

DETAILS OF SITE INSPECTION

DATE	Monday, 5 December 2022, 11.30am to 12.20pm
LOCATION	1a McLean Street Coffs Harbour

SUBJECT MATTER

PPSNTH-162 – Coffs Harbour – DA1037/22DA - 1a McLean Street Coffs Harbour –
Mixed Use commercial/residential development

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Acting Chair), Cr. Paul Amos, Cr Sally Townley
APOLOGIES	Penny Holloway
DECLARATIONS OF INTEREST	Paul Mitchell

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luke Perry, Kenneth Maguire
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During the site visit, the Panel:

- Inspected the site and surrounds, including a walk around the common driveway/parking areas on the subject site, with views into the neighbouring properties to the east (hotel), north (commercial lands) and west (18 Lyster Street 2 storey units).
- Considered the local context of the site, with only two other buildings of comparable height to that proposed in this DA currently within the viewshed of the site.
- Noted the extensive array of solar panels on the west-facing roof of the adjacent Coast Hotel. Council's planners to obtain further information as to the degree to which these would be overshadowed by the proposed development (uncertain from plans) and also advise on any Council policy basis for assessment if that were the case.
- Noted that the outdoor seating areas of the Hotel on its western side are visually screened from the subject site by boundary treatments and shading structures – the main issue remains the potential for noise transmission from the hotel to future residences. The hotel includes live music in its operations. Details of current conditions for operations to be included in assessment.
- Noted the courtyard areas at the rear of the adjacent units at 18 Lyster Street and the impact on the amenity of these spaces and units generally from the high car park wall proposed on the common boundary.

Mr Perry advised that following the Panel briefing on 27 October 2022, the applicants were undertaking further amendments to the proposal including revisiting the issue of the height variation sought in the submitted DA, as well as reconsideration of parking issues and Apartment Design Guideline requirements.

TENTATIVE DETERMINATION DATE: 1st quarter 2023

Planning Panels Secretariat

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