



Pre-Development Application

Date Submitted: 29/03/2023

Project Name: Stuarts Point Sewerage Scheme
Case ID: PDA-56514206

Proponent Details

Project Owner Info

Title	Mr
First Name	Roger
Last name	Reynolds
Role/Position	Project Manager
Phone	0472607365
Email	roger.reynolds@kempsey.nsw.gov.au
Address	PO Box 3078 Kempsey West , New South Wales, 2440 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	KEMPSEY SHIRE COUNCIL
ABN	70705618663

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Shaun	Taylor
Phone	Email	Role/Position
0408386663	staylor@ramboll.com	Senior Managing Consultant

Address

UNIT 18 50
GLEBE ROAD
THE JUNCTION,
New South Wales
2291
AUS

Development Details

Engagement with the Department

Have you engaged with the Department in relation to this project?
Yes

Project Info

Project Name	Stuarts Point Sewerage Scheme
Industry	Waste & Sewerage
Development Type	Sewerage collection, treatment and disposal
Capital Investment Value (excl GST)	AUD60,000,000.00
Indicative Operation Jobs	10
Indicative Construction Jobs	100

Description of Development

Kempsey Shire Council is proposing to construct and operate the Stuarts Point Sewerage Scheme, located in Stuarts Point, Grassy Head and Fishermans Reach, New South Wales. Council proposes to install a low-pressure sewerage collection system to approximately 1500 properties across Stuarts Point, Grassy Head and Fishermans Reach with treatment at a new 5300 Equivalent Persons Stuarts Point wastewater treatment plant to be located south of Stuarts Point Township.

Concept Development


Are you intending to submit a Concept Application?
No

Site Details

Site Information

Site Name	Stuarts Point Sewerage Scheme
Site Address (Street number and name)	Various locations within the localities of Stuarts Point, Grassy Head, Fishermans Reach
Site Co-ordinates - Latitude	-30.8245
Site Co-ordinates - Longitude	152.991

Local Government Area

Local Government	District Name	Region Name	Primary Region
Kempsey Shire		North Coast	

Lot and DP
Lot 1 DP 1284907, Lot 7007 DP 105244, Lot 139 DP 752438, Lot 7300 DP 1152758

Statutory Context

Under [State Environmental Planning Policy\(Planning System\) 2021](#), which schedule does your State Significant Infrastructure application relate to?

Schedule 1: SSD - General

Clause under selected Schedule

Clause 22 - Sewerage systems

Permissibly of Proposal

Permissible with consent

Describe the permissibility of all proposed uses under relevant environmental planning instruments

The project is permissible under the State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021 and the Kempsey Local Environmental Plan 2013.
Refer to Section 5 of the Scoping Report for further information on the project's permissibility under the environmental planning instruments.

Biodiversity Assessment Waiver

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
Protection of Environment Operations Act 1997
Fisheries Management Act 1994
Heritage Act 1977
National Parks and Wildlife Act 1974
Rural Fires Act 1997
Water Management Act 2000
Crown Land Management Act 2016
Dangerous Goods (Road and Rail Transport Act) 2008
Environmental Planning and Assessment Act 1979
Biodiversity Conservation Act 2016
Contaminated Land Management Act 1997
Soil Conservation Act 1938
State Environmental Planning Policy (Resilience and Hazards) 2021
Coastal Management Act 2016
State Environmental Planning Policy (Biodiversity and Conservation) 2021
Kempsey Local Environmental Plan 2013

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the EP&A Act) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

Yes

Describe any designated development provisions and how they would relate to the project (but for Section 4.10(2) of the EP&A Act).

The project would meet the definition of "sewerage systems and sewer mining systems" as per clause 42 of Schedule 3 of the Regulation. It would be of a capacity, and in a location, that deems it designated development (if not for Section 4.10(2) of the EP&A Act.

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

Yes

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

Yes

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

Yes

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

Yes

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Stuarts Point Sewerage Scheme Scoping Report_20230328
File Name	Overall Project Layout