

DETAILS OF SITE INSPECTION

DATE	Tuesday, 7 July 2026, 9.45 – 10.30 am
LOCATION	112 Whites Lane, Alstonville

SUBJECT MATTER(S)

PPSNTH-481 - Ballina - 2026/22/1 - 112 Whites Lane, Alstonville - Multi Dwelling Housing (Group Homes) - 10 culturally responsive group homes, comprising 6 x two bedroom group homes and 4 x three bedroom group homes providing transitional and permanent housing for Aboriginal Elders, women and children, and associated infrastructure including onsite sewer management, static firefighting water supply, associated fencing, vegetation removal, landscaping and outdoor areas

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Sharon Cadwallader and Damian Loone
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rodney Mallan, Andrew Smith, Naomi McCarthy, Paul Wilson, Kyle Bruce, Renae Baker
APPLICANT	Ari Soemardi
OTHER	Nil

The Panel inspected the site and surrounds.

The following issues and observations were raised:

- Permissibility of use - nature of group homes proposed
- Bundjalung Tribal society – Registered Community Housing Provider
- Road safety along Whites Lane, traffic generation during construction and operation
 - Council and applicant to resolve scope of additional studies/assessment and any necessary peer review
 - Condition on nearby cultural facility consent regarding road improvements
- On site road network
- Power line easements - undergrounding of section crossing the site
- Surrounding agricultural uses and Land Use Conflict Risk Assessment

Planning Panels Secretariat

- Mens' rehabilitation facility to the south - operational management and interface issue
- Current revegetated growth on subject site - predominantly exotic and weed
- Bushfire risk - RFS referral
- NSW Police referral and comment
- Transport services to town (Alstonville)
- Social impacts
- Contributions waiver sought