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ABN 11 236 901 601



24 June 2021

Parcel No: 16154 Reference: 210.2021/44

King & Campbell Pty Ltd PO Box 243 PORT MACQUARIE NSW 2444

Dear Sir/Madam

Pre-Lodgement Meeting Advice for Application 210. 2021.44

Thank you for your attendance at the pre-lodgement meeting held on Tuesday 25 May 2021 for the purpose of discussing your proposal of place of public worship at Lot 2 DP 533058, No.171 John Oxley Drive Port Macquarie.

Please find attached a copy of the minutes from this meeting. Please note that the Pre-Lodgement Panel is not the determining authority and does not bind Council as to the outcome of any future application. The service aims at providing useful early advice on the proposal that will assist the proponent with the decision to proceed with a development application.

Should you require further information please contact the undersigned on 6581 8111 or email: Dan.Croft@pmhc.nsw.gov.au.

Yours faithfully

Por 41

Dan Croft Group Manager Development Assessment

pmhc.nsw.gov.au

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MINUTES Development Application Pre-Lodgement Meeting held on Tuesday 25/05/2021

Present Ben Roberts (Chair) Byron Reynolds Grant Burge Karen Kerr

Tony Thorne Kylie Moore Michael Ward Ross Hinton Steve Covetz

Consideration of Pre-Lodgement Proposal

Applicant:	King & Campbell Pty Ltd
Proposal:	Place of Public Worship
Meeting Time:	3.00pm
Location:	Lot 2 DP 533058, 171 John Oxley Drive Port Macquarie
Parcel/s:	16154
Pre-Lodgement Reference:	210. 2021. 44

Following is a list of issues that were raised at the meeting that would need to be addressed when lodging a development application.

Planning

A detailed Statement of Environmental Effects addressing relevant Environmental Planning Instruments and merit-based issues is required. Particular attention should be given, but not limited to, the following:

1. State Environmental Planning Policy (Infrastructure) 2007 applies. Proximity to electricity infrastructure. Referral to essential energy.

If size or capacity triggered in Schedule 3 referral to RMS will be undertaken.

Application to address relevant provisions of this policy.

2. State Environmental Planning Policy (Koala Habitat Protection) 2021 applies. Approved South East West Lindfield Koala Plan of Management applies. Application to demonstrate consistency.

Application to address relevant provisions of this policy.

- 3. State Environmental Planning Policy Advertising and Signage will apply if any signage is proposed. Application to address relevant provisions of this policy.
- State Environmental Planning Policy (State and Regional Development) 2011. Note \$5 million trigger for places of public worship being regionally significant development.
- 5. The site is zoned R1 General Residential and E2 Environmental Conservation under Port Macquarie-Hastings Local Environmental Plan (LEP) 2011. Places of public worship are permissible with consent in the R1 zone.



- 6. In accordance with clause 4.3 of LEP 2011 a maximum building height of 11.5m applies.
- 7. In accordance with clause 4.4 of LEP 2011, a maximum Floor Space Ratio (FSR) of 1:1 applies to the land. Application to include details of proposed FSR.
- 8. Clause 7.5 applies and shall be addressed. Refer to Koala SEPP comments.
- 9. Clause 7.9 the land is mapped as subject to acoustic controls. Application be supported by an acoustic report addressing road traffic noise impacts and adjoining industrial land to the development and general noise impacts to surrounding residential from the proposed development.
- 10. Application to address general provisions and relevant specific provisions of Development Control Plan (DCP) 2013. Demonstrated consistency with South Lindfield Precinct provisions.
- 11. Places of public worship are identified as advertised development under the Community Participation Plan.
- 12. Details and calculations of required off-street parking to serve the development consistent with the parking rates identified in DCP 2013.
- 13. Site is mapped as bushfire prone land. Bushfire assessment report required.
- 14. Details of the type and extent of vegetation to be removed and retained (inclusive of any required Bushfire Asset Protection Zones and servicing proposed i.e. water, sewer, stormwater and roads) clearly illustrated on plans. Trees to be retained within close proximity of works/buildings shall be supported by an Arborist report demonstrating ability for long-term retention.

A Biodiversity Development Assessment Report addressing the Biodiversity Conservation Act and the relevant provisions of DCP 2013 shall support the application. The site is located on the biodiversity values map.

- 15. Preliminary Vegetation Management Plan (VMP) to support the application.
- 16. Preliminary engineering/servicing plan.
- 17. Details of any staging to be clearly outlined.
- 18. Elevation/perspective plan of view from John Oxley Drive with proposed retaining wall and any fencing for streetscape appearance.
- 19. Details of proposed waste management and collection arrangements consistent with Council's waste minimisation policy.
- 20. Planning agreement in place. Proposal would need to demonstrate consistency.
- 21. The suggested variation from the planned road layout and its location within the adopted DCP 2013 (South Lindfield) and executed planning agreement was noted. If pursued it was suggested that some preliminary discussions with Council's strategic planning and development contribution sections occur. Initial thoughts being that both the DCP and planning agreement would need to be amended before consideration of a development application for an alternative road layout.
- 22. Development contributions will apply. An estimate may be obtained from Council's Development Contribution team, contact Council's Contributions Section.



Water

- 1. Council records indicate that the proposed development site has an existing 20mm metered water service from the water main on the opposite side of John Oxley Drive.
- 2. A final water supply reticulation strategy is subject to water supply modelling. The existing 200mm diameter water main in Annabella Drive is to extend across the development site to a new road opposite Holland Close and connect to the 300mm main in John Oxley Drive. A servicing plan is required to show the water main connection to John Oxley Drive. Should an alternative road or water main alignment be proposed then additional modelling will be required.
- 3. A hydraulic strategy and plans are required from a hydraulic consultant for the whole of the development on the site stage by stage. Water service sizing is then to be determined by the hydraulic consultant to suit the proposed domestic and commercial components of the development, as well as addressing fire service requirements to AS 2419 and backflow protection requirements.

Sewer

- 1. Council records indicate that sewer is currently available to the development site. A detailed Sewer servicing strategy will be required for the site to assess the impact on the local sewer reticulation system. This report will detail the proposed interim and ultimate sewer loads generated from the site. Any required sewer augmentations shall be at no cost to Council.
- 2. The existing Pump Station 54 Sewerage System is approaching capacity. Previous advice to other proposals in the area that was provided in 2018 have indicated that there is approximately 135 ET remaining. Since this advice was provided, two DA's have been approved with a total of 31 ET being proposed. Please note that Council does not reserve capacity for developments and the capacity may vary in the future subject to development occurring in the area. A sewer servicing strategy will be required to show the proposed development's loading.
- 3. A sewer main extension across the proposed development site will be required to provide for future extension of the sewer network.
- 4. In accordance with PMHC's Design Specification D12.05, the depth of the sewer shall be sufficient to allow 100 per cent of available building area of each lot to be serviced in accordance with AS 3500.
- 5. Footings and/or concrete slabs of buildings adjacent to sewer lines are to be designed so that no loads are imposed on the infrastructure.
- 6. Where a sewer manhole and/or Vertical Inspection Shaft exists within a property, access to the manhole/VIS shall be made available at all times. Before during and after construction, the sewer manhole/VIS must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.



7. Due to the scale of the development and the increased load on sewer infrastructure, it may be necessary to discharge all sewage to a new manhole.

Stormwater

- 1. A stormwater management plan must be prepared in accordance with the requirements of AUSPEC D5 and D7 and the requirements of relevant Australian Standards, demonstrating how all stormwater and surface water discharging from the proposed development site, buildings and works will be conveyed to the legal point of discharge by underground pipe drains to the satisfaction of Council.
- 2. The legal point of discharge for the proposed development is defined as discharge to John Oxley Drive roadside open drain. Access to Councils stormwater infrastructure mapping can be accessed online via <u>https://maps.pmhc.nsw.gov.au/MapsPMHC/</u>

In addition, the stormwater management plan submitted with the development application must address the following specific issues at a minimum:

- On-site stormwater detention facilities (or similar) must be incorporated into the design to ensure that the post development site stormwater discharge rate does not exceed the pre development discharge rate for all storm events up to 1% AEP.
- Water quality provisions meeting AUSPEC D7 is required.
- The plan must include any existing components of the drainage system that are to be retained and show how runoff from the proposed/new components of the development will be integrated into the existing system.
- The stormwater management plan must be prepared and certified by a qualified practicing Civil Engineer or Registered Surveyor.
- 3. Where it is proposed to use a rainwater tank in conjunction with or in lieu of an onsite stormwater detention (OSD) system, calculations must be provided in support of the storage volumes proposed. The calculations must demonstrate that the stormwater detention / retention system proposed complies with the objectives of Council's Drainage Code.

Engineering

- 1. Works within the road reserve and/or on Council owned assets will require a refundable bond equal to 130% of the cost of the works (to be held during construction until acceptance of the works).
- 2. New roads to be dedicated to Council will need to meet the provisions of AUS-SPEC Table D1.5 based on the potential lot yield (including future subdivision potential). As such, it may be beneficial to increase the proposed lot yield to minimise future infill subdivision proposals.
- 3. Provide splays at the corners of the development lot, to be dedicated as public road to allow space for future services, kerb, footpath and other works.
- 4. A Traffic Impact Assessment (TIA) will be required.
 - a. TIA is to be prepared by a qualified and/or experienced traffic consultant.



- b. TIA is to be prepared in accordance with guidelines contained in the Roads and Maritime Services *Guide to Traffic Generating Developments (2002)*, and AUSTROADS *Guide to Traffic Management*, *Part 12: Traffic Impacts* of *Development*.
- c. TIA should use data obtained from an existing facility which operates in a similar manner to the proposed facility, and comment on any differences in operation.
- d. The likely traffic generation should be quantified, in terms of the number of vehicle trips during peak hours, number of trips per day, and breakdown of the types of vehicle users (e.g. residents' cars, staff cars, service trucks).
- e. The likely 85th percentile (time-weighted) parking demand is to be quantified.
- f. Comment on the likely traffic and parking demand ten years after the development
- 5. Internal access aisles and parking bays will be assessed for conformance with AS 2890, and in particular part 1 for cars, part 2 for garbage and delivery trucks, and part 6 for disabled parking (if required by the BCA or other standards).
- 6. Due to the likely traffic generated by the development, the driveway crossing within the road reserve shall conform to Council's ASD 202 heavy duty standard drawing as a minimum.
- 7. A concrete footpath will be required along the public road for the full frontage of the development site. Details shall match Council's standard drawing ASD 100 series.

8.

Natural Resource Management

- The principles of Ecologically Sustainable Development shall be demonstrated in the planning and assessment of the proposal. It must demonstrate and be consistent with the objects of the Environmental Planning and Assessment Act 1979 Section 1.3 (b), and should also address Section 1.3(e) - to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitat.
- 2. The proponent must adhere to and demonstrate the principles of avoid, minimise and then offset any impacts to biodiversity from the proposal. To do so, the design must aim to avoid impact on areas identified on the Biodiversity Values Map, Threatened Ecological Communities, Threatened species and areas identified under the Coastal Management SEPP such as coastal wetlands or littoral rainforest and their proximity areas.
- 3. Proponent is advised that the Critically Endangered species Native Guava (*Rhodomyrtus psidioides*) has been identified on adjacent land and it is possibly also located within the proposed development site. This species is listed as a Serious and Irreversible Impact Species. Potential impact to this species will require detailed assessment.
- 4. Proposed development and retention of trees on residential allotments An arborist report prepared by an AQF Level 5 qualification in arboriculture is required to ensure



the proposed building envelopes and services are not within the hazard zone of any trees proposed to be retained. This is to avoid any impacts on trees proposed to be retained within proximity to buildings.

- Tree protection zone to be established. Australian Standard Tree Protection Plan / Fencing in accordance with AS 4970-2009 Protection of trees on development sites
- Tree hazard zone to be established
- Building envelope to be outside tree protection and tree hazard zones
- 5. If the removal of vegetation is required, the following must be undertaken:
 - A detailed list of the type and extent of all vegetation: Species (common name and botanical name), DBH and height to be removed and retained (including but not limited to all vegetation proposed for removal to establish easements, asset protection zones, development footprint, driveways, services and any future clearing for 10/50 rules.
 - A site plan and current aerial photo (at a scale of 1:200 or better) that clearly illustrates the location of any proposed vegetation removal.
 - Consideration of the appropriate approval pathways will determine the type of Ecological Assessment required including:
 - I. Triggering entry into the Biodiversity Offset Scheme, which may require a Biodiversity Assessment Report (BDAR) under the Biodiversity Conservation Act 2016. Considerations of thresholds, Biodiversity values map and area cleared must be addressed.
- 6. PMHC Council DCP requirements to be adhered to:
 - a) Setback from streams. A minimum, fully vegetated buffer from the top of bank to both sides of a watercourse is to be provided in accordance with the following:
 - 10m for 1st order streams that flow intermittently.
 - 30m for 1st order streams that flow permanently.
 - 40m for 2nd order streams.
 - 50m for 3rd order streams.
 - 65m for 4th order streams.

Fully vegetated buffers cannot contain road infrastructure or an asset protection zone.

Please note: Stormwater management facilities may be considered within buffer areas only where the applicant can demonstrate the proposal is justified on the basis of practical engineering related site constraints and where it is adequately demonstrated that the applicable objectives are achieved.

b) KFT Offsets. Where a tree listed in Table 1 of the DCP is proposed for removal it must be compensated with 2 x koala habitat trees. Significant largescale development will require an advanced size koala food tree or habitat tree (primary Koala browse species) that meets AS2303:2015. Tree Stock for Landscape Use. The compensation tree is to be planted in a suitable location as determined by the Director of Development an Environment or their delegate.



- 7. When the PMHC DCP triggers an offset (does not include offsets triggered by other policies or legislative obligations), the following requirements need to be considered:
 - PMHC Vegetation Management Plan template to be followed
 - Consideration of planting location in relation to ongoing maintenance of easements and APZ requirements.

Please Note: Any proposed offsetting and management actions under the South Lindfield KPoM Stage 3: Koala Plan of Management is in addition to the requirements of the Biodiversity Offset Scheme.

- 8. Suitably Qualified and Experienced Person to prepare ecological assessments.
- 9. A project requiring a Biodiversity Development Assessment Report (BDAR) must be prepared utilizing the Biodiversity Assessment Method (BAM) and be certified by an 'Accredited Person' as defined under Section 6.10 of the Biodiversity Conservation Act (2016).

Flood

- 1. The development must comply with the provisions of the Flood Policy (2018). Prescriptive controls that must be addressed include:
 - Floor Levels
 - Flood Proofing
 - Flood Impact on Other Properties
 - Site Access and Flood Evacuation Requirements
- 2. The development must be supported by a Flood Risk Assessment (FRA) and must demonstrate that suitable advanced evacuation warning time is available by addressing the Site Access and Flood Evacuation Requirements of the Flood Policy.
- 3. The development must be supported by a Flood Impact Assessment (FIA) and must demonstrate that the impacts of the development meet the requirements of the Flood Impact on Other Properties' section of the Flood Policy.
- 4. 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.
- 5. The development must meet the following Flood Planning Levels (FPL's):
 - FPL1 1:20 Year Flood Level (no allowance for Climate Change No Freeboard) = xxx mAHD
 - FPL2 1:100 Year Flood Level + Climate Change (No Freeboard) = xxx m AHD
 - FPL3 1:100 Year Flood Level + Climate Change + 500mm Freeboard = xxx mAHD
 - FPL4 Probable Maximum Flood (PMF) = xxx m AHD
- 6. Flood Planning Levels that apply to developments are specified in Table 5 of the Flood Policy.
- 7. Development within the proximity area to Coastal Wetlands has the potential to impact the adjacent vegetation. This may occur as a result of fill, affecting



groundwater and triggering modification to the hydrological regime. Such alteration has the potential for long-term impacts on adjacent wetland ecosystems. As such, development within the proximity area t Coastal Wetlands requires;

- a) Detailed hydrological assessment (specialists in groundwater and ecology and
- b) Addressing State Environmental Planning Policy (Coastal Management) 2018 (Part 2, Division 1, Clause 11) to demonstrate that; the proposed development 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.

Other

- 1. Please make reference to these pre-lodgement comments within the DA submission/planning report.
- 2. Any comments in this Pre-Lodgement advice are based on the information provided. The comments do not predicate the outcome of a full assessment of any forthcoming development application regarding this proposal. Any subsequent change to legislation may also affect the accuracy of this advice.