



Our ref: PN 938400

Your ref: SSD 10300

06 May 2019

Department of Planning and Environment
Attention: Rodger Roppolo
GPO Box39
SYDNEY NSW 2450

Dear Sir/Madam

Request for SEARs for Coffs Harbour Cultural and Civic Space, 23-31 Gordon Street, Coffs Harbour

I refer to letter of 16 April 2019 with respect to the above matter.


It is Council's view that the Scoping Report prepared by GeoLINK largely addresses the key assessment issues that are likely for the development proposed on this site. Council has the following additional comment to provide.

- The development is inconsistent with the first control of *Development Control Plan 2015* relating to Vehicular Access and Manoeuvring. Provision F1.1(1) stipulates that 'driveways are to be provided from lanes and secondary roads rather than primary roads'. One of the objectives of this control is to 'minimise the impact of driveway crossovers on pedestrian safety and streetscape amenity'. This control has been consistently applied by Coffs Harbour City Council in development application determination for development in the Coffs Harbour Central Business District.
- Supporting documentation with any future application should address all relevant environmental planning instruments and development control plan provisions. Any relevant case law that provides interpretation and informs on appropriate application of relevant planning controls should also be addressed. This is particularly relevant where the development will contravene a development standard.
- It should be demonstrated that the development complies with relevant Australian standards for car parking.

- The impacts associated with construction should be addressed. This should include
 - Assessment of asbestos associated with the demolition of existing structures,
 - Acoustic assessment of air conditioning or other mechanical plant and equipment and other potential noise impacts from the use of the building,
 - Details of carpark/basement ventilation for compliance with relevant Australian standards
- Greater detail of the operational details of the development should be provided. This includes detail on how the development will operate on completion.
- Traffic and pedestrian safety impacts of the development (particularly to pedestrian movement on Gordon Street) should be addressed. Any traffic impact assessment should have a 20 year horizon and take into consideration future growth.
- Documentation should address potential impacts on existing Council infrastructure including
 - Road network
 - Footpaths
 - Sewerage infrastructure
 - Stormwater infrastructure
 - Water supply infrastructure

For further information please contact Gilbert Blackburn on 6648 4652.

Yours faithfully


Gilbert Blackburn
Coordinator Development Assessment