



NSW GOVERNMENT  
**Department of Planning**

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Our ref: 09\_0110

Huntercorp Properties Pty Ltd  
C/- Robert van Iersal  
Geolink  
PO BOX 9 Lennox Head  
NSW 2478

Dear Mr van Iersal

**Subject: Residential development comprising of approximately 16 residential flat buildings at Lot 20 DP 1050895 Victoria Street, Coffs Harbour (09\_0110)**

The Department has received your application for the proposed residential development at Victoria Street, Coffs Harbour.

The Director-General's Environmental Assessment Requirements (DGRs) for the environmental assessment of the project application are attached to this correspondence at **Attachment 1**. These requirements have been prepared in consultation with the relevant government agencies including council.

**Attachment 2** lists the relevant plans and documents which will be required upon submission of your proposal.

It should be noted that the DGRs have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

If the Environmental Assessment (EA) is not exhibited within 2 years of the date of issue of these requirements, you should consult further with the Director-General in relation to the preparation of the EA.

Please contact the Department at least two weeks before you propose to submit the EA for the project to determine:

- the fees applicable to the application. Note that you will need to provide a signed statement from a Quantity Surveyor to verify the capital investment value of the project;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the EA that will be required.

A list of some relevant technical and policy guidelines which may assist in the preparation of the EA are attached at **Attachment 3**.

Prior to exhibiting the EA, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government agencies in making this decision. If the Director-General considers that the EA does not adequately address the DGRs, the Director-General may require the proponent to revise the EA to address the

matters notified to the proponent. Following this review period, the EA will be made publicly available for a minimum period of 30 days.

If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance (NES), it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Commonwealth Department of the Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal is likely to have a significant impact on matters of NES and would require an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of NES. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary DGRs will need to be issued.

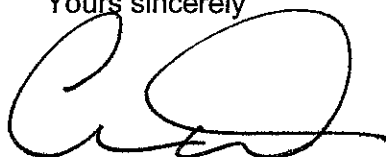
Please note that under section 75U of the Act, Part 3A applications do not require certain permits/approvals required under other legislation. These matters are considered as part of the Part 3A assessment process. For example, Section 87 permits and Section 90 consents under the *National Parks and Wildlife Act 1974* are not required for Part 3A applications. Section 75U applies from the date of issue of the DGRs.

Notwithstanding, the Department still requires an equivalent level of information within the EA as would ordinarily be required for the issue of any such permit/approval to enable an assessment of the relevant works. Please notify the Department should any sub-surface testing be required during the preparation of your EA.

Copies of responses from government agencies to the Department's request for key issues and assessment requirements are enclosed at **Attachment 4**. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the EA.

If you have any queries regarding these requirements, please contact Sebastian Tauni on 02 9228 6501 or email [sebastian.tauni@planning.nsw.gov.au](mailto:sebastian.tauni@planning.nsw.gov.au).

Yours sincerely



3.7.09

Chris Wilson  
**Executive Director**  
**Major Projects Assessment**  
as delegate for the Director General

# Attachment 1

## Director-General's Environmental Assessment Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Application number</b>
09_0110
<b>Project</b>
Residential development comprising of approximately 16 residential flat buildings
<b>Location</b>
Old Coffs Base Hospital Site at Lot 20 DP 1050895 Victoria Street Coffs Harbour in the Coffs local government area
<b>Proponent</b>
Huntercorp Properties Pty Ltd
<b>Date issued</b>
3 July 2009
<b>General requirements</b>
<p>The Environmental Assessment (EA) for the <b>Project Application</b> must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A detailed description of the proposal</li> <li>3. An outline of the scope of the project including: <ul style="list-style-type: none"> <li>• any development options;</li> <li>• justification for the project taking into consideration any environmental impacts of the project, the suitability of the site and whether the project is in the public interest;</li> <li>• outline of the staged implementation of the project if applicable;</li> </ul> </li> <li>4. A thorough site analysis including constraints mapping and description of the existing environment;</li> <li>5. Consideration of any relevant statutory and non-statutory provisions and identification of any non-compliances with such provisions, in particular relevant provisions arising from environmental planning instruments, Regional Strategies (including draft Regional Strategies) and Development Control Plans;</li> <li>6. Consideration of the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>;</li> <li>7. Consideration of impacts, if any, on matters of National Environmental Significance under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>;</li> <li>8. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>9. The plans and documents outlined in <b>Attachment 2</b>;</li> <li>10. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; and</li> <li>11. An assessment of the key issues specified below and a table outlining where in the EA these key issues have been addressed.</li> </ol>

## Key Issues

The EA must address the following key issues:

### 1. Strategic Planning

- 1.1 Justify the proposal with reference to relevant local, regional and State planning strategies. Provide justification for any inconsistencies with these planning strategies.

### 2. Urban Design and Sustainability

- 2.1 Demonstrate suitability of the proposal with the surrounding area in relation to bulk, scale, amenity (including noise) and visual amenity having regard to the *Coastal Design Guidelines of NSW* (2003) and the *NSW Coastal Policy 1997*.
- 2.2 Demonstrate suitability of the proposal having regard for the urban design criteria of the Department's Special Projects Division (refer to attached memo).
- 2.3 Provide a Design Statement and Access Review prepared by a registered Architect that outlines the development context, design objectives, uses proposed, GFAs, FSR, layout, scale, materials and finishes schedule, paths of travel, emergency egress and accessibility.
- 2.4 Provide a Design Verification Statement from a NSW registered architect.
- 2.5 Demonstrate compliance with SEPP 65, the Residential Flat Design Code and BASIX. Consideration should be given to appropriate sustainability measures e.g. water recycling measures.
- 2.6 Provide a Building Management Plan outlining detail in relation to occupancy, management systems, use of amenities and facilities and body corporate roles and responsibilities etc.
- 2.7 Prepare a Crime Prevention Through Environmental Design report having regard for the principles for minimising crime risk within the Department of Planning's Guideline *Crime Prevention and Assessment of Development Applications 2001* and Safer By Design guidelines for NSW.
- 2.8 A public space management plan demonstrating adequate management of semi-public areas of the site including managing appropriate pedestrian thoroughfare, landscaped areas, car parking and separation from residential areas.

### 3. Visual Impact

- 3.1 Address the visual impact of the proposal in the context of surrounding development and nominate relevant mitigation measures. In particular address impacts on the visual amenity of the foreshore, jetty area and city centre. Consideration should also be given to overshadowing, loss of views from public places, cumulative impacts.
- 3.2 Use of visual aids such as scale model and photomontage to demonstrate visual impacts is recommended. Amelioration of visual impact through design, use of appropriate colours and quality building materials, landscaping and buffer areas must be addressed.

### 4. Infrastructure Provision

- 4.1 Address existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.
- 4.2 Address and provide the likely scope of any planning agreements and/or development contributions with Council/ Government agencies (including relevant community/state infrastructure contributions).
- 4.3 Address the staging of access, landscape and infrastructure works.

### 5. Transport and Accessibility

- 5.1 Prepare a traffic impact study in accordance with Table 2.1 of the RTA's *Guide to Traffic Generating Developments*.
- 5.2 Demonstrate suitable measures for pedestrian access and mobility. In particular, measures should be provided for disabled access and to prevent opportunities for vehicle/pedestrian conflict.

5.3	Provision for suitable service vehicle access within the site, including identification of loading/unloading bay areas.
5.4	Consider the integration of local transport and accessibility to ensure minimal potential impacts on local bus services.
5.5	Review opportunities for greater mode shift to public transport, walking and cycling and make provisions for secure bicycle storage and amenities for cyclists and pedestrians.
<b>6. Hazard Management and Mitigation</b>	
<i>Contamination</i>	
6.1	Provide a Contamination Assessment, identifying any contamination on site and appropriate mitigation measures in accordance with the provisions of <i>SEPP 55 – Remediation of Land</i> .
<i>Acid Sulfate Soils</i>	
6.2	Identify the presence and extent of acid sulfate soils on the site and, where relevant, appropriate mitigation measures. Identify the need for an Acid Sulfate Management Plan (prepared in accordance with ASSMAC Guidelines).
<i>Bushfire</i>	
6.3	Address the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS).
<i>Geotechnical</i>	
6.4	Provide an assessment of any geotechnical limitations that may occur on the site and if necessary, appropriate design considerations that address these limitations.
<i>Flooding</i>	
6.5	Provide an assessment of any flood risk on site (for the full range of floods including events greater than the design flood, up to probable maximum flood; and from coastal inundation, catchment based flooding or a combination of the two) and having consideration of any relevant provisions of the <i>NSW Floodplain Development Manual 2005</i> . The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, address the impact of the development (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event.
6.6	Assess the potential impacts of sea level rise and an increase in rainfall intensity on the flood regime of the site and adjacent lands with consideration of <i>Practical Consideration of Climate Change – Floodplain Risk Management Guideline</i> (DECC, October 2007).
<b>7. Water Cycle Management</b>	
7.1	Address and outline measures for Integrated Water Cycle Management (including stormwater) based on Water Sensitive Urban Design principles which addresses impacts on the surrounding environment, drainage and water quality controls for the catchment, and erosion and sedimentation controls at construction and operational stages. In particular, permeable landscaping should be explored for the central park area and shared access ways.
7.2	Prepare a conceptual design layout plan for the preferred stormwater treatment train showing location, size and key functional elements of each part of the system.
7.3	Assess the impacts of the proposal on surface water hydrology and quality during both construction and occupation of the site.
7.4	Consider the nature and profile of the groundwater regime under the site, including any hydrologic impacts which would affect its depth or water quality, result in increased groundwater discharge, impact on the stability of potential acid sulfate soils in the vicinity, or affect on groundwater dependent native vegetation.
<b>8. Heritage and Archaeology</b>	
8.1	Identify whether the site has significance to Aboriginal cultural heritage and identify appropriate measures to preserve any significance. The assessment must address the information and consultation requirements of the draft <i>Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation</i> (DEC 2005) and <i>Interim Community Consultation Requirements for Applicants</i> (DEC 2004)

8.2	Identify any items of non-indigenous heritage significance and, where relevant, provide measures for the conservation of such items.
<b>9. Flora and Fauna</b>	
9.1	Assess the potential direct and indirect impacts of the development on flora and fauna taking into consideration impacts on any threatened species, populations, ecological communities and/or critical habitat and any relevant recovery plan in accordance with DECC's <i>Guidelines for Threatened Species Assessment</i> (2005). Describe the actions that will be taken to avoid or mitigate impacts or compensate unavoidable impacts, where relevant.
9.2	Outline measures for the conservation of the connective importance of any vegetation on the subject land.
<b>10. Noise</b>	
10.1	Address potential noise impacts, in particular road traffic noise, for future residents and appropriate mitigation measures.
<b>11. Socio-economic Impacts</b>	
11.1	Provide a social impact assessment for the development. Address the social and economic context of the development in terms of infrastructure requirements, public transport, community services and facilities (including schools and medical services).
<b>Consultation</b>	
<p>You should undertake an appropriate and justified level of consultation with the following agencies during the preparation of the environmental assessment:</p> <p>(a) <i>Agencies or other authorities:</i></p> <ul style="list-style-type: none"> <li>• Coffs Harbour Council;</li> <li>• Department of Water and Energy;</li> <li>• Roads and Traffic Authority;</li> <li>• Ministry of Transport;</li> <li>• NSW Police Service;</li> <li>• Northern Rivers Catchment Management Authority; and</li> <li>• Local Aboriginal Land Council/s and other Aboriginal community groups.</li> </ul> <p>(b) <i>Public:</i></p> <p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>	
<b>Deemed Refusal Period</b>	
60 days	

## Attachment 2

### Plans and Documents to accompany the Application

#### Plans and Documents of the development

The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:

1. The **existing site survey plan** is to be drawn to 1:500 scale (or other appropriate scale) and show:
  - the location of the land, the measurements of the boundaries of the land, the size of the land and north point;
  - the existing levels of the land in relation to buildings and roads;
  - location and height of existing structures on the site; and
  - location and height of adjacent buildings and private open space.
2. An **aerial photograph** of the subject site with the site boundary superimposed.
3. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, natural features such as watercourses, rock outcrops, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways etc.).
4. A **locality/context plan** drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:
  - significant local features such as parks, community facilities and open space, water courses and heritage items;
  - the location and uses of existing buildings, shopping and employment areas;
  - traffic and road patterns, pedestrian routes and public transport nodes; and
  - The existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation.
5. A **zoning plan** must be provided which shows the existing zoning overlaid with the proposed development layout. An extract of the land use table or relevant clauses from the subject LEP is required.
6. **Subdivision plans** are to show the following:-
  - The location, boundary dimensions, site area and north point of the land, and names of roads fronting the land;
  - Title showing the description of the land with lot and DP numbers etc;
  - Existing and proposed subdivision pattern including all measurements and sites areas of existing and proposed allotments;
  - Location and details of all proposed roads and footpaths;
  - Location of all structures proposed and retained on site;
  - Location and details of access points to the subdivision;
  - Existing vegetation on the land and vegetation to be retained;
  - Location of services and infrastructure, and proposed methods of draining the land;



- Any easements, covenants or other restrictions either existing or proposed on the site;
- Type of subdivision proposed (Torrens, strata and/or community title).
- Cross sections of roads, including gradients, widths, road names, footpaths etc.
- Existing and proposed finished levels in relation to roads, footpaths and structures;

7. The **Architectural drawings** are to be drawn to scale and illustrate the following general features:

- the location of any existing building envelopes or structures on the land;
- the floor plans;
- the location of lifts, stairs and corridors;
- adaptable housing requirements;
- section plans;
- fenestrations, balconies and other features;
- communal facilities and servicing points;
- the height of the proposed development in relation to the land;
- significant level changes;
- parking and vehicular access arrangements; and
- pedestrian access to, through and within the site.

8. **Elevations** – of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties.

9. **Stormwater Management Plan** - illustrating the concept for stormwater management from the site and must include details of any major overland flow paths through the site and any discharge points to the street drainage system. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided;

10. **Erosion and Sediment Control Plan** – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;

11. **Landscape Concept Plan** – showing planting design and plant/tree species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised in relation to the treatment of communal/public open space areas, footpaths, driveways and the public domain including details of street trees, furniture, signage, lighting and surface treatments (i.e. pavers).

12. **Construction Management Plan** – a plan which outlines traffic and pedestrian management during construction and management of impacts on amenity of adjoining properties and appropriate mitigation measures including noise, dust and sediment and erosion controls;

13. **BCA Compliance Report** – preliminary assessment of building performance including compliance details and relevant certificates;

14. **BASIX** – compliance details and relevant certificates;



	<p>15. <b>View analysis</b> – artist's impression, photomontages, etc of the proposed development in the context of the surrounding development.</p> <p>16. <b>Shadow Diagrams</b> – diagrams showing solar access to the site and adjacent properties, including the public reserve, at summer solstice (Dec 21), winter solstice (Jun 21) and the equinox (Mar 21 and Sept 21) at 9am, 12 midday, 3pm and 6.30pm.</p>
<b>Specialist advice</b>	<p>Specialist advice, where required to support your Environmental Assessment, must be prepared by suitably qualified and practising consultants in relation to issues including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Planning;</li> <li>• Flora and Fauna;</li> <li>• Bushfire;</li> <li>• Landscaping;</li> <li>• Transport planning/traffic;</li> <li>• Heritage;</li> <li>• Geotechnical and/or hydrogeological (groundwater);</li> <li>• Stormwater/drainage;</li> <li>• Urban Design/Architectural in accordance with the requirements of SEPP65;</li> <li>• Contamination in accordance with the requirements of SEPP 55; and</li> <li>• Acid Sulfate Soils.</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• Both hard copy and electronic versions of the Environmental Assessment will be required to be submitted. Please contact the Department prior to submitting your Environmental Assessment to determine how many copies will be required.</li> <li>• If the Environmental Assessment is bulky, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.</li> </ul>
<b>Electronic Documents</b>	<p>Electronic documents presented to the Department for publication via the Internet must satisfy the following criteria:-</p> <ul style="list-style-type: none"> <li>▪ All files should be approximately 5 Mb.</li> <li>▪ Large files of more than 5 Mb will need to be broken down and supplied as different files.</li> </ul>

## Attachment 3

### State Government technical and policy guidelines

The following list provides relevant technical and Policy Guidelines which may assist in the preparation of the Environmental Assessment. It should be noted, however, that this list is not exhaustive as other documents and policies may need to be reviewed. It is also important to note that not of all of these guidelines may be relevant to your proposal.

The majority of these documents can be found on the relevant Departmental Websites, on the NSW Government's on-line bookshop at <http://www.bookshop.nsw.gov.au> or on the Commonwealth Government's publications website at <http://www.publications.gov.au>.

Aspect	Policy /Methodology
<b>Biodiversity</b>	
	Draft Guidelines for Threatened Species Assessment (DEC & DPI, 2005)
	Draft Threatened Biodiversity Survey and Assessment Guidelines (DEC, 2004)
	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)
	Policy and Guidelines: Aquatic Habitat Management and Fish Conservation (NSW Fisheries, 1999)
	Threatened Species Management Manual (NPWS, 1998)
<b>Coastal Planning</b>	
	NSW Coastal Policy 1997 - A sustainable Future for the New South Wales Coast, NSW Government, 1997
	Coastal Design Guidelines for NSW, PlanningNSW, February 2003
	NSW Wetlands Management Policy (DLWC, March 1996)
	Coastline Management Manual (NSW Government 1990)
<b>Community Consultation</b>	
	Guidelines For Major Project Community Consultation, (NSW Department of Planning, 2007) <a href="http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20Guide%20MajProjComConsult%20BRO.pdf">http://www.planning.nsw.gov.au/assessingdev/pdf/Dr3%20DOP%20Guide MajProjComConsult%20BRO.pdf</a>
<b>Bushfire</b>	
	Planning for Bushfire Protection 2006 (NSW Rural Fire Service)
<b>Contamination and Soils</b>	
	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Best Practice in Contaminated Sites (Commonwealth DEH, 1999, ISBN 0 642 546460)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
	NSW Acid Sulfate Soil Management Advisory Committee - Acid Sulfate Soil Manual (ASSMAC, 1998).
<b>Environmental Management Systems</b>	
	NSW Government Interim Water Quality and River Flow Environmental Objectives (DEC)
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)

Aspect	Policy /Methodology
<b>Heritage</b>	
<b>Aboriginal</b>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005)
	Interim Community Consultation Requirements for Applicants (DEC, 2004)
<b>Non-Indigenous</b>	Assessing Heritage Significance Update for Heritage Manual, NSW Heritage Office, 2000
	Statements of Heritage Impact, NSW Heritage Office 2002
	NSW Heritage Manual, NSW Heritage Office 1996
<b>Noise</b>	
Environmental Criteria for Road Traffic Noise (EPA, 1999)	
Acoustics - Road traffic noise intrusion - Building siting and construction (Standards Australia, 1989, AS 3671-1989)	
<b>Safety and Hazards</b>	
Electrical Safety Guidelines (Integral Energy)	
Crime prevention and assessment of development applications 2001	
<b>Transport and Accessibility</b>	
Guide to Traffic Engineering and Guide to Geometric Design of Rural Roads (Austroads, 2003, AP-G1/03)	
Guide to Traffic Generating Developments (RTA, 2002)	
The Planning Guidelines for Walking and Cycling (DIPNR, 2004)	
Integrating Land Use and Transport Policy	
<b>Urban Design: Cycleway/Pathway Design</b>	
Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)	
<b>Water</b>	
<b>Water Quality</b>	Water quality guidelines for the protection of aquatic ecosystems for upland rivers. (ANZECC, 2000)
	Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)
<b>Effluent Reuse</b>	Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)
<b>Floodplain</b>	NSW Government Floodplain Development Manual - the Management of Flood Liable Land (DIPNR, 2005)
	Practical Consideration of Climate Change – Floodplain Risk Management Guideline (DECC, October 2007)
<b>Groundwater</b>	NSW State Groundwater Quality Protection Policy (DLWC, 1998, 0 7313 0379 2)
	NSW State Groundwater Quality Protection Policy (DLWC 1998)
	NSW Groundwater Dependent Ecosystem Policy (DLWC 2000)
<b>Stormwater</b>	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"
	Constructed Wetlands Manual (NSW DLWC 1998)
<b>Waterways</b>	Waterways Crossing Design & Construction (Version 4 – DIPNR/DNR Draft Guidelines)
<b>Wetlands</b>	NSW Wetlands Management Policy (DLWC 2000)

**Attachment 4**  
**Agency Responses to Request for Key Issues**  
**- For Information Only**



## Memorandum

**To** Sebastian Tauni  
**From** Shannon  
Senior Urban Designer  
Bridge Street  
Phone 02 9228 6526 Email Shannon.truloff@planning.nsw.gov.au  
**Date** 23 June 2009 **File no**

**REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND ASSESSMENT REQUIREMENTS –  
Major Project Application MP 09\_0110 - Proposed Residential Subdivision at Lot 20 DP 1050895  
Victoria Street Coffs Harbour-former Base Hospital Site.**

**Key Issues to form part of the DGRs for the proposal:**

### Urban Design

- The maximum building height on the site should not exceed 6 storeys (20m).
- The minimum building separation within the site should be 12 metres.
- The proposal must provide a good street address to adjoining streets.
  - The maximum building setback along Victoria Street should be 6 metres.
  - The maximum building height along Victoria Street should be 2-3 storeys with higher built form located within the centre of the site.
  - The proposed buildings along Victoria Street should have individual entries, not high fences fronting the street and should maximise the active frontage concept.
  - The building setback from Boambee Street and from Dibbs Street should be 6 metres. The maximum building heights along Boambee Street and Dibbs Street should not exceed 3 storeys (10.5m).
  - A generous landscape setback off Harbour Drive should maximise existing tree retention.
- The proposal must provide a good relationship between existing neighbouring buildings.
  - The setback from Legacy Nursing Home to the proposed building to the north must be minimum 10 metres and 12metres between habitable rooms.
  - The building setback from the lot boundary east of the Legacy Nursing Home to the proposed building should be minimum 6 metres.
  - The central park area should have a minimum 3,000 square metres of deep soil. This is in addition to the other landscape areas. It should be possible to achieve approximately 50% deep soil on the site if basement car parking is rationalised, and building clusters are designed efficiently.

**Visual Impacts:**

- The building massing on the site should follow the natural site's terrain.
- The proposal should maximise view corridors across the site. There should be two view corridors established along Victoria Street. The minimum width of view corridors should be 12metres.
- Cross sections through the site must indicate how the proposed development follows the natural slope of the land and conforms to the recommended built form and setbacks.
- A complete set of photo montages need to be included showing views from all four streets surrounding the site and from within the site looking out towards the four streets.

**Traffic Access and Car Parking Provisions:**

- Entry/exit is to be located off Boambee Street and Dibbs Street. Shared access should be designed as two separate shared roads, allowing for a generous central open space, devoid of vehicular movement and car parking.
- Access to the site should follow the natural site's slope. Major site's regrading should be discouraged. The Dibbs Street entry/exit should be along the lower level and the entry/exit of Boambee Street should follow higher site's level.
- Basement parking must be contained within the building footprints to maximise deep soil on the site. A clear basement parking drawing showing access points, parking layout and considered design for safety and amenity should be provided.
- There should be no blank car parking walls visible from surrounding streets and within the site.

**Water Cycle Management:**

- Apartment blocks should be arranged so as to maximise a central park area. The designed park area and shared access ways should incorporate WSUD where appropriate.

**Flora and Fauna**

- The proposal should maintain and improve the existing landscape edge along Harbour Drive with substantial foliage screening and retention of significant existing trees.
- The design should establish deep soil tree planting zones along the two shared access avenues.

Sincerely,

**Shannon Truloff**  
Senior Urban Designer

Reviewed by

**Margaret Petrykowski**  
Senior Urban Design Specialist





NSW Police Force  
www.police.nsw.gov.au

Sarex Munk  
03/07/09  
6/7/09  
Sebastian Town

**NEW SOUTH WALES POLICE FORCE**  
**COFFS/CLARENCE CRIME MANAGEMENT UNIT**

Coffs Harbour Police Station  
20 Moonee Street  
COFFS HARBOUR NSW 2450  
(02) 66520299  
29 June 2009

To Whom It May Concern,

**RE: Request for Provision of Details of Key Issues and Assessment requirements – MP 09\_0110.**

Documentation has been received in relation to a proposed residential development located at Lot 20 DP 1050895 Victoria Street Coffs Harbour.


Documentation provided is of basic layout of the proposed development. For a complete Safer By Design and Crime Prevention Through Environmental Design (CPTED) more detailed plans are required.

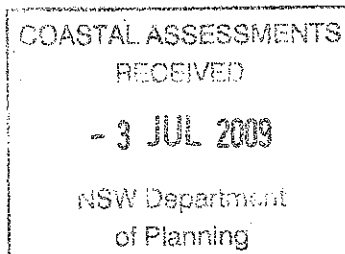
However, current plans provided show access routes between the proposed buildings leading onto surrounding streets. Such access routes can be known as 'Corridors of Crime' as excuse making into and out of the development is unchallenged and offers easy escape routes.

At this stage any further CPTED comment is unable to be made without further detail to plan.

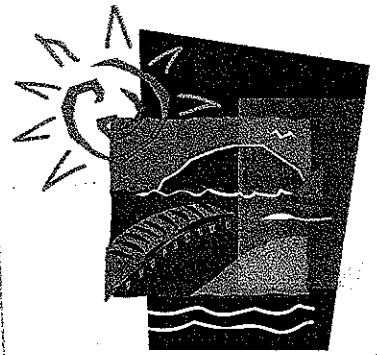
Should you have any questions in relation to the evaluation contact Senior Constable Amy Chinner, Crime Prevention Officer, Coffs Clarence Local Area Command, Phone 02 66520299.

Yours sincerely,

  
A. CHINNER  
Crime Prevention Officer  
Coffs Harbour Police Station.



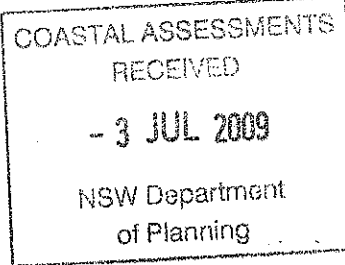
# COFFS HARBOUR CITY COUNCIL



Our Ref: 2234254 (PN 2210415)

29 June 2009

The Secretary  
Coastal Assessments  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001



*SALLY MUNK*  
*03/07/09*  
*HH 6/7/09*  
*S. Taurine*

Dear Sir/Madam

**Key Issues and Assessment Requirements – MP09\_0110**  
**Lot 20, DP1050895, No. 65 Victoria Street, Coffs Harbour**

Reference is made to the above matter.

The following key issues are provided, referencing the draft Director-Generals Environmental Assessment Requirements (DRGs):

1. **Strategic Planning**

Noted.

2. **Urban Design and Sustainability**

Noted.

Additional considerations include:

- Demonstrate the consistency of the proposal with the character of existing development in terms of the locality, street frontages, scale, building envelopes and future built form controls and aesthetics.

3. **Visual Impact**

Noted.

Additional considerations to include:

- Address the visual impact of the development on privacy views and amenity of adjoining and nearby developments.
- Address the visual impact and prominence of the proposal on the Victoria Street ridgeline, including the compatibility of the proposal with existing medium-high density housing developments in this precinct.

4. **Infrastructure Provision**

Noted.

5. **Traffic and Access**

Noted.

Additional considerations to include:

- Provision of suitable set down and pick up areas within the site.
- Provision of suitable loading and unloading facilities within the site.
- Liaison with Australia Post in terms of postal services to the development.
- Address pedestrian and cycleway connections to and within the site.
- Address arrangements for visitors vehicles, waste and emergency services vehicles required to access the site.

6. **Hazard Management and Mitigation**

Noted.

7. **Water Cycle Management**

Noted.

8. **Heritage and Archaeology**

Noted.

9. **Flora and Fauna**

Noted.

10. **Noise**

Noted.

11. **Socio-economic Impacts**

Noted.

12. **Consultation**

Noted.