



Your ref: SSD-22536006
Our ref: (Property No. 2234820, 2234825 and 2234830)

5 July 2021

NSW Department of Planning, Industry and Environment
Planning and Assessment
Attention: Ms Michelle Niles

Dear Ms Niles,

RE: Request for Comment – Draft SEARs - SSD-22536006 - Pacific Bay Resort Studios & Village - Lots 5, 6 and 7 DP 1112654 and SP53080 - Resort Drive, Coffs Harbour

I refer to your recent correspondence requesting comments in relation to draft SEARs for the development proposal described above.

Council has reviewed the documents described as 'Scoping Report for SEARs' and 'Concept Architectural Drawings'. The following comments are provided for your consideration:

Waste Management:

With regard to waste management, Council recommends that the following requirements be incorporated in the SEARs:

- Identify, quantify and classify the likely waste types to be generated during demolition and construction, including the disposal facility nominated for each waste type;
- identify, quantify and classify the likely waste to be generated during the ongoing operation of the development; and
- identify appropriate servicing arrangements (including, but not limited to, waste management storage and operational areas at the Facility, internal and external waste storage and collection arrangements, loading zones and mechanical plant) for the site.

Note: the Coffs Harbour City Council Development Control Plan 2013 and NSW EPA Better practice guidelines for resource recovery/waste management can be referred to for more detail.

Biodiversity:

It is noted that the draft SEARs requires the submission of either a Biodiversity Development Assessment Report (BDAR) or BDAR Waiver. The applicant's intention to apply for a BDAR Waiver is also noted. While it is acknowledged that there is a process that allows for such a waiver to be issued, Council does not support the issue of a waiver.

In this regard, it is noted that the submitted scoping report argues that as the site has been previously disturbed and that the ecological values of the site are, therefore, minimal. While Council accepts that the site is disturbed, this disturbance occurred some 30 years ago and extensive regeneration of the site has occurred since this time. The site now presents as an intact ecosystem displaying high quality vegetation in many areas.

For further information, please contact Renah Givney on 6648 4647.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Renah Givney', with a long horizontal flourish extending to the right.

Renah Givney
Senior Development Assessment Officer