

Pre-Lodgement Meeting No.2 – Wed 16th October 2024, 12.00 to 1.00pm

Application Number: DRA2400069

Property Address: 286-310 Gregory Street, South West Rocks – Lot 3 DP 801467

Applicant: Willow Tree Planning

Attendees: Andrew Cowan – Willow Tree Planning
Toby Young – Broadlands
Chris West – Corio Projects
Jim McBirnie – Corio Projects
Nigel Swift – King & Campbell
Derek Hill – King & Campbell
Melissa Ziade – Principal Planner - Kempsey Shire Council
Alejandro Silio Arce – Development Engineer-Kempsey Shire Council
Troy Baker – Coordinator Building Surveyors - Kempsey Shire Council
Jade McDonald – Trainee Town Planner - Kempsey Shire Council

Proposal: **Proposed Multi-Dwelling Housing (Land Lease Community Estate) and Associated Works**

Documents provided:

- Email dated 11 October 2024, specifying:
 - *Introductions*
 - *Master Plan Presentation (K+C)*
 - *Clubhouse Presentation (K+C)*
 - *Kempsey Council comments*
 - *Discussion on key issues/ideas*
 - o *Retaining walls*
 - o *Cut / fill*
 - o *Landscaping buffer*
 - o *Roads and footpath upgrade*
 - o *Consultant reports and DA documentation*
 - *Does council require a first nations due diligence report? Is a statement acceptable? If council refer the DA to Heritage NSW as integrated development, they will most likely request an ACHAR , what is councils' position?*
 - *What other reports does council require?*
 - *House examples with DA*





- The rear elevations of dwellings and high rear fencing are proposed to face Gregory Street, which would result in a poor visual outcome.
- Gregory Street functions as a main thoroughfare into South West Rocks, and as such, a high-quality streetscape presentation is essential.

Council requires the following changes:

- The dwellings located along Gregory Street are to face Gregory Street directly, providing a welcoming and active street frontage.
- Front entries must be accessible from the existing footpath network, improving walkability and integration with the surrounding area.
- Garages for these dwellings should be accessed from the rear laneways/internal road network within the development, not from Gregory Street.
- A streetscape plan must be submitted, demonstrating how the development integrates with the existing Gregory Street character and addresses visual impacts.
- While a standard 1.8m boundary fence along Gregory Street is acceptable from a security perspective, the overall streetscape design must incorporate visual appeal. Landscaping, façade treatments, and architectural detailing should all contribute to a high-quality outcome.
- House examples to be submitted with the application.

Visual Quality and Site Presentation

Given the topography of the site, the development must be carefully designed to ensure it does not resemble a manufactured home estate. Council expects:

- High-quality landscaping throughout the site, particularly along public frontages and key view corridors.
- Pedestrian pathways and cycleways to enhance connectivity and usability for residents and the wider community.
- Building design and materials that contribute positively to the surrounding character and streetscape.

Application of Planning Provisions

Council emphasizes that planning provisions cannot be selectively applied. The applicant must ensure the development comprehensively complies with all relevant provisions of the Local Environmental Plan (LEP), Development Control Plan (DCP), and any other applicable policies or guidelines.

Retaining Walls, Overlooking, and Privacy

The applicant has advised that due to benching of the sites, most lots will adjoin retaining walls. Council raises the following requirements:

- Top-of-wall heights must be clearly shown on all elevation and section plans.



- The design must consider privacy impacts between lots, ensuring that dwellings are not subject to unreasonable overlooking.
- The aesthetic treatment of retaining walls must be addressed to ensure they are visually acceptable and integrated into the overall landscaping plan.
- Usability of outdoor spaces adjacent to retaining walls must also be carefully considered.

Cut and Fill Requirements

A comprehensive cut and fill plan must be submitted with the development application.

- This plan should demonstrate how earthworks will be managed across the site and must be fully addressed within the Statement of Environmental Effects (SEE).

Electricity Infrastructure

Council notes the presence of existing electricity infrastructure within the site.

- Referral to Essential Energy will be required to ensure there are no conflicts with existing infrastructure and that appropriate measures are incorporated into the design.

Aboriginal Heritage Considerations

An Aboriginal Heritage Information Management System (AHIMS) search must be lodged with the development application.

- The applicant should also review the original consent conditions to determine whether any Aboriginal heritage-related requirements already apply to the site.
- Where necessary, appropriate cultural heritage assessments must be included in the submission.

Engineering:

- Road Widths - Port Macquarie controls allow 7m-wide roads, and Council may consider adopting this reduced width instead of the standard 9m. Any reduced width will require approval from the RFS and emergency services to ensure access and safety compliance.
- Car Parking Near Intersections - All car parking spaces must be located at least 10 metres away from any intersection to maintain safety and visibility.
- Stormwater Retention Basin - The proposed stormwater retention area along Gregory Street must be appropriately fenced for public safety.
- Tree Retention - Trees K4 and K5 are to be retained and protected during development works.
- Open Space Design - The open space area containing the retained tallowwood trees will be passive recreation only. Due to the nature of the trees, the area will be limited to bench seating; no other structures or active recreational uses are suitable.

Building Services:



- Bushfire Compliance - The development must fully comply with all applicable bushfire protection standards.
- Clubhouse Classification - The proposed Clubhouse will be classified as a Class 9(b) building, which will attract stricter bushfire-related requirements compared to standard residential buildings.
- Housing Construction Details - Clarification is required regarding the type of construction proposed for the dwellings. Chris advised that the intent is to construct the housing on-site, laying a concrete slab and then assembling the dwellings using a flat-pack system.
- Section 68 Approval - Depending on the construction details, a Section 68 approval may be required. The applicant is requested to provide concept plans or details to assist Council in determining whether a Section 68 approval will apply.

Important Information

- Please note this advice has been prepared on the basis of the information and concept plans that have been submitted to Council for this predevelopment application meeting. Other issues may arise following a detailed assessment of any development application that is lodged.
- Any development application that is lodged shall be assessed on its merits and shall have regard for, and be designed in accordance with, the relevant planning controls (including any state or local environmental planning instruments) precinct plans, development control plans or policies, NCC requirements and the Building Code of Australia and relevant standards.
- Any information submitted for pre-development application meetings as well as any correspondence to or from Council, including this letter, may be disclosed under the provisions of the GIPA Act.
- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development assessment process, or as a result of issues contained in submissions by interested parties.
- These comments do not bind Council Officers, or other bodies beyond Council, in any way whatsoever.

For further enquiries please contact Melissa Ziade via email: melissa.ziade@kempsey.nsw.gov.au.

