

DATE OF DETERMINATION	21 June 2022
DATE OF PANEL DECISION	20 June 2022
PANEL MEMBERS	Paul Mitchell (Chair), Stephen Gow, Penny Holloway, Paul Amos and Sally Townley
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 June 2022.

MATTER DETERMINED

PPSNTH-146 – Coffs Harbour – 0537/22DA at 72 Marcia Street, Coffs Harbour – ambulance station (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the following reasons:

1. The proposed development is permissible in the RE1 zone and by virtue of cl 2.51(2) of the Transport and Infrastructure SEPP. The proposal is also consistent with or satisfies relevant provisions of all applicable planning instruments including the CHLEP2013, SEPP Resilience and Hazards, and SEPP Koala Habitat Protection.
2. The site of the proposed development is largely free of environmental constraints and the development has been appropriately designed for the site. Accordingly, no material adverse impacts will occur, including on the biophysical, hydrological and ecological integrity of the nearby coastal wetland, on water flows to and from the wetland, on coastal environmental values and access to the coastal area, on the scenic quality of the coast and its cultural and built heritage values.
3. The site of the proposed development is suitable for the intended use. It is vacant land, will be free of contamination following remediation, is largely unvegetated, is sufficiently separated from nearby sensitive uses and has good access to the Pacific Highway.
4. The proposal will be socially beneficial as it will improve access to ambulance services for areas north, east and west of Coffs harbour, as well as in central Coffs Harbour itself.
5. An amended Business Continuity Plan has been provided by the applicants which details measures for the evacuation and relocation of key assets to allow the continued operation of ambulance services in major flood events. Ambulance vehicles can still access the road network to the north in a 1:100 year Average Recurrence Flood Interval event. The proposed building is to be constructed to the projected 1:500 year Average Recurrence Flood Interval level, plus 500mm freeboard.

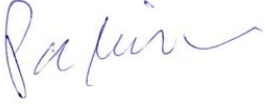




6. For the reasons given above approval of the application is in the public interest and in this respect the Panel also notes that no objections were made when the application was on public exhibition.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Penny Holloway
 Stephen Gow	 Paul Amos
 Sally Townley	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-146 – Coffs Harbour – 0537/22DA
2	PROPOSED DEVELOPMENT	Emergency Services Facility (Ambulance Station)
3	STREET ADDRESS	LOT 7014 DP 1101621; LOT 7020 DP 1053254 Marcia Street, Coffs Harbour
4	APPLICANT OWNER	GeoLink The Crown (State of NSW)
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Koala Habitat Protection) 2021 Coffs Harbour Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Coffs Harbour Development Control Plan 2015 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 7 June 2022 Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 20 April 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Penny Holloway, Stephen Gow, Paul Amos and Sally Townley <u>Council assessment staff</u>: Glenn Petersen <u>Department staff</u>: Carolyn Hunt Site inspections: <ul style="list-style-type: none"> <u>Sally Townley</u>: 6 June 2022 <u>Paul Amos</u>: 15 June 2022 Final briefing to discuss council's recommendation: 15 June 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Paul Mitchell (Chair), Penny Holloway, Stephen Gow, Paul Amos and Sally Townley <u>Council assessment staff</u>: Glenn Petersen <u>Department staff</u>: Carolyn Hunt and Lisa Foley Applicant Briefing: 15 June 2022

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Paul Mitchell (Chair), Penny Holloway, Stephen Gow, Paul Amos and Sally Townley ○ <u>Council assessment staff</u>: Glenn Petersen ○ <u>Department staff</u>: Carolyn Hunt and Lisa Foley ○ <u>Applicant representatives</u>: Stuart Diver, Tim Blake, Fahim Rana, Howard Morris and Simon Waterworth <p><u>Note</u>: Applicant briefing was requested to respond to the recommendation in the council assessment report</p>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report