

DETAILS OF SITE INSPECTION

DATE	Friday 10 March 2023, 10:15 – 11:00
LOCATION	1A Mclean Street, Coffs Harbour

SUBJECT MATTER

PPSNTH-162 – Coffs Harbour – 1037/22DA – 1A Mclean Street, Coffs Harbour – Mixed Use Development

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson, Stephen Gow and Michael Wright
APOLOGIES	Paul Amos and Sally Townley
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Gary Cheney
OTHER	None

OBSERVED

- Site from Mclean Street – existing IBIS motel development and associated carparking areas to be demolished, neighbouring Coast Hotel to the east on Pacific Highway and solar panels, adjoining 2 storey townhouse development to west of the site, vacant land and laneway to rear (north of site)
- Surrounding land use context – generally low rise residential development and Anglican church opposite
- Proximity to Pacific Highway

DISCUSSED

- Proposed height of building and exceedance of 28m HOB control; cl 4.6 variation
- Proposed amendments to lodged application of February 2022 to reduce height by 500mm; stepping of western boundary wall and landscape treatment
- Setback from western boundary and proposed podium treatment
- Overshadowing impacts to Coast Hotel (solar panels) and townhouses to west
- Privacy impacts for townhouse development
- Indicative commercial use floor space
- Access easement across Coast Hotel land
- Essential Energy submission

Planning Panels Secretariat

STATUS

- Council to appraise Applicant of Panel and Council concerns
- Potential for April determination

Planning Panels Secretariat

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