

JOINT REGIONAL PLANNING PANEL

JRPP No	2015NTH022
DA Number	0209/16
Local Government Area	Coffs Harbour City Council
Proposed Development	Residential Flat Building (44 Units) and Strata Subdivision, including Demolition of Existing Building
Street Address	123 Park Beach Road (Lot 10, DP 264205 and Lot 25, Sec E, DP 17053), Coffs Harbour
Applicant/Owner	Steve Gooley, Yagami Pty Ltd
Number of Submissions	60 submissions were received. Fifty-three of these submissions were in support of the development, with 7 submissions objecting to the development.
Regional Development Criteria (Schedule 4A of the Act)	Schedule 4A (4) 'General Development over \$20 million' includes developments where there is a capital investment value of more than \$20 million.
List of All Relevant s79C(1)(a) Matters	<p><u>Relevant Environmental Planning Instruments:</u></p> <ul style="list-style-type: none"> • State Environmental Planning Policy No 55 - Remediation of Land; • State Environmental Planning Policy (SEPP) No.65 – Design Quality of Residential Flat Development; • State Environmental Planning Policy No 71 - Coastal Development; • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (SEPP) Building Sustainability Index: BASIX 2004; and • Coffs Harbour Local Environmental Plan 2013. <p><u>Proposed Instruments:</u></p> <p>NIL</p> <p><u>Relevant Development Control Plan:</u></p> <ul style="list-style-type: none"> • Coffs Harbour Development Control Plan 2013

	<ul style="list-style-type: none"> • Coffs Harbour Development Control Plan 2015 <p><u>Planning Agreements</u></p> <ul style="list-style-type: none"> • There are no relevant planning agreements that have been entered into that relate to the proposed development <p><u>Any Coastal Zone Management Plan</u></p> <ul style="list-style-type: none"> • Coffs Harbour Coastal Zone Management Plan <p><u>Relevant Regulations</u></p> <ul style="list-style-type: none"> • No relevant matters prescribed by the Regulations
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Development Assessment Report • Submissions
Recommendation	Approval subject to conditions
Report by	Renah Givney
Report date	27 th of November