

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 26 September 2023, 11.45am and 12.32pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-230 – COFFS HARBOUR – 0741/23DA – 11 Duke Street, Coffs Harbour – Boarding House and Boundary Alteration Subdivision

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Paul Amos, and Sally Townley
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Matthew Kelly and Kenneth Maguire
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Use of SEPP Housing as basis for assessment as LEP/DCP do not include controls for boarding houses
- Non-compliance with floor space ratio
 - Consideration of flexibility subject to satisfactory design, including a high level of amenity – currently not justified
 - Sufficient communal open space and communal living areas required to support variation
- Updated CI 4.6 required
- Communal open space and shared internal open space areas - definitions
- Parking requirement based on SEPP Housing 'accessible area' parking rates – frequency of bus service
- Development Engineer response noting non-compliance with car parking and manoeuvrability (3 spaces)
- Complete set of revised drawings to be provided
- Incorporation of residential manager on site
- 3 submissions received noting issues of characterisation; compliance with height, FSR, design excellence, minimum building street frontage, LEP, SEPP (Housing); overshadowing; visual privacy; potential wind tunnelling; bulk and scale; streetscape character; construction impacts; dilapidation; and devaluation.
- Council's vision for city centre, noting increased affordable housing

Planning Panels Secretariat

- Bulk and scale
- Waste management – to be redesigned in accordance with Council's requirements
- Location of motorcycle parking and management – potential for noise and air pollution

Panel Comments

- Flooding – assessment to include:
 - detailed consideration of the flooding impacts on a residential development and Council position on 'shelter in place'
 - flood characteristics and climate change
 - flood evacuation management
- Fire safety and evacuation
- Accessible number of boarding rooms

TENTATIVE DETERMINATION DATE SCHEDULED FOR: February 2024