


**Additional Issues**

- Identify the type of subdivision proposed and provide a draft Community Management Statement, where relevant.
- Address staging of access, landscape and infrastructure works.
- Address staging of subdivision.
- Address compliance with Council's Medium-High Density Residential Development Control Plan, Waste Management Development Control Plan, Off-Street Car Parking Development Control Plan.
- Liaison with the Urban Design Special Projects Section, Department of Planning to review urban design criteria for this project to consider, in particular:
  - access arrangements to and within the site;
  - minimising the spread of basement carparking areas;
  - landscape edge to Harbour Drive;
  - view corridors for the development and adjacent developments;
  - Victoria Street and Boambee Street setbacks and street edge treatment;
  - buffers to adjoining developments; and
  - built form to follow the site's topography.

For further information on this matter please contact Mark Hannon on 6648.4631.

Yours faithfully



Mark Hannon  
Project Manager Development

MH11 am



MINISTRY OF TRANSPORT

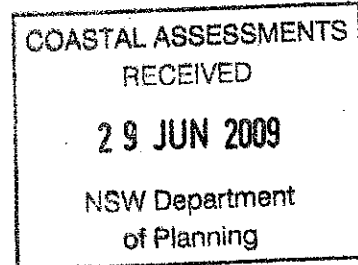
Level 21, 227 Elizabeth Street Sydney 2000  
GPO Box 1620 Sydney 2001

Telephone 9268 2800 Facsimile 9268 2900  
Internet [www.transport.nsw.gov.au](http://www.transport.nsw.gov.au)

ABN 25 765 807 817

26 JUN 2009

Mr Alan Bright  
A/ Director  
Coastal Assessment  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001



Dear Mr Bright,

**REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND  
ASSESSMENT REQUIREMENTS (MP 09\_0110)**

I refer to your letter dated 5 June 2009, seeking advice on the draft Director-General's Requirements (DGRs) for the proposed redevelopment of Coffs Harbour Base Hospital site. The Ministry appreciates this opportunity to provide input to the DGRs for this application.

The Ministry has reviewed the preliminary environmental assessment report for the proposal, together with the draft DGRs. It is requested that the *Traffic and Access* section of the draft DGRs (Item 5 of Attachment 1) be renamed to *Transport and Accessibility* to ensure a broader consideration of transport issues relevant to the proposal. Under this revised heading, the word *traffic* should be removed in favour of *transport and accessibility*.

The Ministry also requests that the DGRs include assessment of the following key transport matters:

- The integration of the proposal within the locality in terms of transport and accessibility, minimising potential impacts on local bus services and the eventual cost to the community;
- It is noted that the bus service 365, offered by Busways, operates as a diversion four times a day along Boambee Street, Victoria Street and Hogbin Drive. The possibility of expanding this service should be investigated in consultation with Phil Sullivan, Manager, Northern Region, who can be contacted on 4928 8701 or via email [phil.sullivan@transport.nsw.gov.au](mailto:phil.sullivan@transport.nsw.gov.au).
- The review of opportunities for greater mode shift to public transport together with walking and cycling, which may include:

- a. The identification of Travel Demand Management (TDM) measures that will optimise the public transport usage opportunities from the site. These may include a requirement for the preparation of Travel Access Guide (TAG) as detailed in the *Producing and Using Transport Access Guides* (Roads and Traffic Authority);
- b. The provision of facilities for the secure storage of bikes together with amenities for cyclists and pedestrians.

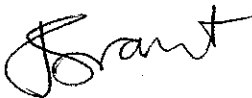
It is suggested that specialist transport planning advice be included as a requirement in Attachment 2, and that the Ministry of Transport be included as an agency to be consulted.

Finally, it is suggested that the following key policies are included within Attachment 3 of the draft DGRs:

- The *Planning Guidelines for Walking and Cycling*, Roads and Traffic Authority, Department of Planning, 2004;
- The *Integrating Land Use and Transport Policy* package, 2001.

If you would like to discuss this further, please contact Naomi Brissett on 92682280 or email [naomi.brissett@transport.nsw.gov.au](mailto:naomi.brissett@transport.nsw.gov.au).

Yours sincerely,



Juliet Grant  
A/Director, Transport Planning

25/6/09

TP09/04191



NSW Government  
Department of Water & Energy

COASTAL ASSESSMENTS

RECEIVED

26 JUN 2009

NSW Department  
of Planning

*SALLY MANN  
26/06/09*

The Director  
Coastal Assessments  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Contact: Rod Browne  
Phone: (02) 6740 2347  
Fax: (02) 6742 3129  
Email: [rod.browne@dnr.nsw.gov.au](mailto:rod.browne@dnr.nsw.gov.au)

Our ref: ER 20665  
Your ref: MP 09\_0110  
File: 9051935

Attention: Mr Sebastian Tauni

23<sup>rd</sup> June 2009

Dear Mr Tauni,

**MP 09\_0110, Coffs Harbour Base Hospital Site Redevelopment  
Environmental Assessment Requirements**

I refer your letter of 5<sup>th</sup> June 2009, and accompanying Preliminary Environmental Assessment (PEA), seeking Departmental (DWE) comments on key issues and assessment requirements for this proposal to redevelop the former Base Hospital site into a residential complex of 250 to 300 units.

The 2.6 ha site is located in an urban area of Coffs Harbour and the proposed land use appears compatible with local planning requirements and directions, apart from some urban design considerations to be resolved. DWE has no particular matters of concern, but, as the sloping site has a fall of 20 m from south to north, and discharges to the north east corner not far from Coffs Creek, stormwater management and impacts on groundwater need to be well addressed. The presence of any shallow water table or requirement for dewatering for construction purposes needs to be identified. The incorporation of Water Sensitive Urban Design principles into site planning is expected.

The section on Water Cycle Management in the draft Director-General's Environmental Assessment Requirements (as per Attachment 1 provided) adequately covers DWE's interest in the project. If groundwater management is identified as a key aspect, the recommendation for a Stormwater Management Plan in Attachment 2 could be expanded into a general Site Water Management Plan.

Please contact me if you require any further information.

Yours sincerely,

Rod Browne  
Senior Planning and Assessment Coordinator  
Major Projects & Planning