

Council Minutes Reference Table

Council Requirements	Section of Planning Proposal Report
The retail hierarchy and any potential impact upon other employment lands in proximity to the proposal eg Sovereign Hills;	Employment Land and Economic Impact Assessment
1 - Strategic Landuse Planning	
a. Zone objectives	
An assessment of the proposal against the objectives of the LEP, and justification for nominated land use zones will be required.	Refer Section 5.8 of the Planning Proposal Report
b. Flooding	
Part of the subject land is flood prone and clauses 5.21 Flood planning and 7.4 Floodplain risk management of LEP 2011 apply to the land.	Flood Assessment included in full in Appendices
It is acknowledged that earthworks have commenced under Development Consent DA2014-114 which has altered the existing natural ground level and condition B (20) requires the following to be addressed Prior to issue of the Subdivision Works Certificate:	Subdivision Works have been completed at this time
<i>(B199) The minimum level of all residential and industrial lots and roads are to be a minimum of 400mm above the 1 in 100 year flood levels as specified in the Maunsell Aecom Integrated Water Management Plan 2007. Prior to release of the Construction Certificate finished ground levels satisfying this requirement shall be clearly illustrated on the plans.</i>	Flood Assessment included in full in Appendices
<i>Note: The finished floor levels of all future residential dwellings will be required to be a minimum of 900mm above the 1 in 100 year flood levels as specified in the Maunsell Aecom Integrated Water Management Plan 2007.</i>	Flood Assessment included in full in Appendices
As such, the PP will need to address:	
· The provisions of the PMHC Flood Policy (2018) and what if any requirement have changes from when the consent was issued on 29 October 2015 and if any additional requirements will need to be addressed for the proposed MU1 Mixed Use zoned land the proposed land uses.	Flood Assessment included in full in Appendices

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· PPs will not be considered unless a Flood Study (including a Flood Impact Assessment and Flood Risk Assessment) has been undertaken or investigations are completed to confirm potential impacts of the full range of floods (including the Probable Maximum Flood (PMF)) on the future development of the rezoned land are minimal (i.e. development is of minor significance).	Flood Assessment included in full in Appendices
· The PP will address if the flood hazard level has changed from when development consent was issued compared to the 2018 Flood Policy.	Flood Assessment included in full in Appendices
· Flood Impact Assessments and Flood Risk Assessments (and any other Flood studies or reports as required by Council) are to be prepared by a suitably qualified hydrologic / hydraulic engineer with a demonstrated experience in flood assessment and management of land Development proposals.	Flood Assessment included in full in Appendices
· Council may only support residential or commercial / industrial PPs if the land is located at or above FPL2. Refer to Table 4 of the PMHC Flood Policy for details.	Flood Assessment included in full in Appendices
c Acid Sulphate Soils	
The subject land has been identified as containing Class 2 and Class 5 Acid Sulphate Soils and the provisions of clause 7.1 of LEP 2011 apply.	Section 5.8 of the Planning Proposal Report
d PM Airport	
Council's mapping indicates that the subject site is impacted by the OLS and ANEF of the Port Macquarie Airport and the provisions of clauses 7.7 Airspace operations and of LEP 2011 apply to the land.	
As such, a report is to be prepared by a suitably qualified consultant as to the impacts of the OLS and ANEF and if any specific requirements are to be addressed by any future development.	OLS - Refer to Height Limits Constraint Plan - Full Plan Set in Appendices
In addition, due to the proximity of the Port Macquarie Airport to the subject site, a noise impact assessment report is to be undertaken addressing noise from airport operations and identify any specific requirements that are to be addressed by any future development.	ANEF - Refer to Noise Impact Assessment - Full Report included in Appendices
2. Employment Lands Reforms	
Economic Impact	

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As the proposal intends to utilise the provisions within the new MU1 Mixed Use zone, which will enable additional employment land uses, which will require strategic justification by way of an economic study to assess if there will be any impact upon the retail hierarchy, is to be submitted with the PP.	Employment Lands and Economic Impact Assessment - Full Report included in Appendices
It should be noted that GHD consultants, on behalf of Council completed a high level review of employment lands (2021). This report is public and a copy can be made available to you.	Noted
Recommended changes to the scope and content of the PP as required by the new Department of Planning and Environment LEP Making Guidelines, September 2022 are provided further within these minutes.	LEP Making Guidelines as of August 2023 referred to in Planning Proposal Report
3. North Coast Regional Plan 2041	
The planning proposal is to provide an assessment against the relevant Planning Principles and Directions in the regional plan.	Refer to Section 5 of the Planning Proposal Report
The subject land is located in the Coastal Strip and contains areas of potential High Environmental Value. Biodiversity matters and requirements for the PP are considered further below in these minutes.	Refer to Section 5 of the Planning Proposal Report
4. Local Strategic Planning Statement - Shaping Our Future 2040	
Provide an assessment of the proposal against the vision, planning principles, and actions in the Statement.	Refer to Section 5 of the Planning Proposal Report
5. Urban Growth Management Strategy (UGMS) 2017 - 2036	Refer to Section 5 of the Planning Proposal Report
The subject land contains High Value Environmental areas and biodiversity matters and requirements for the PP are considered further within these minutes.	
The planning proposal is to provide an assessment of the proposal against the goals and objectives, as well as the settlement planning guidelines of the Strategy, with particular reference to the following:	Refer to Section 5 of the Planning Proposal Report
· Objective 3 - Protect regional biodiversity and areas of high environment value.	
· Objective 5 - Manage and improve resilience to shocks and stresses, natural hazards and climate change.	

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· Objective 11 - Support cities and centres and coordinate the supply of well-located employment land.	
· Objective 12 - Create a diverse visitor economy.	
· Objective 14 - Deliver new industries of the future.	
6 Landuse Conflicts	
A noise impact assessment by a suitably qualified consultant, will be required to address the potential noise from future industrial uses and airport flight path on any future residential development.	Refer to Noise Impact Assessment - Full Report included in the Appendices
The MU1 Mixed Use zone permits the following land uses that have the potential to be impacted by noise generated by the proposed industrial uses:	
hostels, residential flat buildings, tourist & visitor accommodation; The subject site is located within the airport flight path, of which the proposed residential uses may be impacted.	
Provide an assessment of the proposal against relevant Council strategies including:	
· Draft Local Housing Strategy 2021 - 2040	Refer to Section 5 of the Planning Proposal Report
· Site-specific DCP provisions are required for the subject land are to be prepared and submitted with the PP.	No site specific DCP Provisions proposed
8. Bushfire	
. A strategic bushfire report prepared in accordance with Planning for Bushfire Protection (PBP) 2019 is to be submitted with the PP. As the proposal indicates the potential development of various types of residential land uses, this report shall address any specific requirements for this type of land use, as well as the new mixed use land uses.	Strategic Bushfire Study included in full in the Appendices section
9 Traffic	
A traffic assessment is to be undertaken by a suitably qualified consultant addressing if the proposed MU1 Mixed Use zone will have any additional impact on the transport network and articulate the difference between the proposed industrial development and the addition of the MU1 Mixed Use zone.	Transport Impact Assessment included in full in the Appendices
10 Planning Agreement	

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Lot 3 DP 565437 and Lot 206 DP 754434 is subject to the Area 13 Environmental Land Management Planning Agreement executed on 18 June 2008 (160.2011.8.1).	
Any change to the existing planning agreement to facilitate the PP will be subject to a further offer and Council acceptance to either modify the existing agreement or enter into a new agreement.	No change to the existing VPA required or proposed
Any voluntary planning agreement offer should be made in connection with the PP and will be considered as part of the assessment of the proposal.	No new VPA required or proposed
11 Planning Proposal Policy 2019 and draft	
Council's Planning Proposal Policy includes requirements for the consideration of applications and the circumstances in which they will be prioritised in the Land Use Planning Program. Any Planning Proposal Application must demonstrate how it is consistent with Section 3.6 of the Policy to be considered by Council.	Refer to Section 7 of the Planning Proposal Report
Please note that currently on exhibition is the Draft Planning Proposal Policy, of which a copy can be obtained on Council's 'Have Your Say' page.	
12 SEPP Resilience & Hazards 2021	
Chapter 2 of this SEPP is to be addressed especially in terms of demonstrating that the proposal will not significantly impact on (a) the biophysical hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest; or (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetlands or littoral rainforest.	Refer to Section 5 of the Planning Proposal Report
13 PP Guidelines	
Maps to be georeferenced CAD file (dwg)	Refer to Attachments
Demonstration that the inclusion of this zone will have minimal impact upon the retail hierarchy	Refer to Employment Land and Economic Impact Assessment - Full Report included in Appendices
Pay fees - Stage 1 and be aware of Stage 2 fees	Stage 1 fees already paid
Specialist Studies	
· Planning Proposal Application studies and investigations required	

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- The following supporting specialist studies and reports are to be submitted with the PP:	
* Concept Plans of the intended development outcomes which show the nature and scale of future development envisaged for the site, and its relationship to the surrounding area and zones;	Concept Plans included in Appendices
* Traffic and transport assessment;	Transport Impact Assessment included in full in the Appendices
* Biodiversity assessment report;	No clearing required or proposed, therefore no Biodiversity Assessment Report required
* Acid Sulphate Soils report;	No Acid Sulphate Soils impacted therefore no Acid Sulphate Soils Report required
* Flood Study (including a Flood Impact Assessment and Flood Risk Assessment);	Flood Assessment included in full in Appendices
* Strategic bushfire report in accordance with Planning for Bushfire Protection (PBP) 2019;	Strategic Bushfire Study included in full in the Appendices section
* Aboriginal cultural heritage assessment;	Aboriginal Cultural Heritage Assessment included in full in the Appendices section
* Economic / retail analysis for the proposed MU1 Mixed Use zone; to consider impact on Council's employment land needs for Thrumster and Port Macquarie.;	Employment Land and Economic Impact Assessment - Full Report included in Appendices
* Draft DCP site-specific provisions.	No site specific DCP Provisions proposed
State Environmental Planning Policies (Various)	Refer to section 5 of the Planning Proposal Report
Ministerial Directions under EP&A Act, Section 9.1	Refer to section 6 of the Planning Proposal Report
North Coast Regional Plan 2041	Refer to section 5 of the Planning Proposal Report
Local Strategic Planning Statement 2040	Refer to section 5 of the Planning Proposal Report
Urban Growth Management Strategy 2036	Refer to section 5 of the Planning Proposal Report
PMH Local Environmental Plan 2011	Refer to section 5 of the Planning Proposal Report
PMH Development Control Plan 2013	Refer to section 5 of the Planning Proposal Report
Development Contribution Plans	No change to Development Contributions Plans
DPE Environmental Plan Making Guide, September 2022	Reference made to updated DPE Plan Making Guidelines August 2023
Council's Planning Proposal Policy (2019)	Refer to Section 7 of the Planning Proposal Report
DPE Employment Land Reforms	Refer to section 5 of the Planning Proposal Report

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Port Macquarie Airport Master Plan 2010, Addendum Report, December 2013	Refer to Noise Impact Assessment and Height Limits Constraints Plan - both in the Appendices
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