

DETERMINATION AND STATEMENT OF REASONS

NORTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	15 December 2025
DATE OF PANEL DECISION	15 December 2025
DATE OF PANEL MEETING/BRIEFING	9 December 2025
PANEL MEMBERS	Michael Wright (Acting Chair), Stephen Gow, Penny Holloway and Tina Kao
APOLOGIES	None
DECLARATIONS OF INTEREST	Dianne Leeson declared a potential perceived conflict of interest as Landcom is the Proponent for the Application, which is a client and whilst it is a very small engagement, considers it prudent to not participate.

Public meeting held by teleconference on 9 December 2025, opened at 2.30pm and closed at 3.14pm.

MATTER DETERMINED

PPSNTH-433 - Lismore - 5.2025.148.1 - 44 Bristol Circuit and 2 Blue Hills Avenue, Goonellabah - Boundary adjustment subdivision and construction of affordable housing comprising multi dwelling housing (4 villas and 12 townhouses) and associated works including removal of two trees (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 6, the material listed at item 7, the material presented at meetings and briefings and the matters observed at the site inspection listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report and having regard to the Addendum Report dated 11 December 2025 and additional information dated 12/12/2025.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Amend Condition 7 to reads as follows:

Structural Certification – Pre Construction

- Prior to the issue of any Crown Certificate, a qualified practising structural engineer shall provide the Certifying Authority with a design certification for all structural elements in the development. The design certification shall certify:
 - All structural elements (including encasement, bridging, piercing, slabs, and retaining walls) are structurally adequate to ensure no additional loads are imposed within the zone of influence of Council's infrastructure,
 - All buildings, carparks and driveways have been designed and located so that no additional loads are imposed within the zone of influence of Council's infrastructure,

- All retaining walls are located wholly within the lot.

Reason: To ensure the development is constructed in accordance with the conditions and approved engineering construction design plans. (EPA Act Sec 4.15(b))

- Amend Condition 10 to read as follows:

Water and Sewerage Infrastructure

10. Prior to the issue of any Crown Certificate, engineering details for potable water supply and sewer drainage systems must be provided to the Crown certifier. These engineer's details must demonstrate extension and augmentation of all services as required to service the development. These works must include the replacement of the existing sewerage overflow pit, and any connecting infrastructure deemed necessary by Council. If essential services (e.g. fire hydrants, hose reels, sprinkler systems, etc.) are required, then hydraulic design plans must be prepared by a suitably qualified and experienced hydraulic consultant. Onsite pressure testing will be required to validate any predicted water model used.

All potable water supply and sewer drainage systems must be designed by an appropriately qualified engineer, in accordance with Council's adopted Engineering Standard; Council's Design and Construction Manuals (as amended); the Water Supply Code of Australia; the Sewerage Code of Australia; and the Northern Rivers Local Government Design and Construction Manual for Water Supply and Sewerage Systems.

Note: All redundant services will need to be removed and main reinstated to the satisfaction of Council.

Reason: To ensure the development is adequately serviced with necessary utilities; and is in accordance with Council's adopted engineering standards.

- Amend Condition 25 to reads as follows:

Structural Certification – Post Construction

25. Prior to the issue of any Crown Completion Certificate, a qualified practising structural engineer shall provide the Certifying Authority with a design certification for all structural elements in the development. The design certification shall confirm all structural elements have been constructed as per Crown Certificate approved plans, and comply with the following requirements:
 - All structural elements (including encasement, bridging, piercing, slabs, and retaining walls) are structurally adequate to ensure no additional loads are imposed within the zone of influence of Council's infrastructure,
 - All buildings, carparks and driveways have been designed and located so that no additional loads are imposed within the zone of influence of Council's infrastructure,
 - All retaining walls are located wholly within the lot.

Reason: To ensure the development is constructed in accordance with the conditions and approved engineering construction design plans. (EPA Act Sec 4.15(b))

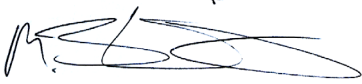



CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Inconsistent with local character
- Loss of residential amenity/privacy issues
- Increased noise
- Traffic and parking
- Dip site remediation risks

- Loss of 'green space'
- Overdevelopment of the site
- Site covenants
- Site servicing (including sewer)

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and that no new issues requiring assessment were raised during the public meeting. The Panel notes that in addressing these issues, appropriate conditions have been imposed.

PANEL MEMBERS	
 Michael Wright (Acting Chair)	 Stephen Gow
 Penny Holloway	 Tina Kao

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-433 - Lismore - 5.2025.148.1
2	PROPOSED DEVELOPMENT	Boundary adjustment subdivision and construction of affordable housing comprising multi dwelling housing (4 villas and 12 townhouses), and associated works including removal of two trees
3	STREET ADDRESS	44 Bristol Circuit and 2 Blue Hills Avenue, Goonellabah
4	APPLICANT/OWNER	Wilson Planning on behalf of Landcom Lismore City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 Lismore Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Lismore Development Control Plan 2012 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Independent Planning Consultant Assessment Report: 26 November 2025, Addendum Report dated 11 December 2025 and Additional Information dated 12 December 2025 Written submissions during public exhibition: 21 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Samantha Philippzig-Mann, Mary Fletcher, John Nanscawen Independent Planning Consultant - Luke Blandford Council assessment officer – Peter Whittaker On behalf of the applicant - Wesley Wilson Total number of unique submissions received by way of objection: 21
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 8 December 2025 <ul style="list-style-type: none"> <u>Panel members</u>: Michael Wright (Acting Chair), Stephen Gow, Tina Kao <u>Council assessment staff</u>: Peter Whittaker, Shane Reinhold, Lachlan Stace and Michael Anderson <u>Independent Planning Consultant</u>: Luke Blandford Final briefing to discuss Council's recommendation: 9 December 2025

		<ul style="list-style-type: none">○ <u>Panel members</u>: Michael Wright (Acting Chair), Stephen Gow, Penny Holloway, Tina Kao○ <u>Council assessment staff</u>: Peter Whittaker, Shane Reinhold, Lucas Myers○ <u>Independent Planning Consultant</u>: Luke Blandford○ <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report