

## BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 17 September 2024, 11.17am and 11.49am
LOCATION	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSNTH-327 – Coffs Harbour – 0566/24DA – 3 Pitt Square, 57 & 59 Azalea Avenue, Coffs Harbour – Subdivision, Group Home (transitional) and Dual Occupancy (detached)

## PANEL MEMBERS

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

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Glenn Petersen and Luke Perry
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

## KEY ISSUES DISCUSSED

- Overview of proposal and site context, with the development noted as subdivision, demolition and a mixed use development comprising a group home (transitional) and a dual occupancy over 3 stages
- Cl.4.6 Variation submitted in relation to minimum lot size under S.4.1 of Coffs Harbour LEP
- Slope of site and proposed cut/fill and retaining walls (materials and fencing)
- Stormwater management, during and after construction
- Site zoning being R2 and R3 and proposed development in each zone
- 13 unique submissions received, noting biodiversity impacts and tree removal, impact to character of area, safety and security impacts, permissibility of development, height of development on boundary and potential impacts to future development on adjacent land, impacts to privacy, soil and water runoff impacts, odour from bin storage area, stormwater impacts, traffic impacts, solar access, noise impacts, dust during construction and view impacts
- Request for further information has been sent, including:
  - Stormwater management
  - Vehicle access and parking, including confirmation of the operation of facility to identify required car parking
  - Consideration of crime prevention through environmental design
  - Vegetation impacts, including biodiversity impacts in respect to the removal of trees

- Waste management
- Structures over sewer main

### **Referrals**

- Essential Energy – no issues
- Internal referrals – Engineering, Waste and WSUD Engineer is outstanding

### **Panel Questions**

- Provision of limited landscaping, particularly along the northern boundary car park, noting presentation to adjoining development
- Consideration of submission of an Operational Management Plan, including details around proposed access and security
- Recommendation for referral to Police
- Request for further information in relation to the proposed mix of units ( 1 and 2 bedroom), noting that some people may have family members and possible pets
- Provision for onsite bicycle parking
- Consideration of the potential amenity and visual impacts to the north that are associated with the proposed cut and fill (retaining walls and fencing)
- Consideration of internal occupant amenity (climatic) given limited landscape and extent of hard surfaces
- Privacy and overlooking

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** Early 2025 – to be confirmed with Council

### **Planning Panels Secretariat**

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