includes indigenous sites, trees, natural landscapes, industrial sites and bridges.

The Lismore Citywide Heritage Study carried out in 1995 identified places, buildings and other items. Many of these are legally protected in the Lismore LEP 2000. Special precincts containing individual and groups of important buildings and streetscapes are protected in Conservation Areas.

2.2 WHY CONSERVE HERITAGE ITEMS AND PLACES?

- Heritage items and places provide a link to the past and help people understand connections to their local history.
- Heritage buildings provide examples of craftsmanship and materials which are becoming increasingly rare.
- Heritage places provide identity and meaning to the town.
- Heritage is a drawcard for tourism which is an important part of the local economy.
- Heritage is an asset that should be looked after carefully!



This shady tree lined street in the Girards Hill Conservation Area demonstrates the value of natural heritage in the City and is worthy of careful protection.

2.3 GOOD PRINCIPLES FOR CONSERVATION

The ‘Burra Charter’ is the Australian national set of principles and guidelines on heritage conservation and management. It represents ‘best practice’ for all people who provide advice, make decisions or carry out works to places of heritage value.

Overall, it recommends a cautious approach to change:

“do as much as necessary to care for the place and make it useable, but otherwise change it as little as possible”

The Conservation Principles from the Burra Charter are summarised briefly below. Before preparing a development proposal, it is recommended that these principles are carefully considered.

- retain what is important about a place;
- provide for current and future maintenance;
- respect original fabric, past uses, associations and meanings;
- understand and retain evidence of changes which are part of the history;

- understand the place before making decisions
- use traditional techniques and materials to conserve original materials;
- retain the use of a place if it is important, or ensure a compatible new use;
- involve minimal change to allow new uses, respect the original fabric, associations and uses;
- retain an appropriate visual setting for heritage places
- keep a building, work or other component in its historical location, because the physical location of a heritage item or place is part of its cultural significance. Do not relocate unless this is the only practical means of ensuring its survival.
- keep contents, fixtures and objects which are part of a place's cultural significance at that place.
- retain related buildings and objects as they are also important, and
- enable people who have special associations and meanings with a place in its care and future management to be involved.

2.4 UNDERSTANDING HERITAGE VALUE

Conservation is not just about preserving or restoring a building to its former details, but also ensuring that heritage values are not lost or eroded in the process.

Lack of maintenance, badly designed alterations, incorrect materials, inappropriate subdivisions which detract from the setting of a building, and unsympathetic colour schemes all result in the loss of heritage value. It is therefore important to understand why a building or place is important before changes are considered.

2.5 ORIGINAL FABRIC

The physical material of a building or place (known as fabric) contains evidence of its history and how it may have changed. Care and skill are needed to make decisions about the care and management of a heritage building or place;

- Understand the properties of traditional materials before making changes, for example use correct mortars with old bricks.
- Obtain advice from Council who can provide access to a Heritage Advisor/Officer and can offer information on traditional materials such as metal and timber.
- Seek advice from skilled tradesmen with heritage experience,
- Beware of irreversible changes such as painting of brickwork.
- Consider a range of solutions when planning upgrades for safety, fire protection.
- And remember that regular maintenance is essential to look after an old building, and can prevent more costly repairs.



*Keeping a building dry is fundamental to its long term conservation.
Proper dispersal of stormwater from footings is essential but often overlooked.*

3.0 DESIGN GUIDELINES

This section of the plan looks at design elements and how they have an impact on the physical character of buildings and streetscapes.

3.1 GENERAL STREETScape CONTEXT

It is important that alterations, new additions or new buildings are ‘good neighbours’ and are in keeping with the character of the locality. Understanding this context helps when designing a new building or alterations.

Design elements which characterise the historic areas of Lismore

- weatherboard buildings, mainly single storey with galvanised metal roofing.
- consistency of scale, height, and bulk within residential streets.
- steeper roof pitches, often with complex hip and gables ;
- long slender proportions to windows, especially those facing the street,
- projecting gables to the street,
- verandahs generally on front or side elevations,
- informal grass verges with consistent street tree planting
- front fences of low to medium height,
- masonry and stone restricted mainly to large churches and key civic and commercial buildings.

Basic principles to be observed:

- Maintain the general scale, height and bulk and proportions of traditional buildings in the streetscape.
- Do not overwhelm the original building with an extension. Consider creating two separate buildings with a linkage. This helps retain the integrity of the original.
- Do not alter original front facades of buildings in conservation areas. Additions are best sited to the side or rear.
- Keep floor levels similar to adjoining buildings.

- Avoid making a replica copy of a heritage building for infill development, but follow proportions and scale.
- Keep it simple- do not use a mixture of features from different eras or add historic features to new buildings.

3.2 ROOF PITCH AND FORM

Roof pitch has a major impact on the appearance of a building. Historic buildings have distinctive traditional roof forms including hipped roofs, later developments with projecting gables and gambrel roofs, and complex roof forms on more sophisticated residences. Roof pitch tended to decrease in the interwar and Californian bungalow styles. Although there are a variety of roof shapes, there is a general consistency of scale, height and bulk.

DO

- Ensure that roof pitch, proportion and orientation to the street is compatible with traditional roofs in the surrounding streetscape.
- Use uncoloured galvanised steel where possible or reinstate a painted roof where evidence of this exists.
- Use correct gutters in the maintenance of older buildings. Quad, half round and ogee gutters are the most appropriate profiles, depending on original details.

DO NOT

- Use modern material such as ‘colorbond’ on heritage items Avoid concrete tiles or contemporary colours such as blues, etc in metal roofing on non-heritage items as this is incompatible with the character of the streetscape in Conservation Areas.
- Use perforated box gutters as they are not correct in a historic context.



Projecting gables and subsidiary gables are repeated in this streetscape. This roof design could be reflected in a design for infill development without being an exact copy.



A typical hipped roof with projecting gable

3.3 VERANDAHS

Verandahs are an essential element of traditional Australian houses and occur widely in the conservation areas. They are an important design element, are functional for cooling and providing shaded outdoor living spaces.

DO

- Include verandahs into the design of new development;
- Use a simple skillion style as it integrates well with new buildings.
- Conserve verandahs with original timber detailing.
- Open up enclosed verandahs where possible and re-instate missing details.

DO NOT

- Introduce bullnose style, lace ironwork, decorative fretwork or federation brackets to posts on modern buildings, as it lacks historic context. These features may be re-instated to a historic building, where it can be shown that they previously existed.



*Bullnose verandah with traditional hipped roof to main dwelling.
The balustrade may be a later addition.*



Example of an early enclosed verandah

3.4 WINDOWS AND DOORS

Windows and doors also have a major impact on the appearance of a building. Many buildings in the conservation areas have traditional double hung, sash or casement timber windows. These provide a strong vertical element in the streetscape.

DO

- Use strong vertical proportions to windows in new development and additions.
- Use timber windows for restoration of traditional buildings.
- Use timber windows without glazing bars for infill development where possible as it is consistent with the character of the streetscape. Aluminium windows with a suitable frame size and proportions will be considered for new work but have a different aesthetic character and limit the ability to vary colour schemes.

DO NOT

- Use Aluminium windows on heritage items or significant buildings.



Example of a 12 pane double hung sash window.



Example of casement windows with long narrow proportions.



Typical double hung sash windows , with metal window hoods.

3.5 BUILDING MATERIALS

It is important to use the right materials to maintain the integrity and character of heritage buildings and streetscapes. Weatherboard cladding and metal roofing are the most commonly used building materials in residential conservation areas. The conservation areas in the city centre which contain many public buildings tend to be dominated more by masonry buildings.

DO

- Use matching materials for restoration and additions to existing buildings.
- Use lightweight materials such as timber, compressed sheeting, or cement profiled weatherboards for infill development in a frontage dominated by timber buildings. The use of masonry is only acceptable in a mixed street frontage of timber and masonry buildings where less than half the buildings are of timber construction.
- Paint or render new masonry (where acceptable) for infill development in a plain colour and texture, in preference to face brick.

DO NOT

- Use textured paint type finishes.

- Use white, light, multi coloured, or double height bricks or imitation sandstone blocks.

3.6 COLOURS

Traditional colour schemes complement older homes and provide much character to the streetscape. Usually the roof and walls are light, with dark contrasts to gutters, joinery and trims. A paint scrape behind a meter box or protected area may reveal the original colour scheme.

DO

- Use a traditional colour schemes for an old building. Seek advice from Council, paint companies, and numerous books on this subject. Contrasting colour schemes which use dark walls with light trims can also be very effective, but be careful in colour selection and ensure that it will be sympathetic in the streetscape.
- Use variations to traditional colours for new development but still maintaining light colours for wall and roof and dark to trims, which will be harmonious in the streetscape. Colour scheme details for new development will be required with the development application.

DO NOT

- Use typical traditional colour schemes such as Cream, Indian Red and Brunswick Green for new development.
- Use bold primary colours, black or white.

3.7 SETBACKS AND ORIENTATION

Setbacks for new development should comply with Council's requirements.

- Variations will only be considered where it can be demonstrated that the setback is consistent with adjoining development and that the new building will not be intrusive in the streetscape.
- Minimum setbacks may need to be increased to protect the setting of a heritage item, where new development is adjacent.

3.8 GARAGES AND CARPORTS

Garages are a functional requirement of modern life and were not often included with many historic homes. Additions for garages need careful location and design.

DO

- Retain early garages, carports and sheds wherever possible as they contribute to the character of the conservation area.
- Locate garages generally towards the rear of allotments and set back a minimum of 1 metre from the front of the dwelling.
- Keep garages and carports separate from the house as a general rule.
- Match the roof pitch, form and materials of the main building as closely as possible.
- Respect vertical proportions. Avoid double width horizontal doors.
- Consider a simple car port under a continuation of the roof line, for small sites as this has less visual impact.

DO NOT

- Introduce prefabricated metal sheds with low pitched roofs. These are not compatible with traditional streetscapes and should be avoided.



Example of a typical garage sited towards the rear of the allotment.



Example of a car port designed to complement the dwelling with similar roof pitch and form

3.9 FENCES

Front fences are important for defining public and private spaces and add character to heritage areas.

DO

- Be consistent with traditional fences in the streetscape. They are generally a modest height, and not solid to allow a view of the garden and the front of the house.
- Choose a fence style and materials which is in keeping with the age and style of the dwelling. Examples include picket fences, low post and rail fences and low walls with galvanised pipe common to the 1920s and 30s.
- Use a simple fence style for new development that will harmonise in the streetscape.



Timber Picket fence



Post and Rail Fence



Low fences typical with inter-war dwellings.



Consistent low fences here create an appealing streetscape.

DO NOT

- Introduce metal panel fences, pool fencing, spear tops, aluminium lace panels and bagged masonry fences as they are out of keeping with the character of heritage items or conservation areas.
- Exceed a height of 1.2 metres forward of the front building line. Elsewhere the maximum height is 1.8metres

3.10 OUTBUILDINGS AND SWIMMING POOLS

Swimming pools and additional shed space should generally be located at the rear of properties.

DO

- Ensure that they are well positioned to respect the setting and spaces around the building, especially in relation to heritage items.
- Respect original garden layouts retaining mature trees, shrubs, plants and pathways.
- Locate swimming pool safety fencing at the rear of properties where it will be screened from public view and add landscaping to soften the impact on a historic house.

3.11 SIGNAGE AND ADVERTISING

Signage on commercial or civic buildings can contribute to the character of the streetscape provided that it is visually sympathetic.

DO

- Use signs of an appropriate size and in appropriate locations, eg, hanging signs or signs within a fascia.
- Use traditional hand painted signage, or individually mounted letters in preference to pre-cut vinyl lettering.
- Use colour schemes that are effective and readable through use of contrast

DO NOT

- Place signs in locations, which detract from a building such as above parapets, large projections or over-large fascias.
- Use bold primary, fluorescent or neon colours. Council may require bold corporate colour schemes to be adapted to make them acceptable on heritage items or in conservation areas.
- Introduce internally illuminated signs such as box signs or neon letters as they are inconsistent with heritage buildings and precincts and will not be approved Consider externally illuminated signage with spotlights subject to development consent.

4.0 CONSERVATION AREA/ PRECINCT POLICIES

The following section outlines specific policies which relate to the different conservation areas. These policies must be addressed with development proposals for that respective area.

4.1 DALLEY STREET CONSERVATION AREA

STATEMENT OF SIGNIFICANCE

“Good row of early twentieth century homes. Buildings not outstanding in themselves but combining well, particularly the row of inter-war houses at Nos 29-35. Set in generous grounds with well maintained front lawns and gardens. Gentle rise on the flood free knoll enhances streetscape. The large symmetrical ground hugging bungalows contrast with the raised basements of contemporary housing elsewhere in Lismore.”



Examples of dwellings with projecting centre gables and low front fence treatment in the Dalley Street Conservation Area.

CHARACTERISTICS THAT DEFINE THIS CONSERVATION AREA

- Detached single storey houses, mainly from the interwar period built at low density on large lots;
- Predominantly timber construction with galvanised metal roofs with strong horizontal proportions;
- Low front fences especially low brick walls or posts with galvanised pipe. Not picket fences.
- Landscaped ,spacious grounds with mature trees and shrubs;
- Verandahs and gabled porches are a strong design element common to many houses;
- High proportion of dwellings used as professional consulting rooms due to proximity to St Vincent’s Hospital opposite.

DALLEY STREET CONSERVATION AREA PRECINCT POLICIES

- Any development in this precinct must respect the scale, density, form and proportions of existing development, with special attention to the low set horizontal emphasis of existing dwellings.
- Generous setbacks and landscaping especially to the front of buildings should be maintained, to conserve the spaces between buildings which contribute to the character of this precinct.
- Any development in this precinct should remain single storey height to maintain the visual character and unity of this streetscape.
- Car parking should not be approved in front set back areas as it would erode the visual amenity of the streetscape and detract from the setting of the dwellings
- Front fences should be low (less than 1 metre) in character with the established pattern of development. Solid fencing to front boundaries will not be permitted as it is out of character in the streetscape, but is acceptable to side and rear boundaries.

4.2 SPINKS PARK AND CIVIC PRECINCT/ CONSERVATION AREA

STATEMENT OF SIGNIFICANCE

“Urban park dating from the First World War. Located at the centre of town, on the eastern bank of Wilson’s River. The site of a number of notable period buildings, monuments and street furniture. Enhanced by tree planting from c1900. Site of recreational facilities (bowls, croquet and baths) from the 1920s. Consciously created in accordance with the prize winning design by noted architect FJ Board. Board also designed many of the park’s buildings including the rotunda and CWA rooms. One of the forward looking works of an active and progressive municipal Council, eventually named after Mayor Spinks. Considerable social, historical and aesthetic significance, despite alteration of the original design concept. Local Significance”.

“Important concentration of buildings forming an attractive period townscape. Setting enhanced by park and proximity to the river and centre of town. Buildings of not of Molesworth and Magellan Streets include several public, civic and commercial buildings. The former post office building is a fine landmark on the corner of the two streets. The grouping marks the historic shift of the town centre from its original focus, north of Woodlark St.”



Spinks Park Croquet Club with the Rotunda behind



The Queen Victoria Fountain, restored in 2003 and placed in traditional garden landscaped setting.

CHARACTERISTICS THAT DEFINE THIS CONSERVATION AREA

- A city centre park of considerable community value which has been in continuous use since the early 1900s
- Substantial and notable public and commercial buildings in a prominent streetscape located opposite Spinks Park.
- Historic tree planting and relationship with the Wilsons River.
- Periodic flood events, recently addressed by construction of a levee wall.

PRECINCT POLICIES

- Ensure continued public use and ongoing management of Spinks Park through an adopted Plan of Management.
- Ensure that heritage issues are fully addressed when making decisions about alterations, changes and development of any facilities, structures, uses or layout in the park.
- Buildings, monuments and structures in must be carefully conserved in accordance with the Principles of this Plan and the Burra Charter. (*Council's budget needs to reflect these obligations*)
- Ensure that measures are taken for the protection of historic buildings, structures or monuments during any festivals or events held in the park.
- Adopt a policy on graffiti removal and ensure that any graffiti on historic structures is removed immediately with appropriate methods.
- Ensure that original plantings that relate to the historical significance of the park as originally laid out by FJ Board are maintained as long as possible and take action to plant a the same replacements species if or when required.
- Foster an understanding and appreciation of the historical and social significance of Spinks Park in the community so that it is valued as an important public space and precinct for future generations.

4.3 ST CARTHAGES CONSERVATION AREA

STATEMENT OF SIGNIFICANCE

“Important grouping of Cathedral and school buildings set in generous and attractive grounds. Major townscape significance in a very visible inner urban location. Social and historical interest for the changes in use over the years, in keeping with the changing circumstances of the Church and Catholic education. Local Significance.”

CHARACTERISTICS THAT DEFINE THIS CONSERVATION AREA

- Large scale buildings in a distinct group with views over low lying playing fields.
- Elevated site and visually prominent.
- Important spaces between key buildings contribute to the visual character of the precinct.
- Architectural and aesthetic qualities of the precinct are very important to the city centre identity.
- Large fig trees on eastern side of Dawson Street contribute to the aesthetic quality of the streetscape.



St Carthages Cathedral is visually prominent are very important to the precinct



Architectural and aesthetic qualities of the precinct on an elevated site

PRECINCT POLICIES

- Development in this precinct must be carefully assessed not only in relation to any individual heritage item, but also to the relationship between key buildings, and the spaces they create, and on the character of the precinct as a whole.
- Owners of buildings in this precinct need to consider long term maintenance plans and uses of historic buildings. Preparation of Conservation Management Plans for this group of buildings is recommended.
- Any proposals for development of sports facilities on open space land surrounding this precinct such as club houses, amenities etc, must be carefully designed and sited, sympathetic in form, scale and colours should not obstruct views of landmark buildings.
- Any advertising on sports fields land surrounding the precinct should also be suitably discreet.

4.4 ST ANDREWS CONSERVATION AREA

STATEMENT OF SIGNIFICANCE

'The St Andrews/Court House precinct is a notable illustration of the response of urban form to social and environmental factors. Views to and from the river contribute to the precinct's townscape value. All buildings, grand and modest, create period streetscapes of interest, though there have been some unwelcome intrusions. The varied period character adds to the interest. Historically this was the original commercial centre of Lismore.'

The elevated site gives the magnificent Church landmark prominence. The Court House and Police station mark the establishment of law and order as well as official early recognition of the importance of Lismore as a settlement.

For residential buildings, the precinct offered a flood free location. Verandahs are a unifying design element. The large filigree style building on Coleman Street is an unusual building of special note. The row on Coleman Street also has the benefit of a green strip on Molesworth St, kept free of buildings by regular flooding. Local Significance.'

CHARACTERISTICS THAT DEFINE THIS CONSERVATION AREA

- An elevated site, which is visually prominent and historically important to the city.
- The Church, Court House and associated buildings provide this precinct with a strong, formal character and sense of place.
- The continuous land uses of law and order with associated legal offices are important and provide enduring character and identity to this precinct.
- The streetscapes display a mixture of architectural styles and scale of buildings
- The row of elevated dwellings on Coleman Street in their leafy surroundings are unique in the city and contrast with the more formal character of the legal buildings.



New and old courthouse buildings relate well through use of complementary roof form and proportions.

PRECINCT POLICIES

- Development in this precinct must relate sympathetically to surrounding neighbours and not overwhelm important individual heritage items.
- All development should be high quality, formal in character and use materials which harmonise with neighbouring sites.
- The vacant allotment on the corner of Zadoc and Molesworth Streets (Lot 1 DP 617760) requires careful design for future development. Any building should address both street frontages on the corner and car parking should be sited at the rear. (The use of this site as an open car park is not in keeping with the character of this precinct and should be avoided.)
- Owners of buildings in this precinct need to consider long term maintenance plans and management of key heritage items.
- Any advertising in this precinct should be restrained in colours, size and style in keeping with the formal legal and religious character of the precinct.



The elevated site gives the magnificent St Andrews Church landmark prominence



Former Rectory which is now used as the public Trustees office

4.5 GIRARDS HILL CONSERVATION AREA

“Girards Hill began as a private subdivision of land to the south of the main town centre. The first houses appeared in the 1880s. At first a scattering of homes built by people seeking attractive views and flood free homes sites, close to the centre of town. Gradual infill and closer subdivision produced a mixture of periods and styles.”

STATEMENT OF SIGNIFICANCE

*“The Girards Hill precinct is notable as a diverse collection of houses unified by their consistent use of timber and iron. This consistent period feature distinguishes Lismore from other towns in the region which have lost much of this character, or which developed using quite different materials. The townscape value of the area also derives from the imposition of a modified street grid on a sloping hillside. This provides for dramatic siting of houses and enhances views into and out of the area. Narrow street pavements with grassed verges in many of the streets contribute to a strong perception of a semi rural urban form. This area features many fine buildings as well as good private gardens and trees. There are however, many unsympathetic intrusions
Regional Significance.”*



Timber is the dominant material for construction in this locality.

CHARACTERISTICS THAT DEFINE THIS CONSERVATION AREA

- Residential in character, predominantly single storey featuring many significant individual buildings and groups of buildings from the 1880s to 1940s.
- Streetscapes have a strong identity created by the consistent use of weatherboards and corrugated metal roofing.
- A variety of roof forms in keeping with the evolving architectural styles.
- Informal grassed verges combined with established shady street trees enhance the setting of the timber dwellings and provide amenity for residents.
- Widespread use of architectural detailing of timber joinery appropriate to the changing styles, eg bellcast weatherboards, brackets, valances, window hoods, and gable end trims.
- Timber picket fences and 1920-30s fences of timber beams and brick piers, and galvanised pipes define front boundaries.

PRECINCT POLICIES

- Generally, all original timber homes should be maintained and conserved as they collectively make up the character of this precinct.
- Specifically, all 'significant' or 'contributory' individual or groups of buildings identified in the Girards Hill Development Precinct Study * (listed in Appendix 4) **must** be retained and carefully conserved. Demolition of any of these buildings is not appropriate, as it would severely impact on the heritage character and significance of this precinct.
- The early workers cottages at the western end of Parkes Street are particularly important as they provide an important link to early life in the city. Any alterations must be carefully designed not to overwhelm the modest scale of these original buildings.
- Any proposals affecting significant or contributory buildings in this precinct which are not individually listed as heritage items in the Lismore LEP, (as they are included collectively in the Conservation Area), need to be considered in a similar manner to that of a heritage item.
- Any alterations or additions affecting buildings which are important as part of a group must maintain those elements which unite the buildings and retain the group value.
- Unsympathetic alterations should be reversed wherever possible in conjunction with development applications for other work.
- The unformed wide grass verges and street trees in Cathcart St, James Street and others must be carefully retained. Intrusions should not be made into these verges to widen the road pavement, create sealed parking areas, or create wide driveway entrances.
- Well designed, high quality infill development which respects the scale, form, proportions and materials of the precinct will be favourably considered on sites which are not identified as significant or contributory.



Early cottages in Parkes St



The steeply sloping hill enhances the setting of the dwellings.

4.6 NIMBIN VILLAGE-TOWNSHIP AND SETTING AND STREETScape

STATEMENT OF SIGNIFICANCE

Township and Setting

The town and its setting have high local significance as a cultural landscape. There is a high degree of integrity, and abundant surviving evidence to demonstrate the process of village development. Unlike most other settlements in the study area, development is densely nucleated within the original survey boundaries. The main street is separately listed as a grouping. Local Significance

Nimbin Main Street

Outstanding streetscape located at the core of the Nimbin Conservation area. Unique in Australia. Colourful murals expressing New Age/Alternative themes symbolises the transformation of the local community following the 1973 Aquarius Festival. Aesthetically the colour gives new life to the Inter-war architecture, and signals the economic benefits brought about by the new rural population and increasing numbers of tourists. Illustrative of local theme of “Rural Renaissance”. Streetscape enhanced by topography and fork in the road, as well as new buildings continuing traditional forms. State Significance.’



Traditional residential buildings



Unique main street

CHARACTERISTICS THAT DEFINE THIS CONSERVATION AREA

- A unique main street with a ‘new age’ social and aesthetic character layered on a historic building stock.
- Traditional residential single storey, weatherboard and iron buildings, built mainly between 1910 and 1930s,
- A defined edge to the village centre, surrounded by an outstanding landscape setting.
- Residential allotment sizes generally a minimum of 1000m².

PRECINCT POLICIES

The Nimbin Development Control Plan No. 9 applies to proposals in this Conservation Area. In addition the following precinct policies apply:

- Restoration or reconstruction work in the conservation area should be accurate to historical architectural details.
- Awnings may be replaced by verandahs on old buildings but must be appropriate to the age and style of the building. i.e. bullnose verandah are not usually associated with 1920s and 1930s buildings. Use old photographs if available to provide details. Where cantilevered awnings are original, retain and repair where necessary.
- Use traditional elements in shop facades such as stall risers beneath windows. Do not introduce large modern plate glass windows to ground level. Retain recessed doorways, tiled entries, and original details.
- Colours on historic buildings need not be restricted to the heritage palette in this precinct owing to its unique visual character.
- Security shutters if required should be placed inside the shop to maintain the external character of the main street. External roller shutters are not considered compatible with the heritage significance of this precinct and should be avoided. Alternative measures such as security lighting, cameras, or alarms should be considered.
- Murals are a dynamic part of the streetscape and ongoing maintenance is required. New murals may be introduced within appropriate elements of a building in the main street precinct subject to development consent.
- The introduction of any new paving, planting and street furniture should be guided by a master plan developed in consultation with the local community.



Unique main street.

5.0 DEFINITIONS

‘Conservation’ means all the processes of looking after a place to retain its cultural significance. It includes maintenance, preservation, restoration, reconstruction, and adaption and will be commonly a combination of more than one of these.

‘Conservation Management Plan’ is a document prepared in accordance with NSW Heritage office guidelines, to establish the heritage significance of a place, and identify conservation policies and management mechanisms to enable that significance to be retained.

‘Cultural Significance’ means aesthetic, historic, scientific or social value for past present and future generations.

‘Fabric’ means all the physical material of the place.

‘Form’ means the overall bulk, shape height and building parts.

‘Heritage Conservation Area’ means an area described in Schedule 1 of Lismore LEP 2000 or Schedule 1 of the North Coast REP 1988.

‘Maintenance’ means the continuous protective care of fabric, contents and setting of a place and is distinguished from repair. Repair involves restoration and reconstruction.

‘Place’ means site, area, building or other work, group of buildings, or other works together with associated contents and surrounds.

‘Preservation’ means maintaining the fabric of a place in its existing state and retarding deterioration.

‘Reconstruction’ means returning a place nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) to the fabric.

‘Relic’ means any deposit, object or material evidence relating to settlement (including Aboriginal habitation) prior to January 1 1900 of the area of City of Lismore.

‘Restoration’ means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

‘Streetscape’ means the combination of buildings, trees, road, verges and fences which can be viewed into and out of properties.

6.0 REFERENCES

The Burra Charter - The Australia ICOMOS Charter for Places of Cultural Significance 1999; Australia ICOMOS Inc-International Council on Monuments and Sites.

Girards Hill Development Precinct Study 1992- Wendy Laird and Associates.

Lismore Citywide Heritage Study 1995 -Final report- Perumal, Murphy, Wu.

7.0 APPENDICES

Appendix 1 Lismore Local Environmental Plan 2000- Schedules 1 and 2.

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