

## DETAILS OF SITE INSPECTION

<b>DATE</b>	Monday, 16 October 2023 – 3:00pm – 3.45pm
<b>LOCATION</b>	11 Duke Street, Coffs Harbour

## SUBJECT MATTER(S)

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

## PANEL MEMBERS

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

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Matt Kelly and Kenneth Maguire
<b>APPLICANT</b>	Keiley Hunter and Andrew Talbot
<b>OTHER</b>	Nil

## KEY ISSUES DISCUSSED

- Site context and surrounding uses and scale
- Permissible uses and height and FSR controls
- Revised concept based on Council and Panel feedback
- Architectural style is complementary to the existing boarding house development
- Reduced by one car space to improve manoeuvring – resulting in reduction of 5 accommodation rooms based on compliance with SEPP Housing guidelines for parking ratios – noting guidelines do not apply to boarding houses
- Site considered to be in the accessible transport zone
- Whether justification can be made to retain room numbers with one less car space
- Increased communal open space; roof top terraces and use of appropriate spaces within the adjoining administration building
- Improved garbage storage and handling arrangements
- Surrounding amenity and open space

- Objections: height, scale and traffic
- Timeframe pressures to secure/retain grant funding
  - updated plans will be lodged week ending 20 October 2023
  - Re-notification will be required – 2 week period
  - Council's assessment period and Council's protocol for referral/consideration prior to referral to Panel
  - Chair correspondence to General Manager re timeframes

**DETERMINATION DATE SCHEDULED FOR:** December 2023