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ABN: 11 236 901 601

22 August 2012

Parcel No : 18760
Reference: 210.2012/38

All About Planning
PO Box 2196
PORT MACQUARIE NSW 2444

Dear Sir/Madam

Pre-Lodgement Meeting Advice for Application 210. 2012.0038

Thank you for your attendance at the pre-lodgement meeting held on 14 August 2012 for the purpose of discussing your proposal of a volcanic resources permanent increase to extraction limits at PLT 129 DP 754445, 129 Milligans Road Herons Creek.

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 advise 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 telephone number 6581 8111 or by e-mail on Dan.Croft@pmhc.nsw.gov.au.

Yours faithfully



Dan Croft
Manager
Building & Development Assessment

Encl.



PORT MACQUARIE
HASTINGS

MINUTES

**Development Application Pre-Lodgement Panel Meeting
held on Tuesday 14 August 2012**

Present:

Dan Croft (Chair)
Patrick Galbraith-Robertson
David Troemel
Michelle McLennan

Peter Chapman
Michelle Chapman
Mark Roche

Consideration of Pre-Lodgement Proposal

Applicant:	All About Planning
Proposal:	Permanent Increase to Quarry Extraction Limits
Meeting Time:	11.30am
Location:	PLT 129 DP 754445, 129 Milligans Road Herons Creek
Parcel/s:	18760
Pre-Lodgement Reference:	210.2012.0038

Following is a list of issues and questions 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; particular attention should be given, but not be limited to, the following:

- The proposal is considered to be Designated Development in accordance with Schedule 3, Clause 19 of the Environmental Planning & Assessment Regulation 2000. Specific exhibition and notification requirements.
- In accordance with the Designated Development provisions an Environmental Impact Statement (EIS) will be required. In accordance with Schedule 2 of the Regulations written application shall be made to the Director General for the environmental assessment requirements of the EIS.
- Integrated and Advertised development - additional fees payable. Integrated development: (PoEO Act 1997 - Environment Protection Licence), Controlled Activity Approval – geotechnical investigation required to determine whether there will be an impact on the water table (Water Management Act 2000).
- In accordance with Clause 27 of the Regulations the following public authorities are likely to be notified of the proposal: Roads & Maritime Services, Former EPA, State Forest NSW, Office of Water
- SEPP 33 – Hazardous & Offensive applies and should be addressed in the accompanying documentation.
- SEPP 44 – Koala Habitat Protection will apply if any vegetation is proposed for removal.

- SEPP (Infrastructure) 2007 may apply and referral to RMS may be necessary.
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007 applies and the matters for consideration should be addressed in the supporting documentation.
- SEPP (Rural Lands) 2008 applies and the relevant matters for consideration should be addressed in the supporting documentation.
- SEPP (State & Regional Development) 2011 applies and the Northern Joint Regional Planning Panel will be the determining authority. Refer to schedule 4A of the Act.
- Traffic Impact Assessment report is to be provided by a suitably qualified and experienced person. Given the anticipated impact upon Council's road network it would be advisable to investigate the option of entering into a Voluntary Planning Agreement (VPA) as part of the application.
- Access traverses State Forest land they will need to provide owners consent as part of the development application.
- Ecological impacts to be addressed if vegetation is proposed to be removed and/or if there are any caves on the site that may provide microbat habitat.
- The site is zoned RU1 Primary Production under the Port Macquarie-Hastings Local Environmental Plan 2011. Extractive Industries permissible with consent.
- Specialist noise, blasting and dust impact assessments required.
- Stormwater management plan.
- Environmental/operational management plan to accompany application.

Other

- Please make reference to these pre-lodgement comments within the DA submission/planning report.
- 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.