

JOINT REGIONAL PLANNING PANEL REPORT
DEVELOPMENT ASSESSMENT REPORT
DEVELOPMENT APPLICATION NO. 0857/18DA

Educational Establishment (Addition - new two storey learning facility, twenty six space car park and landscaping), 353 Hogbin Drive Coffs Harbour (Lot 1, DP 1030262, Lot 3, DP 811908 and Lot 1, DP 1189640).

PURPOSE:

This report provides an assessment of Development Application 0857/18DA for a new building to be used for teaching and learning purposes within an existing educational establishment and incorporates twenty six new car spaces and associated landscaping.

Approval of the application, subject to conditions, is recommended.

THE PROPOSAL

The proposal is for a new two storey building to be used for teaching health related subjects to students attending Southern Cross University within the Coffs Harbour Education Campus. Ancillary to the proposed building works is associated earthworks, car parking, pedestrian pathways and landscape works.

The building will be contained wholly within Lot 1 DP 1030262 and will provide the following setbacks to existing boundaries within Lot 1:

- Northern boundary - greater than 200m
- East boundary - 16m
- Southern boundary - 3m
- Western boundary (Hogbin Drive) - 63m

The built form is proposed to be built on land containing natural surface levels between RL3.0 – RL3.5 AHD. Accordingly the site requires minor filling to achieve a finished floor level of RL3.85 to address flooding considerations.

The total length of the new building will be 55.4m with a width of 22m. The total height is 9.6m. The building will comprise a total gross floor area of 1465.4m².

Pedestrian access to the ground level of the building is through a single access door provided from a northern terrace entrance, which also incorporates an accessible access ramp linked to a proposed pedestrian access pathway. An internal stair network and accessible lift provides access to the first floor level.

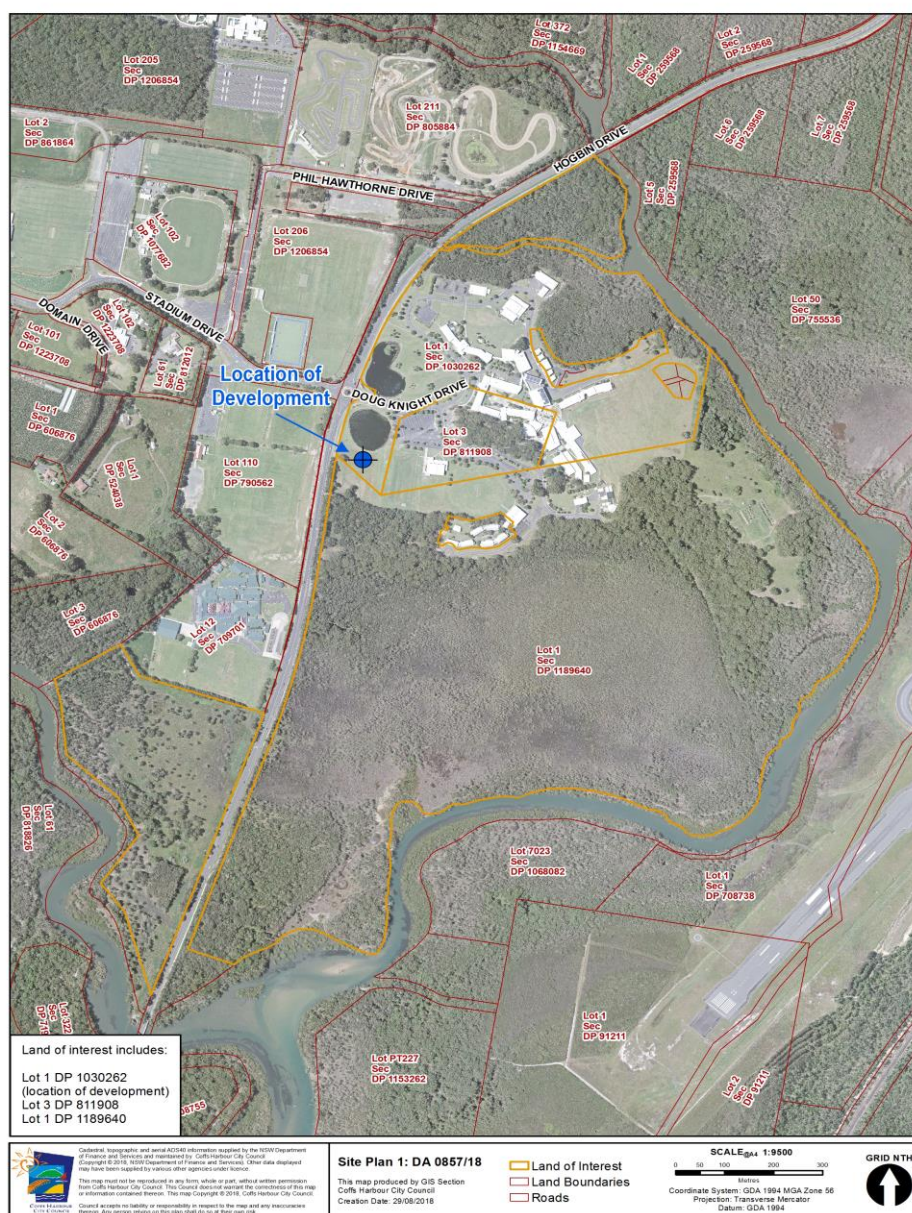
Vehicle access to the development is via the existing access roundabout point off Hogbin Drive.

THE SITE:

The proposal is recognised over three lots which form, in part, the Coffs Harbour Education Campus (CHEC). While the building component is wholly within Lot 1 DP 1030262, vehicular access, services and asset protection zone maintenance is required over Lot 3, DP 811908 and Lot 1, DP 1189640 and consequently form part of the development application.

The proposed new building will be located within part Lot 1 DP 1030262, which has an overall area of 32.28Ha. To the west of the site is Hogbin Drive and then Council owned sporting fields. To the north are other developed areas of the education campus and beyond that is a large expanse of vegetated land. To the south is a large expanse of crown owned land incorporating coastal wetland vegetation. To the east is Newports Creek, further coastal wetlands and beyond that Coffs Airport.

The site is zoned SP1 Special Activities under the Coffs Harbour Local Environmental Plan 2013.



CONSULTATION:

Statutory Advertising and Notification

The application was advertised and notified in accordance with Council's Development Control Plan 2015 for a period of 14 days. No submissions were received as a result of the notification and advertising process. A submission was received from the Coffs Harbour Local Aboriginal Land Council however, after receiving a copy of the Development Application process list. The submission consisted of a request for the Aboriginal Land Council to undertake an inspection of the site in relation to Aboriginal cultural heritage matters. A representative of the Land Council inspected the site in the company of the senior archeologist as part of the preparation of the Aboriginal heritage cultural assessment submitted with the application.

State Government Referrals

The application was referred to the following government departments:

- NSW Roads & Maritime Service for advice in relation to the relevant provisions of State Environmental Planning Policy (Infrastructure) 2007 and State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017.
- NSW Rural Fire Service for advice in relation to bushfire safety, pursuant to Section 4.14 of the Environmental Planning and Assessment Act 1979.
- Office of Environment and Heritage for advice in relation to Aboriginal cultural heritage matters.
- NSW Police for advice in relation to crime prevention through safer by environmental design principles.

Advice from the above departments, when provided, was considered in the assessment process.

Council Departments

Council internal departments have provided comment on the development proposal and their recommended actions/conditions have been incorporated into the evaluation process. No comments were provided that prevent approval of the application.

The application was referred to the following sections of Council:

- Development Assessment – Development Engineer (traffic, parking, servicing)
- Local Planning – Flooding
- Local Planning – Biodiversity
- Local Planning – Stormwater Management – WSUD)
- Regulatory Enforcement (Health) – Contaminated Land
- Regulatory Enforcement (Health) – Acid Sulfate Soils

Further Consultation

No further consultation was undertaken.

STATUTORY MATTERS:

The following Environmental Planning Instruments are relevant to assessment of this application.

- State Environmental Planning Policy No 55 - Remediation of Land
- State Environmental Planning Policy – (Coastal Management) 2018
- State Environmental Planning Policy (State & Regional Development) 2011
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- Coffs Harbour Local Environmental Plan 2013

Coffs Harbour Development Control Plan 2015 is also relevant to the assessment of this application.

The application is identified as “regional development” under *State Environmental Planning Policy (State and Regional Development) 2011* and as a consequence the application is to be determined by the Joint Regional Planning Panel (Northern Region).

Section 4.15 of the Environmental Planning & Assessment Act 1979 specifies the matters which a consent authority must consider when determining a development application. The consideration of matters is limited in so far as they must be of relevance to the particular application being examined. All of the planning instruments and the development control plan specified above are considered in detail in the Section 4.15 Evaluation provided appended to this report.

ISSUES:

Environmental

The new building and associated infrastructure has been specifically located within the established education campus to avoid the need to remove any vegetation.

The site is mapped as flood prone; however, the development will not result in any flooding impacts to the site itself or adjoining properties, subject to a minimum finished floor level for the proposed building being achieved. Appropriate minimum finished floor levels have been proposed and are shown on the submitted plans.

The site is mapped as containing class 4 Acid Sulfate Soils. Accordingly, a preliminary acid sulphate soils assessment and management plan were submitted with the application. Council is satisfied that providing the recommendations of the management plan are adopted during relevant stages of construction, acid sulphate soils do not pose a risk to the development or environment.

The specific location of the proposed building is not mapped as being subject to potential contamination from past land uses. Part of the overall site further to the east is mapped as being previously used for banana cultivation and subsequently the land is potentially contaminated. A contaminated land report was submitted with the application. Test results in the location of the development were all below relevant thresholds. Council is satisfied the location of the proposed development is suitable having regard to potential contamination.

The proposed development will not result in any unacceptable impacts to the built environment. The site is already developed for the same purpose as the proposed development and currently incorporates buildings of a similar scale.

Traffic

The development, which will gain access from the existing single roundabout access point off Hogbin Drive, will generate additional traffic movements in the locality. The application was accompanied by a traffic impact assessment which considered the impact of the development on the surrounding public road network. The assessment determined that the additional load would be minimal, in the order of 25 movements into the site in the AM peak. The assessment of the intersection with Hogbin Drive was based on a first principles analysis derived from 2018 and 2012 traffic survey data. SIDRA modelling was undertaken to quantify the potential impacts of the completed development. Council adopted a conservative approach in the analysis of the adopted traffic growth rates and as a result is confident in the findings of the assessment.

Council is satisfied in the findings of the assessment that the existing public road network has sufficient capacity to cater for expected traffic generation associated with the development.

The development also includes a new twenty six space car park. Council is satisfied that the car park has been designed to accommodate standard vehicle, garbage truck and fire service vehicle parking and manoeuvring requirements in accordance with relevant standards. The proposed car park, in conjunction with a demonstrated surplus of existing car spaces on-site, observed in a multi-day parking survey, account for the parking requirements of the development.

The proposed development is not expected to result in any significant adverse traffic impacts in the locality.

Economic

The proposed development will not result in any adverse economic impacts in the locality. The development is purpose built to offer new courses in the health related field to students at the Coffs Harbour Education Campus. The proposal is likely to have a positive economic impact by attracting additional students to Coffs Harbour to take advantage of the new courses on offer.

SUMMARY:

The proposal represents a new facility which is able to offer new courses to the students of the Coffs Harbour Education Campus.

The main assessment issues for the development are traffic, car parking and stormwater management. The application is considered suitable for approval subject to conditions.

RECOMMENDATION:

- 1. That Development Application No. 0857/18 for Educational Establishment (new two storey learning facility, twenty six space car park and landscaping) be approved, subject to conditions as appended to this report.**
- 2. Advise persons who made a submission on Development Application No. 0857/18 of Council's decision.**