

## RECORD OF DEFERRAL

### NORTHERN JOINT REGIONAL PLANNING PANEL

<b>DATE OF DEFERRAL</b>	Thursday 15 December 2016
<b>PANEL MEMBERS</b>	Garry West (Chair), Pamela Westing, Stephen Gow, Denise Knight and George Cecato
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	George Cecato declared a non-pecuniary conflict interest. As President of the Coffs Harbour Chamber of Commerce, Cr Cecato signed a letter of support regarding this development on behalf of 226 members. It was a not a personal point of view, Cr Cecato does not know the developers personally. He does not have any financial interest or gain from the proposed development.

Public meeting held at Coffs Harbour Council Chambers on Thursday, 15 December 2016, opened at 4:30 p.m. and closed at 5:50 p.m.

#### MATTER DEFERRED

2016NTH011 63 Harbour Drive and 31 Vernon Street Coffs Harbour – Hotel (80 Rooms including Restaurant, Pool, Recreation and Car Parking) Commercial/Retail Area

#### VERBAL SUBMISSIONS

- Support – Seven
- Object – Nil
- On behalf of the applicant – One

#### REASONS FOR DEFERRAL






The Panel agreed to defer the determination of the matter as a traffic study referencing a similar hotel(s) in another regional centre(s) had not been previously provided; Gordon Street access is constrained for the proposed hotel; adequacy of parking has not been fully demonstrated; and the variation sought under clause 4.6 of the height controls in the Coffs Harbour LEP 2013 requires further substantiation.

The Panel therefore requests that Council obtain the following information from the applicant:

- An additional traffic study in relation to the access and parking issues for the development based on similar development(s) in comparable regional centres, to address:
- Clarification of functional design issues regarding the proposed vehicle and pedestrian access on the Gordon Street frontage of the site;
- Parking adequacy for the hotel and restaurant development; and
- Further support for the clause 4.6 variation in the height controls.

When this information has been received, Council is to prepare a supplementary assessment report addressing the above. When this is received, the Panel will further consider the matter.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Garry West (Chair)	 Pamela Westing
 Stephen Gow	 Denise Knight
 George Cecato	