

## DETAILS OF SITE INSPECTION

<b>DATE</b>	Wednesday, 10 July 2024, 10.30am to 11.25am
<b>LOCATION</b>	Newmans Road, Woolgoolga

## SUBJECT MATTER(S)

PPSNTH-269 - Coffs Harbour - 0254/24DA - Newmans Road, Woolgoolga - Manufactured Homes Estate (181 dwelling sites)

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair) and Stephen Gow
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Luke Perry
<b>APPLICANT</b>	Simon Burk and Luke Feltis
<b>OTHER</b>	Nil

## Sites inspected:

- Site the subject of the application
- Adjoining existing Ingenia development

## Issues discussed:

- Traffic and access
  - VPA for road works and roundabout works
  - Sight lines on Newmans Road
  - Secondary access through existing development
  - Pedestrian/cycle access through existing development to commercial area
  - Connection to existing networks
- Site topography and proposed layout

## Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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- Setbacks to adjoining properties
- Vegetation retention and proposed landscape treatments
- Services Infrastructure
  - Overhead power lines
  - Drainage and stormwater basins
  - Sewerage
  - Internal road layout
- Community facilities

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 23 July 2024

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