

DETAILS OF SITE INSPECTION

DATE	Tuesday, 7 July 2026, 11.00 – 11.40 am
LOCATION	805 & 811 Ballina Road, Goonellabah

SUBJECT MATTER(S)

PPSNTH-478 - Lismore - 5.2025.291.1 - 805 & 811 Ballina Road, Goonellabah – Seniors' housing development comprising 200 dwelling sites, associated community facilities building, outdoor recreation facilities (courts, pool), associated earthworks and fencing; and the demolition of the existing dwelling at 811 Ballina Road, Goonellabah

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright
APOLOGIES	Tina Kao
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Whittaker and Shane Reinhold
APPLICANT	Nil
OTHER	Nil

The Panel inspected the site and noted the following issues and observations:

- Slope of the site - extent of earthworks and retaining walls proposed, extent of tiered retaining walls required, excess soil - 50,000m³
- Existing single dwelling on site to be demolished
- Proposed access points via De Re Drive and Callune Terrace, no access proposed from Ballina Road
- Current consent applicable to site – 92 lot subdivision, clearing and earthworks works commenced
- Proposed acquisition of southern portion of site by Council, revegetation by Applicant, pedestrian path/track by Council to connect to existing network near Tucki Tucki Creek
- Traffic impacts
- Flood free
- Pedestrian linkages to small commercial centre
- Landscape plan, urban heat island, precinct maintenance
- Request for Information – traffic management plan, stormwater basins

- NSW Rural Fire Service referral
- Community facilities and mini-bus transport to shopping/commercial centres
- Staging – community facilities in Stage 1
- Determination – September 2026

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |
www.planningportal.nsw.gov.au/planningpanels