

██████████
85 and 85A New Ballina Road
Lismore Heights, N.S.W.

26 August 2025

Dear ██████████

RE: Preliminary Town Planning Assessment - 85 and 85A New Ballina Road, Lismore Heights

Thank you for the opportunity to provide a review of subdivision and residential development opportunities for your property at 85 and 85A New Ballina Road, Lismore Heights. Below is a summary of subdivision and residential development opportunities for your property followed by a breakdown of key planning classifications and provisions relevant to your property on which the development opportunity summary is based.

Development options summary - Residential and subdivision

Under the current title arrangement, there is potential for 85A New Ballina Road, to be subdivided into up to seven Torrens title lots (with each lot being greater than the 400m²) with the option of locating a dwelling on each of the lots. Each lot would need to be provided with a driveway/road access. There is also potential to locate several units or townhouses on 85A New Ballina Road, which could be provided with a shared driveway access to New Ballina Road (Access option A). The units/townhouses could subsequently be subdivided as a strata title arrangement.

By consolidating 85 and 85A New Ballina Road, the combined land could then theoretically be subdivided into up to nine Torrens title lots (with each lot being greater than the 400m²) with the option of locating a dwelling on each of the lots. Again, each lot would need to be provided with a driveway/road access.

The option of multiple units/townhouses utilising a shared driveway access is also an option for the consolidated property as per the current arrangement but with a higher theoretical dwelling yield. The current residential development at 85 New Ballina Road would need to be demolished to proceed with this option (Access option B).

Water | Ecology | Management

25 Leslie St
Bangalow NSW 2479

p. (02) 6687 1550
e. info@awconsult.com.au
w. awconsult.com.au

The following matters would need to be taken into consideration for the development options discussed above:

- Providing an individual driveway/road access for each of the lots is likely to be problematic due to the topography and slope of the property. As such, residential development with a shared access is likely to be a better option.
- Avoiding the biodiversity values mapped land at the south of the property would likely reduce the subdivision and dwelling yield.
- Provision of asset protection zones for bush fire risk management would likely reduce the subdivision and dwelling yield.
- It is anticipated that Council will not support the location of buildings or structures over the water pipe shown to traverse Lot C. Any proposed development would need to avoid this infrastructure
- Determination of site access to 85A New Ballina Rd. Two potential options present themselves:
 - Access option A – direct access to site via New Ballina Rd. Placement must consider key constraints, including maximum slope requirements, and mapped native vegetation.
 - Access option B – site access via 85 New Ballina Rd, requiring demolition of current structures

Property details

Address: 85 and 85A New Ballina Road, Lismore Heights

Legal Description: Lot A DP420397, Lot C DP420397

Area: 85 New Ballina Road - ~904.6m²

85A New Ballina Road - ~2873.29m²

Current development:

85 New Ballina Road - house and secondary dwelling, direct access from New Ballina Road

85A New Ballina Road - no structures, access currently via 85 New Ballina Road

Key planning classifications and provisions

Town planning details - ePlanning Spatial Viewer:

- Land Use Zoning – R1 General residential
- Building height limit – 8.5m
- Bush fire prone land – category 1 and buffer (refer to Figure 1)
- Minimum lot size – 400m²
- Biodiversity Values map (refer to Figure 2)
- Drinking water catchment

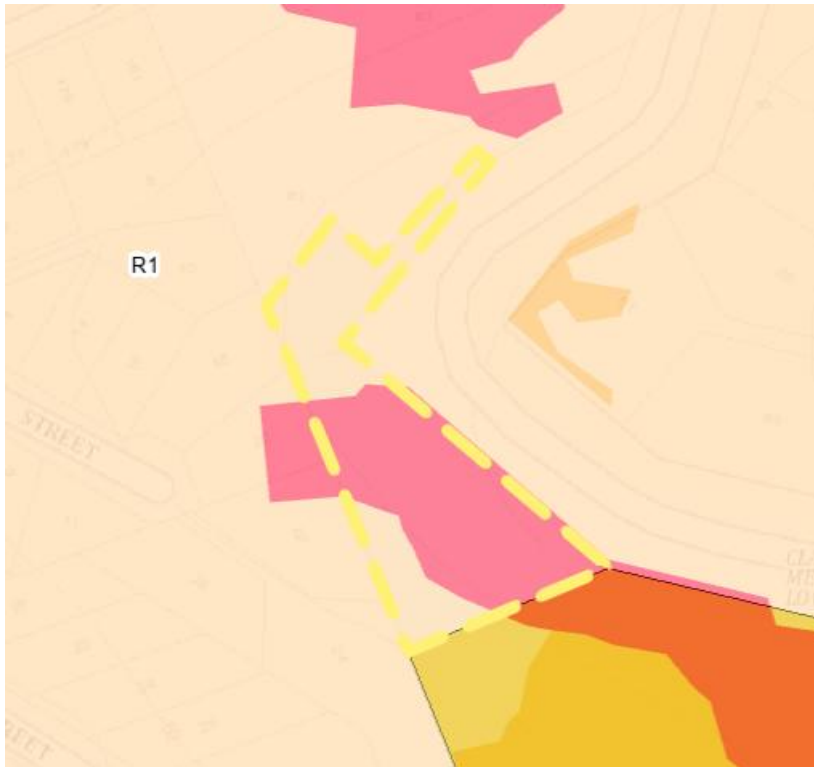


Figure 1. Bushfire prone land (red – category 1, Yellow – buffer)

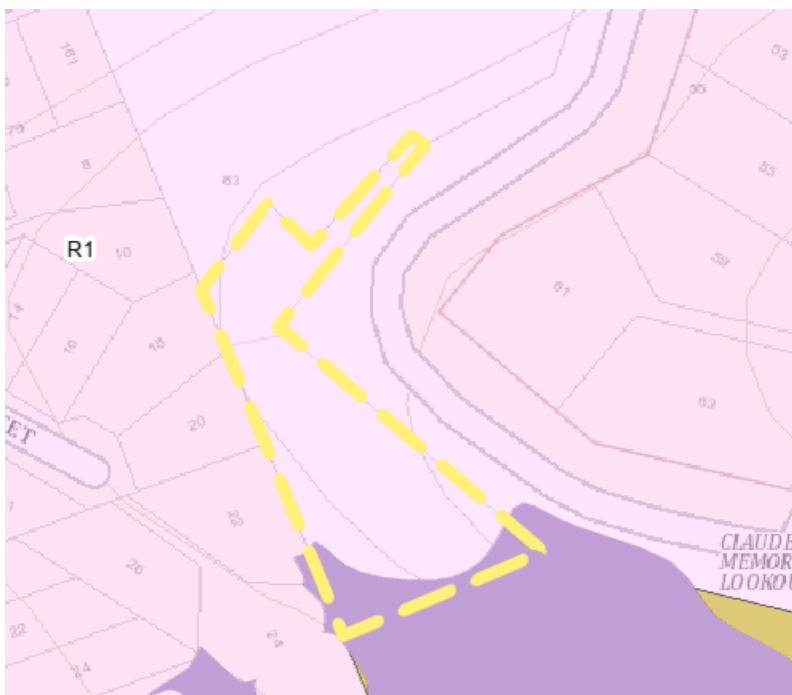


Figure 2. Biodiversity values map – purple shading

Town planning details - Lismore Council Mapping Tool:

- Topography – elevation of Lot C is 78m in the northeast to 60m in the southwest
- Koala habitat – southern area of Lot C as per BV mapping (refer to Figure 2)

- HCV Vegetation 2020 – all of Lot C and a small section at the south of Lot A is mapped as ‘land containing threatened species’
- No stormwater or sewer infrastructure within property. A Council water pipeline traverses Lot C in an east-west alignment (refer to Figure 3)

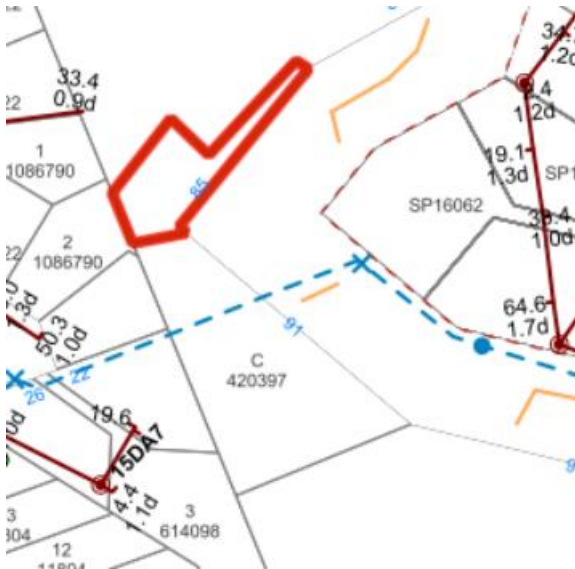


Figure 3. Council water pipe shown traversing Lot C

- Not identified as flood prone land, a contaminated site, wildlife corridor, containing drainage lines or fish habitat, a heritage item or being in a heritage conservation area, as having acid sulfate soils

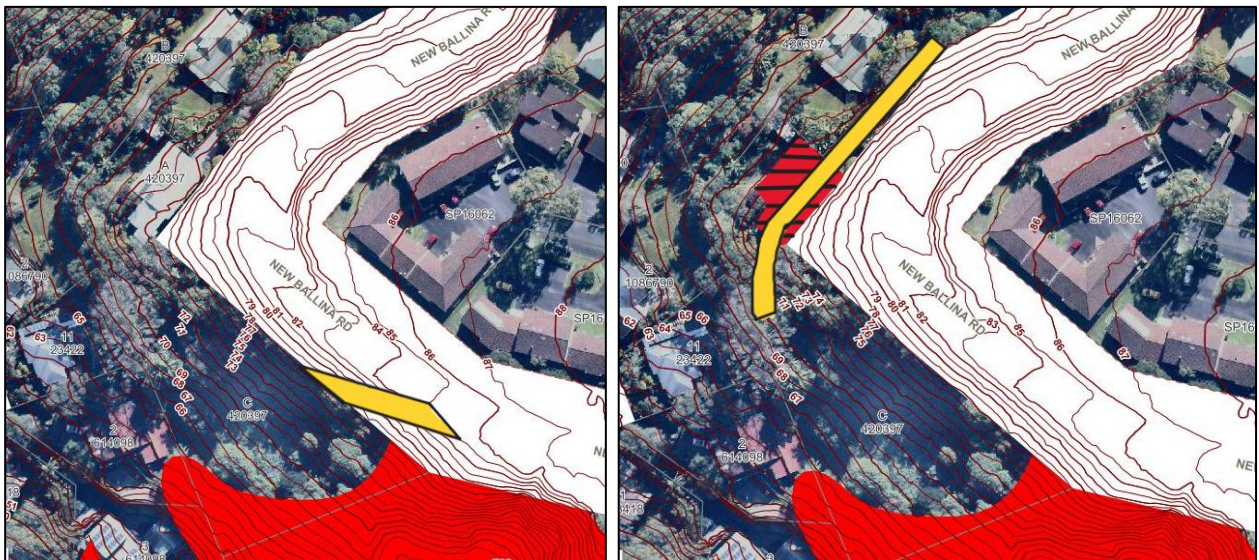


Figure 4. Indicative site access options. Option A – direct access to New Ballina Rd. The illustrated access is representative of placement considering native vegetation and slope.. Option B – access via demolition of current structures at 85 New Ballina Rd

Lismore Local Environmental Plan 2012

- Land use zone – R1 General Residential
- Permitted land uses (with consent) – Residential options include *Attached dwellings; Boarding houses; Dwelling houses; Group homes; **Multi dwelling housing; Residential flat buildings; Semi-detached dwellings; Seniors housing*** (refer to definitions below)
- Minimum subdivision lot size – 400m² (Note: minimum subdivision lot size does not apply to strata subdivision)
- Maximum height of buildings – 8.5m
- Floor space ratio – not applicable
- Drinking water catchment - development to be designed, sited and managed to avoid (or minimise) any significant adverse impact on water quality and flows
- Essential services – essential services for the development are available or adequate arrangements have been made to make them available when required

Definitions:

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.

Please let me know if you have any queries regarding the above.

Yours sincerely,



Ivan Holland
Senior Environmental Scientist