

**From:** [Leanne Fuller](#)  
**To:** [Michelle Love](#)  
**Cc:** [Carina Gregory](#); [Duncan Coulton](#); [Stephanie Baker](#)  
**Subject:** PP-2021-6399: Lot 499 DP1258597 Port Macquarie  
**Date:** Thursday, 24 March 2022 5:29:00 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
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[image005.jpg](#)

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Hi Michelle

Thank you for submitting the updated Planning Proposal for Lot 499 DP1258597 on 10 March 2022.

Council staff have now completed an initial review of your application and supporting documentation. We are satisfied that all documents submitted are acceptable to proceed to public exhibition, excepting the Bushfire Hazard Study (February 2022) prepared by David Pensini. This report continues to reference zoning and development concepts, which are inconsistent with Councils' resolution of 15 September 2021.

The Bushfire Hazard Study does not satisfy Condition 1 of the Gateway Determination issued on 15 December 2021, which requires:

1. "Prior to community consultation, the planning proposal is to be updated to:
  - a) Include supporting documents and studies that accurately reflect the revised zoning layout; and replace all references to E2 Environmental Conservation zone with C2 Environmental Conservation."

It is not possible for us to progress the planning proposal where the conditions of the Gateway determination have not been met.

Prior to formally accepting the proposal for uploading to the NSW Planning Portal, we are providing a short 14-day period in which to update the Bushfire Hazard Study to reflect Council's endorsed zone concept, as per below:

- Introduction
  - Figure 1 - omit and replace Figure 2 to correctly show Lot 499 DP1258597 in its entirety, and the focus planning area (Council's amended R1 General Residential and C2 Environmental Conservation zoning area) as resolved by Port Macquarie-Hastings Council.
  - Figure 3 - omit and replace Figure 3 to correctly identify Lot 499 DP1258597 in its entirety and the focus planning area as resolved by Port Macquarie-Hastings Council.
  - Table 1 - omit and replace maps in Table 1
    - (SEPP Coastal Management) 2018 to correctly identify Lot 499 DP1258597 in its entirety, and the focus planning area as resolved by Port Macquarie-Hastings Council.

- Land Contamination to correctly identify Lot 499 DP1258597 in its entirety, and the focus planning area as resolved by Port Macquarie-Hastings Council.
  - Bushfire Prone land to correctly identify Lot 499 DP1258597 in its entirety, and the focus planning area as resolved by Port Macquarie-Hastings Council.
  - Flood Prone land to correctly identify Lot 499 DP1258597 in its entirety, and the focus planning area as resolved by Port Macquarie-Hastings Council.
- Page 17, Section 1.5 - Incorrect and misleading description of development proposal, proposed zones, and references to Appendix 2 and 3.
- Page 17, para 4 - Port Macquarie-Hastings Council does not support emergency egress/access, and or fire trail/bushfire emergency management infrastructure to the northwest due to the known presence / identification of Serious and Irreversible Impact Species (SIIS) in this location. Emergency access from Ascot Park is to be via approved roadways within the proposed R1 General Residential zone to Blackwood Street only. Council will not support access to or through Koala Meadows. Please revise or remove all figures, maps, tables, and or references to emergency access via Koala Meadows.
- Page 18, Section 21.2 Topography - Omit and replace Figure 4 to correctly identify Lot 499 DP1258597 in its entirety, and the focus planning area as resolved by Port Macquarie-Hastings Council.
- Page 26, Figure 5. Omit and replace to correctly identify Lot 499 DP1258597 in its entirety, and the focus planning area as resolved by Port Macquarie-Hastings Council.
- Pages 34-35, and Figure 6. Port Macquarie-Hastings Council does not support emergency egress/access, and or fire trail/bushfire emergency management infrastructure to the northwest due to identification of Serious and Irreversible Impact Species (SIIS) in this location. Omit Figure 6 and all reference to access to the developing (Koala Meadows) subdivision to the northwest.
- Page 49 Summary of Findings: Revisions are required to Section 4.0 to reflect Port Macquarie-Hastings Council adopted zone layout and the considerations outlined in 1.5 above.
- Page 50, section 5.0. Revisions are required to Section 4.0 to reflect Port Macquarie-Hastings Council adopted zone layout, the considerations outlined in 1.5 above, updates and corrections to Appendices, and the potential for revegetation within proposed zone C2 Environmental Conservation, noting clearing within proposed zone C2 Environmental Conservation will not be supported by Council.
- Page 52, Appendix 1. Omit
- Page 53, Appendix 2. Omit and replace to correctly identify Lot 499 DP1258597 in its entirety, and show the focus planning area as resolved by Port Macquarie-Hastings Council.

○ Appendix 3. Omit.

Can you please arrange for the Bushfire Hazard Study report to be updated within 14 days (by 8 April 2022), to enable the Planning Proposal to proceed to the next stage. If a revised report is unable to be provided in this timeframe, there is the option for Council to proceed to upload the documentation to the NSW Planning Portal with clarification and or amendments by Council.

If you have any questions, please email me at [leanne.fuller@pmhc.nsw.gov.au](mailto:leanne.fuller@pmhc.nsw.gov.au)

Kind Regards

**Leanne Fuller**

Land Use Planning

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