

**DETERMINATION AND STATEMENT OF REASONS**  
NORTHERN REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	18 July 2025
<b>DATE OF PANEL DECISION</b>	18 July 2025
<b>DATE OF PANEL MEETING</b>	16 July 2025
<b>PANEL MEMBERS</b>	Dianne Leeson (Chair), Stephen Gow, Michael Wright, George Cecato and Nikki Williams
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 30 June 2025.

**MATTER DETERMINED**

PPSNTH-414 – Coffs Harbour – 0098/25DM – 11 Newmans Road Woolgoolga 2456- 4.55(2) Modification Application - Changes to layout and community facilities of manufactured homes estate (as described in Schedule 1).

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at the meetings and briefings listed at item 8 in Schedule 1.

**Application for modification of consent**

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.



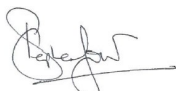

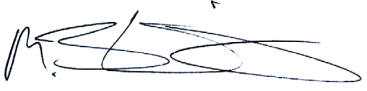
**CONDITIONS**

The Development Application was approved subject to the amended conditions (uploaded 10 July 2025) attached to the Council Assessment Report.

The Panel identified the typographical errors to be corrected by Council in Condition 5(1) and (2).

## CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Dianne Leeson (Chair)	 Nikki Williams
 Stephen Gow	 George Cecato
 Michael Wright	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-414 – Coffs Harbour – 0098/25DM
2	PROPOSED DEVELOPMENT	4.55(2) Modification Application - Changes to layout and community facilities of manufactured homes estate
3	STREET ADDRESS	11 Newmans Road, Woolgoolga
4	APPLICANT/OWNER	Luke Feltis on behalf of INA Plantations Development Pty Limited INA Operations Pty Limited (as trustee for INA Operations Trust No 8)
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>○ State Environmental Planning Policy (Planning Systems) 2021</li> <li>○ State Environmental Planning Policy (Housing) 2021</li> <li>○ Coffs Harbour Local Environmental Plan 2013</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Coffs Harbour Development Control Plan 2015</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council Assessment Report: 30 June 2025</li> <li>• Written submissions during public exhibition: 0</li> <li>• Total number of unique submissions received by way of objection: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Applicant Briefing: 16 July 2025 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wrigh, George Cecato and Nikki Williams</li> <li>○ <u>Applicant representatives</u>: Luke Feltis, Anna Cunningham, Alysha Tse, Simon Burk and Max Camden</li> <li>○ <u>Council assessment staff</u>: Matt Kelly and Ken McGuire</li> <li>○ <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova</li> </ul> </li> <li>• Final briefing to discuss Council's recommendation: 16 July 2025 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wrigh, George Cecato and Nikki Williams</li> <li>○ <u>Council assessment staff</u>: Matt Kelly and Ken McGuire</li> <li>○ <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report and amended on 10 July 2025