

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 27 October 2022, 1pm and 1:35pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-162 – Coffs Harbour – 1037/22DA - 1A Mclean Street, Coffs Harbour - Mixed use development - demolition of existing structures and construction of a ten storey mixed use development, with a ground level commercial unit and 99 apartments

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Chair), Penny Holloway, Paul Amos and Sally Townley
APOLOGIES	None
DECLARATIONS OF INTEREST	Paul Mitchell

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luke Perry and Kenneth Maguire
DEPARTMENT STAFF	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- SMEC to undertake assessment of this DA on Council's behalf, due to Council workload
- Development outlined as mixed-use development, with 99 apartments, ground floor commercial premises, car parking and associated works
- Site location and characteristics provided, including identification of adjoining development
- 5 submissions received
- Cl.4.6 variation for Height of Buildings (site maximum of 28m, with 32.7m proposed) - justification being provided with application
- External referrals:
 - TfNSW – outstanding – additional modelling requested
 - Essential Energy – comments relating to substation
- Internal Referrals
 - Traffic engineer outstanding – additional information requested in regard to the traffic generation, proposed stacked parking spaces, compliance with Australian Standard and manoeuvring on site
 - Stormwater management - to be assessed
 - Water Sensitive Urban design – response outstanding
- Key issues include:
 - Acoustic impacts from nearby hotel

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- Car parking and access
- Building height, overshadowing, bulk and scale
- Construction impacts
- Access and service vehicles
- Sewer
- Stormwater and easements
- Social economic impacts in regard to affordable housing
- Essential Energy infrastructure location
- RFI sent on 28/09/22, with revised designs anticipated

Panel comments

- Height variation – consideration to be given to the location of site on the edge of the city centre and need to better establish the environmental planning grounds for the variation sought, especially considering the precedent of any height variation here for future development
- Matters to be included in assessment report:
 - Stormwater management
 - Privacy from balconies and overshadowing impact assessment
 - Waste Management Plan, with potential for the onsite management of organic and putrescible waste
 - Bulk and scale – treatment options to be considered for high wall against the car park
 - Stacked car parking suitability
 - Commentary on acceptability or otherwise of variations from Apartment Design guidelines, including deep soil areas, landscaping and separation distances between units
 - Site contamination – requirement of detailed site investigation to be clarified
 - Assessment of submissions received.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: February 2023

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