

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 January 2025, 11.30am and 12.22pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-385 – Port Macquarie-Hastings – DA2024 - 668.1 – 171 John Oxley Drive, Port Macquarie – Staged construction of place of public worship, ancillary buildings, 106 space carpark, 2 lot subdivision and extension of Annabella Drive

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Tony McNamara and David Crofts
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ben Roberts and Dan Croft
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED**KEY ISSUES DISCUSSED**

- Outline of proposal as a place of public worship -
 - 500 seat main church building
 - Church hall with multipurpose rooms
 - 104 car parks proposed
 - Public road extension of Annabella Drive
 - Subdivision and provision of infrastructure
 - Tree removal, earthworks, planting and landscaping
- Executed Voluntary Planning Agreement (South Lindfield Urban Release Area) over site for the dedication of the land zoned C2 Environmental Conservation zone to Council following the completion of agreed environmental works
- Adopted Koala Plan of Management (South Lindfield KPOM) for the site that the application is to comply with
- Additional information requests sent, relating to:
 - Stormwater

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- Land contamination, landowner's consent, traffic impact assessment, total parking spaces and auditorium seating, height plane plan, floor space ratio calculations and plans, cut and fill plan, waste management details and development control plan compliance
- Café and church hall permissibility, existing site tree plan, proposed plantings and impact by road and footpath extensions, tree removal
- Ecology, plan updates, clarification of noise impacts and discrepancies with proposed operating times, car park mitigation measures
- Noise - use of car parks and adjoining residences to the east – mitigation measures to be identified
- Traffic and parking, particularly at intersection
- Arborist report requested for tree retention in road reserve
- 2 submissions received – impact of tree removal on fauna (including the koala), amenity impact of large concrete building and parking adjoining residential dwellings, traffic congestion, noise impacts, site not suitable and not suitable to a residential zone, house prices and planning agreement fulfilment

Referrals

- NSW Rural Fire Service – Bushfire Safety Authority received
- Essential Energy – comments received
- Internal referrals – stormwater, development engineering (traffic), ecologist, environmental health and development contributions – unresolved
 - Water and sewer and Trade waste - received

Panel Questions

- Assessment report to include the following clarification:
 - Clarity of proposed uses of church (regular services, annual service such as Easter, Christmas, weddings, funerals etc), hall and other areas for future functions/events, noting proximity of residential properties
 - Proposed hours of operation for all proposed uses including youth and community groups etc
 - Site utilisation (particularly multiple use at same time and noting proposed kitchens and green room), consistency between proposal and supporting documentation (TIA)
 - Traffic Impact Assessment:
 - Car parking demand analysis
 - Alternative access points and impact on local road network (based on assessed car park numbers)
 - Bicycle parking to be incorporated into the design
 - Delivery vehicle parking spaces
 - Adequacy of 2 accessible spaces and paths of travel to church
 - CPTED related issues
 - Lighting of car park and impact on neighbouring properties
 - Accessibility Report
 - Noise – acoustic reports and building design – able to design building for potential future uses
 - Signage – clarification if any illuminated signage – DCP controls limiting hours of illumination
 - Waste storage area – noting size of kitchen area and potential catering facilities
 - Staging proposed and timing for landscaping to be identified and linkage to relative stage of building
 - Urban design of Annabelle Drive/John Oxley Drive intersection, noting setbacks, building height, proposed landscaping and species and potential conflicts with stormwater infrastructure to address visual impacts
 - Land dedication for roads

TENTATIVE DETERMINATION DATE SCHEDULED FOR: April - to be confirmed with Council

Planning Panels Team

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