

Port Macquarie-Hastings

Local Housing Delivery Plan - Final

August 2024

Adopted by Council 15 August 2024



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Acknowledgment of Country

Yii Biiray Barray

This is Birpai Country

Nyura yii-gu mara-la barray-gu, nyaa-gi, ngarra-gi

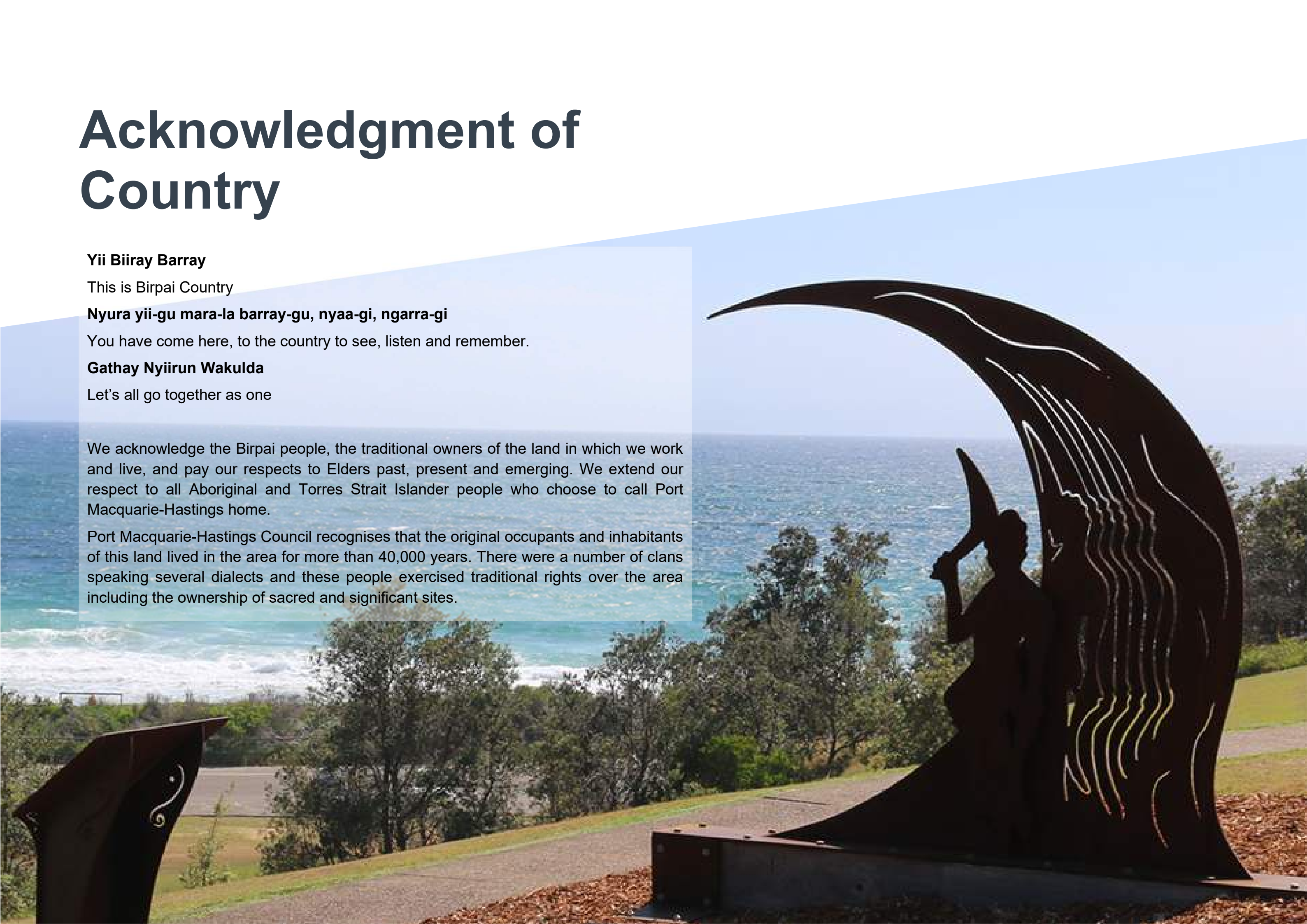
You have come here, to the country to see, listen and remember.

Gathay Nyiirun Wakulda

Let's all go together as one

We acknowledge the Birpai people, the traditional owners of the land in which we work and live, and pay our respects to Elders past, present and emerging. We extend our respect to all Aboriginal and Torres Strait Islander people who choose to call Port Macquarie-Hastings home.

Port Macquarie-Hastings Council recognises that the original occupants and inhabitants of this land lived in the area for more than 40,000 years. There were a number of clans speaking several dialects and these people exercised traditional rights over the area including the ownership of sacred and significant sites.



Plan on a page

Vision

Port Macquarie-Hastings Council's Local Strategic Planning Statement LSPS provides the land use and planning based vision for the region:

"Port Macquarie-Hastings is above all a place for our people. A vibrant and welcoming place where city meets country and coast. A place which protects and embraces our culture and unique natural environment. An inclusive place of strong resilient communities where people prosper. A place that people want to be a part of."

"A sustainable, high-quality of life for all"

Our Priorities

The Living and Place Strategy focuses on a series of priorities that are used to guide decision making and our actions. These include:

- 1 Infrastructure which supports sustainable growth
- 2 Deliver diverse housing
- 3 Deliver liveable and connected neighbourhoods and communities with distinctive character
- 4 Create neighbourhoods which are safe, sustainable and resilient to natural hazards.
- 5 Locate residential development in well-planned growth precincts and infill areas
- 6 Increase Availability of Affordable Housing

Strategic Objectives

To deliver on our vision, the Living and Place Strategy establishes strategic objectives:

- Infrastructure is delivered which supports sustainable growth and enables housing delivery whilst protecting the natural environment.
- A diverse range of housing is provided that provides the choice our population needs, and caters to our changing population (including ageing, younger and working aged people)
- Create liveable and connected neighbourhoods and communities with distinctive character, allowing space for walking, cycling and enjoying/respecting natural assets.
- Residential development and communities are safe, sustainable and resilient to natural hazards.
- All urban residential development is in identified and well-planned growth precincts and infill areas which minimise environmental impacts, risks and land use conflict.
- Affordable housing is facilitated through provision of a range of different initiatives, policies, dwelling types and sizes to cater for the needs of residents.

Action Plan

To deliver on the vision, priorities and strategic objectives within the Living and Place Strategy, the Council has developed two Delivery Plans which outlines detailed actions the Council will undertake over the lifespan of this Strategy.

The Local Housing Delivery Plan (this plan) identifies the actions required to facilitate the staged delivery of housing over the next 20 years. This plan should be used to guide and inform land use planning decision making.

The Affordable Housing Plan identifies the actions Council can lead to assist in the delivery of more affordable housing.

Introduction

The Local Housing Delivery Plan (the Plan) is a delivery document for the Port Macquarie-Hastings Living and Place Strategy. The Plan provides greater detail on how the required housing will be delivered on a sub-regional basis and provides actions to ensure the timely delivery of the plan.

The plan provides a method for land supply analysis and informs decisions regarding future land zoning and planning controls to ensure suitable housing delivery. The approach taken is to ensure more than adequate supply and to ensure a buffer is considered based on the assumption not all land zoned for development is suitable for development and to combat this assumes a percentage of land would be set aside for environmental constraints or infrastructure delivery. The methodology is further below.

The plan is not granular rather considers the need for housing on a regional and subregional scale. As such, this plan does not replace the need for more detailed precinct or structure planning or site-specific assessments. Assumptions of dwelling yields may be exceeded in certain locations and not met in other locations. Ongoing monitoring and review is required to ensure housing demands are being met.

The Living and Place Strategy and population projections outline the need for a minimum of 15,000 dwellings across the Port Macquarie-Hastings Local Government Area (LGA) by 2046. This Plan outlines the delivery of over and above the minimum number of dwellings required by 2046 of 15,327 with this plan outlining the delivery of 16,000 dwellings to ensure a diversity in supply. Appropriate staging and monitoring is vital to ensure the logical delivery of infrastructure to support growth. Growth must be in accordance with staging outlined in this plan and changes to the Local Environmental Plan (LEP) controls including zoning and minimum lot size (MLS) will not be supported until certainty around required infrastructure delivery can be provided and the infrastructure must be completed prior to development of the site to ensure appropriate infrastructure to service development.

The Plan seeks to implement the North Coast Regional Plan Strategy 1.4 and seeks to prioritise infill development. The plan outlines the delivery of over 40% of 6,400 dwellings via infill or medium density and seeks to encourage greater medium density development in future greenfield areas to achieve the housing diversity aspirations outlined in Council's Living and Place Strategy.



About the Plan

Purpose

This Plan is intended to be read in conjunction with Port Macquarie-Hastings Council's Living and Place Strategy (LPS). This Plan seeks to provide detail and actions regarding how the LPS can be implemented. This plan provides a breakdown of the region into smaller planning areas and identifies how 16,000 dwellings needed by 2046 can be achieved.

Methodology

The methodology used to consider the theoretical development capacity is as follows:

1. Identify all zones where residential development is permissible.
2. Exclude zones not considered to be significantly contributory to the future housing supply (e.g., rural, environmental protection, and conservative residential zones)
3. Exclude lots known to have constricted residential development capacity (e.g., schools, parks, heritage items etc.)
4. Calculate the number of additional (net) dwellings capable of being developed under the current planning controls.
5. Assume each lot with development capacity is developed to the maximum yield to determine the theoretical development capacity.

The calculated theoretical development capacity is determined using the statutory development standards applying at the time of analysis. Other factors will determine whether an individual lot reaches its theoretical capacity during the lifetime of the LPS, typically including (but not limited to) the following:

- Other statutory or non-statutory planning considerations such as site accessibility or ancillary infrastructure (e.g., carparking), may limit the capability of a lot reaching its maximum capacity.
- Detailed feasibility, noting market conditions are dynamic and strongly influence the likelihood of a lot being developed or redeveloped.
- Lots with the potential for amalgamation
- Lots that are land-locked or have other topographic and environmental constraints (slope as an example)
- Site development history and ownership, particularly in established areas, noting: sites that have been only recently developed, redeveloped, or intensified have not been identified and discounted from our analysis. The

theoretical capacity did not take into account any of the above factors. A lot was considered not capable of supporting additional development capacity, and excluded from analysis, if it is known to be any of the following, based on available/provided information:

- On the Land Reservation Map.
- A Local or State heritage item.
- An educational or health establishment.
- A community facility.
- Used for sporting purposes or is a park.
- An essential service (police, fire as examples).
- Used as a Place of Public Worship.
- Used for an active commercial operation (bowling/golf club as an example).

Strata lots already containing multi-dwelling housing were excluded. Over the period of the planning horizon, it was assumed that it would not be feasible for knock down and rebuilding of existing multi-dwelling housing.



Strategic Alignment

What is the importance?

There is a substantial state, regional and local policy framework to inform land use planning. This plan has been prepared to be consistent with and give effect to this framework. Key high level plans such as the North Coast Regional Plan (NCRP) and Shaping Our Future 2040 (LSPS) provide direction on priorities for this plan.

What are the key documents?

Shaping Our Future 2040 (LSPS): is the core strategic land-use planning document for our area. It outlines the vision for land-use planning in our local area over the next 20 years and sets the direction for our community's environmental, social and economic land-use needs.

Living and Place Strategy: is the local housing strategy for the LGA. Provide direction for future housing delivery and supporting infrastructure. Provides outline of demographic analysis and forecast population growth which provides an evidence based approach to housing needs.

North Coast Regional Plan 2041: sets a 20-year strategic land use planning framework for the region, aiming to protect and enhance the region's assets and plan for a sustainable future.

Urban Growth Management Strategy: this means that land use and population growth will be managed to maintain and enhance quality of life for all persons in the community

Local

- Imagine2050 Community Strategic Plan
- Shaping our Future 2040: Strategic Planning Statement (LSPS)
- Living and Place Strategy
- Urban Growth Management Strategy
- Infrastructure Strategy
- Integrated Transport Strategy
- Destination Management Plan
- Health and Education Precinct Master Plan
- Yippin Creek Structure Plan
- Draft Fernbank Creek and Sancrox Structure Plan

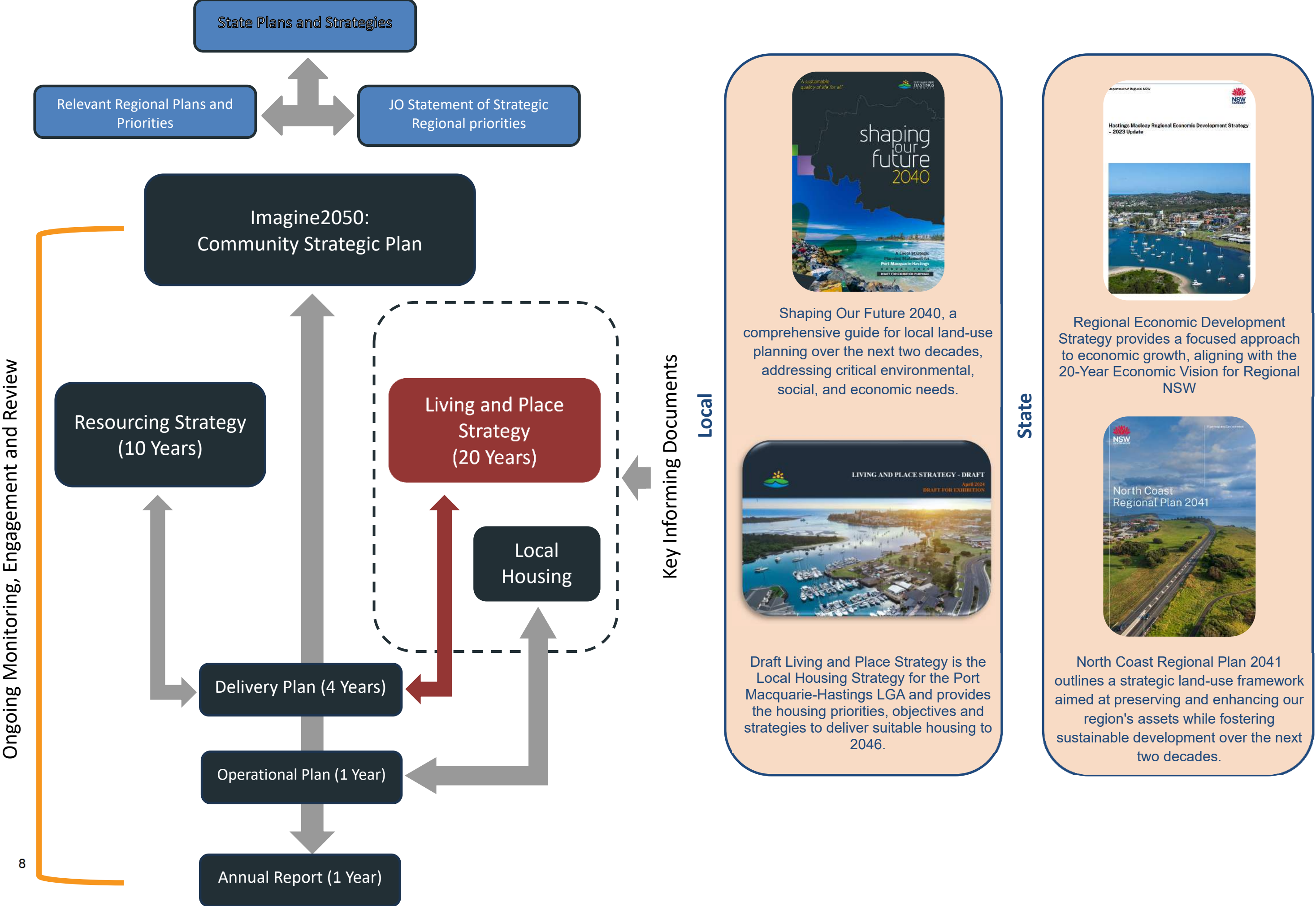
- Port Macquarie-Hastings Local Environmental Plan 2011
- Port Macquarie-Hastings Development Control Plan

State

- Hastings Macleay Regional Economic Development Strategy
- North Coast Regional Plan 2041
- Port Macquarie Regional City Action Plan 2036[†]
- Future Transport Strategy
- North Coast Regional Water Strategy
- NSW: Our Vision for Regional Communities 2022
- Making it Happen in the Regions: Regional Development Framework
- A 20-Year Vision for Regional NSW
- NSW Circular Economy Policy: Too Good to Waste 2019

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- Standard Instrument - Principal Local Environmental Plan

Figure 1 Council's Strategy and IPR Framework



What are we planning for?

This plan seeks to provide a framework to deliver 16,000 dwellings by 2046. To provide adequate detail the plan has split the LGA into five main planning areas:

- Port Macquarie
- Thrumster and Sancroix
- Wauchope
- Bonny Hills and Lake Cathie
- Camden Haven (including Kew and Kendall)

Land outside of these areas is expected to contribute to the regional dwelling supply and mix particularly in rural villages but this is not addressed in this plan.

Planning proposals to rezone land for a residential purpose outside of the areas identified below generally won't be supported unless the additional land is contiguous with an area identified or existing urban area and the extension is logical to ensure the orderly and timely development of the land. Planning proposal to rezone land for a residential purpose will not be supported in areas of known high environmental value.

The plan identifies infrastructure and other major constraints which will need to be addressed to ensure orderly and staged development and delivery of housing occurs. These are split into two categories Enabling and supporting.

Enabling infrastructure is infrastructure deemed to be integral to the servicing or development of the land. This is generally infrastructure which is required before development occurs. As such, Council must be ensured that this infrastructure can be delivered before progressing a planning (rezoning) proposal. It should be noted that the time from the commencement of a planning proposal to development on the ground and housing being built can take years depending on the scale of development proposed and this should be considered as part of infrastructure delivery. Council may be satisfied that enabling infrastructure delivery timetable at construction contracts or detailed design phase. Council may also be satisfied if a suitable agreement is in place to ensure delivery of required infrastructure such as a Planning Agreement.

Supporting infrastructure is infrastructure required to service the community but is best delivered alongside residential development or at a later date with design and consultation with the local community. This may include neighbourhood parks, community facilities and public domain improvements. While consideration should be given to the planning of this a planning (rezoning) proposal stage detail of this infrastructure is often best left to development assessment stage.

Growth and investigation areas are all subject to detailed Structure or Master Planning which will outline staging and sequencing. Planning Proposals for investigation areas will not be supported until a structure plan has been completed and is adopted by Council. Once a Structure Plan is adopted planning proposals will then be progressed in accordance with the staging and sequencing outlined in the structure plan.

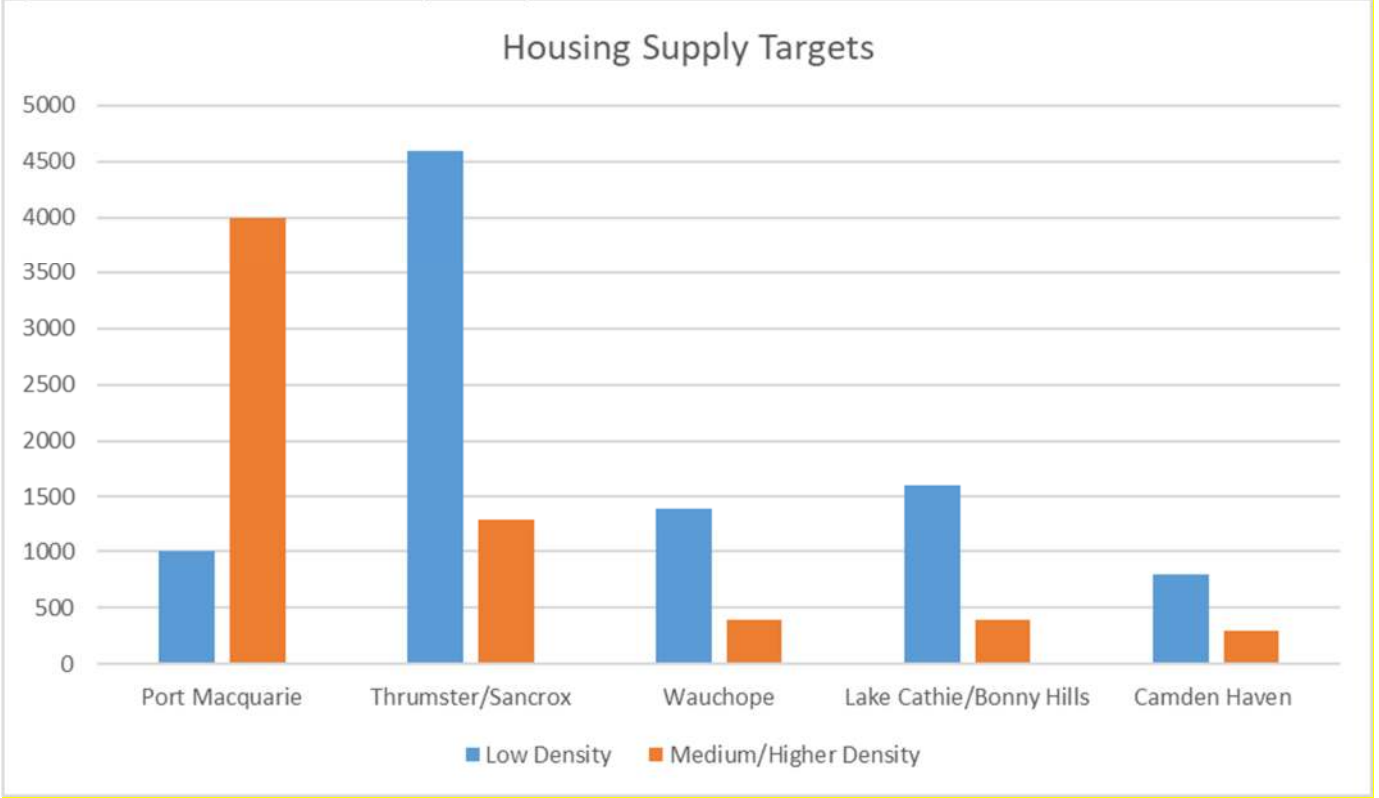


Future Demand and Supply

The Port Macquarie-Hastings Local Government Area (LGA) is forecast to increase by 28,664 people from 2021 to 2046, requiring a minimum of 15,327 dwellings. To ensure a suitable supply is delivered, it is recommended that Council target a total of 16,000 additional dwellings by 2046.

As we grow, providing a diverse housing stock is vital. As such, it is recommended that Council target providing 40% (6,400) of these dwellings in the form of medium or higher density development, such as town houses, terrace houses, apartments and units, etc. The remainder are expected to be provided in a lower density, such as separate houses or dual occupancies.

Figure 2 - Infill and Greenfield Growth by Planning Area/Catchment



The majority of the medium and higher density development expected to occur is within the Port Macquarie planning area with 4,200 of the 6,400 dwellings expected to occur in this area.

Table 1 - Housing Growth by Planning Area/Catchment

	Port Macquarie	Thrumster/ Sancrox	Wauchope	Lake Cathie/ Bonny Hills	Camden Haven
Low Density	1,000	4,600	1,400	1,600	800
Medium/Higher Density	4,000	1,300	400	400	300
Total	5,000	5,900	1,800	2000	1,100

Theoretical dwelling analysis

To determine if there is sufficient land zoned to meet the future housing needs based on existing growth, the Council is required to identify the theoretical development capacity in their existing land use controls, i.e., the number of additional homes permissible under the current planning controls. There are many approaches to determining development capacity. However, it essentially involves comparing the number of existing dwellings and the number of dwellings that would be if the current land use controls were fully developed. The methodology used in this plan is outlined further in the 'Methodology' section of this plan delivered.

The theoretical dwelling analysis includes all land zones for residential purposes and employment zones where residential development is permitted, including unsubdivided land, as shown in the maps and figures below.

Our theoretical dwelling analysis is not just about potential, but also about caution. We assume the highest development potential is realised across all potential development, but we are also aware of the many reasons that theoretical dwelling capacity may not be realised. This includes land constraints, challenges with redevelopment, utilisation of land for other purposes, and landowners not seeking to develop. As such, our analysis can guide existing capacity, but it should not be exclusively relied upon to meet minimum dwelling needs.

In our determination of the additional dwellings required to meet the housing targets, we have taken a proactive approach. We have sought to reduce the theoretical dwelling analysis by 20% across the board to create a 'buffer' to ensure a suitable supply is achieved. This proactive step is a testament to our commitment to meeting future housing needs.

Table 2 - Theoretical Dwellings Analysis and Buffer for Housing Supply

	Port Macquarie	Thrumster/ Sancrox	Wauchope & Beechwood	Lake Cathie/ Bonny Hills	Camden Haven
Theoretical Dwelling Capacity	4,053	2,648	193	1,419	1,200
Less 20%	3,242	2,118	154	1,135	960
Additional Dwellings Required by 2046	1,758	3,782	1,646	865	140

Planning for Growth

This plan outlines an aspiration to deliver approximately 16,000 dwellings across the LGA by 2046. It is important to ensure this growth occurs in a well-planned, staged and sequenced way. As such planning proposals for growth areas will not be supported until there is an adopted structure or master plans in place which identified detailed staging and sequencing of development. The Structure or Master Plans should also detail servicing and contributions requirements for development.

The figure below outlines what plans are expected to be delivered to achieve the dwelling aspirations of the plan and the needs of the community. The dwellings outlined are indicative and are subject to change as investigations progress.



Figure 3 - Site Specific Planning to Support Growth

Figure 4 - Strategic Plans and Hierarchy Required to Support Planning Proposals in Growth Investigation Areas



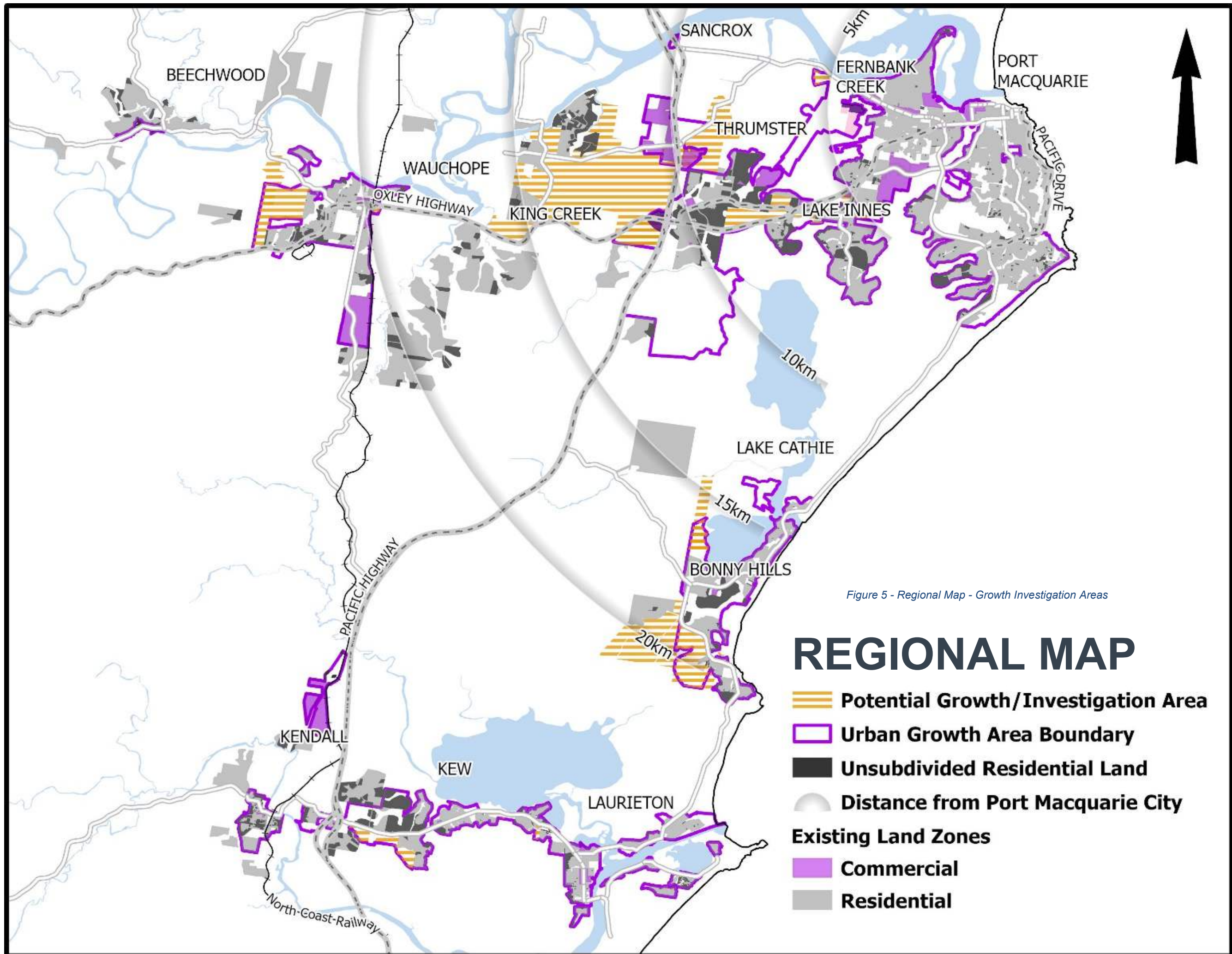
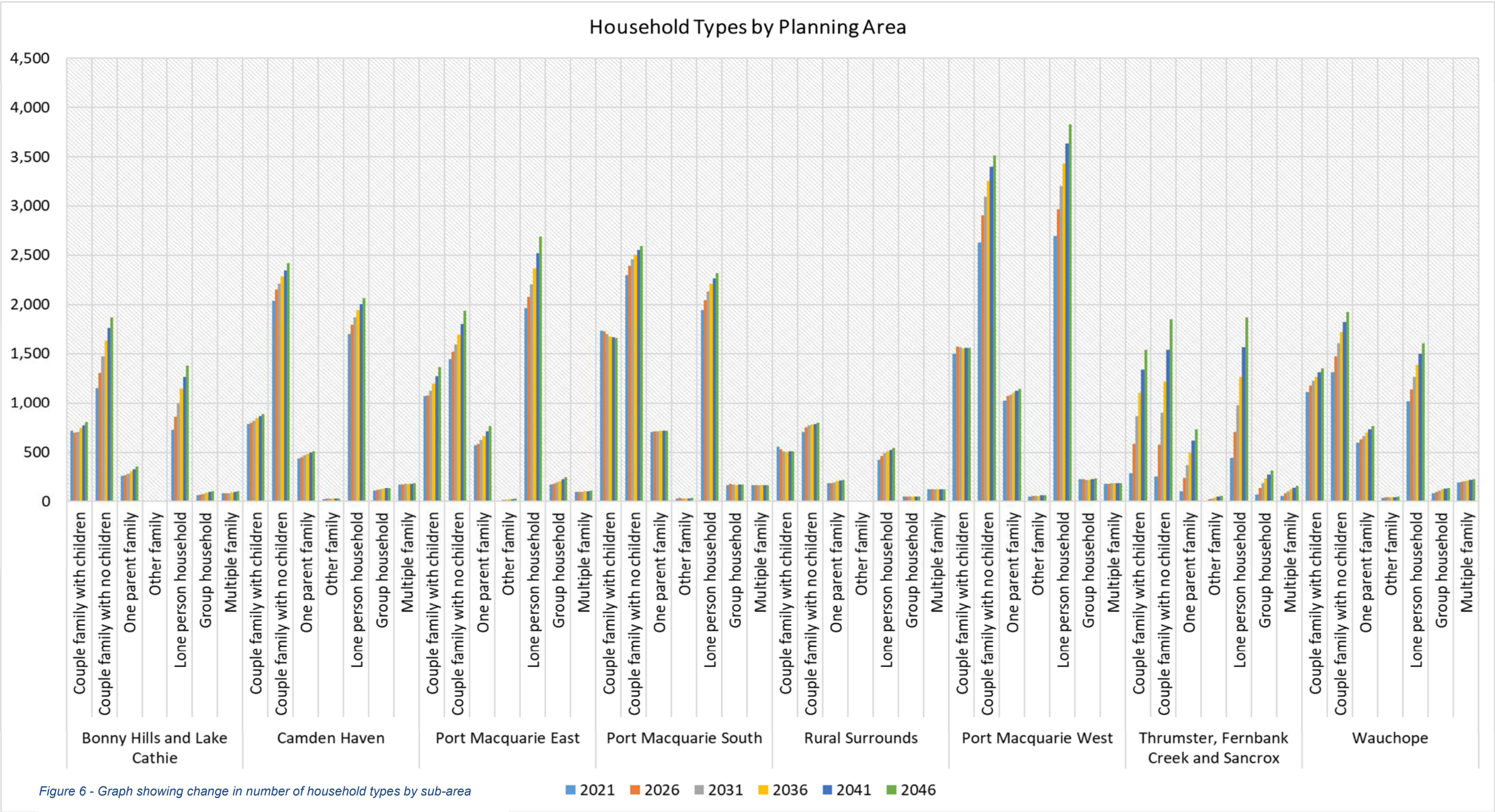


Figure 5 - Regional Map - Growth Investigation Areas

Town snapshot

Table 3 - Number of Dwellings Required by Planning Area

Planning Area	2026	2031	2036	2041	2046	Total
Port Macquarie	967	948	976	990	1,026	4,907
Thrumster and Sancrox	1,188	1,152	1,107	1,104	1,063	5,614
Wauchope	404	374	336	334	314	1,762
Bonny Hills and Lake Cathie	309	372	419	334	325	1,759
Camden Haven	276	202	213	183	198	1,072
Rural Surrounds	61	42	40	35	35	213
Total	3,205	3,090	3,091	2,980	2,961	15,327



Port Macquarie

Table 4 - Port Macquarie Population and Dwelling Forecast

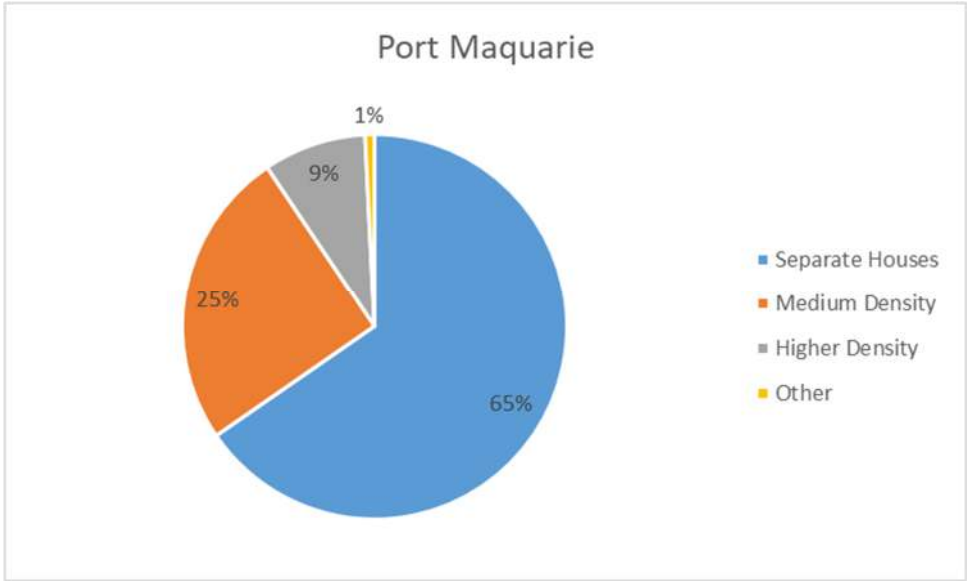
	2016	2026	2036	2046
Population	44,814	49,798	52,617	55,939
Dwellings	21,457	23,686	25,609	27,624

Port Macquarie is a regional city that provides higher order services to the LGA more broadly and the surrounding region of the Mid North Coast of NSW. Port Macquarie offers a diverse range of recreation activities for residents and visitors alike and has a strong economy based upon a strong employment base. Like most of the Mid North Coast, Port Macquarie does have an ageing population, and many retirees seek to call Port Macquarie home, which impacts housing demand and drives the need for high quality dwellings close to services.

Housing affordability has been an ongoing problem in Port Macquarie, with limited housing available for those on a lower income. Anglicare North Coast Housing Affordability snapshot 2023 found that of 65 rental properties on the market, only 5 were affordable for those on a low income.

Port Macquarie's housing stock is relatively homogenous, with 75% of all dwellings being detached houses (ABS 2021 Census). This breakdown has remained stable over the years. The North Coast Regional Plan, however, aims to diversify the housing landscape by targeting 40% of dwellings as medium and high density by 2041. This shift would cater to a wider range of residents, including downsizers, key workers, and first home buyers.

Figure 7 - Port Macquarie Dwelling Type by % of Total Dwellings



It is noted that lifestyle expectations tend to single dwellings on larger lots but this is unlikely to be achievable on a sustainable basis and managing expectations while providing a diverse housing stock of high quality will be required for a sustained cultural shift.

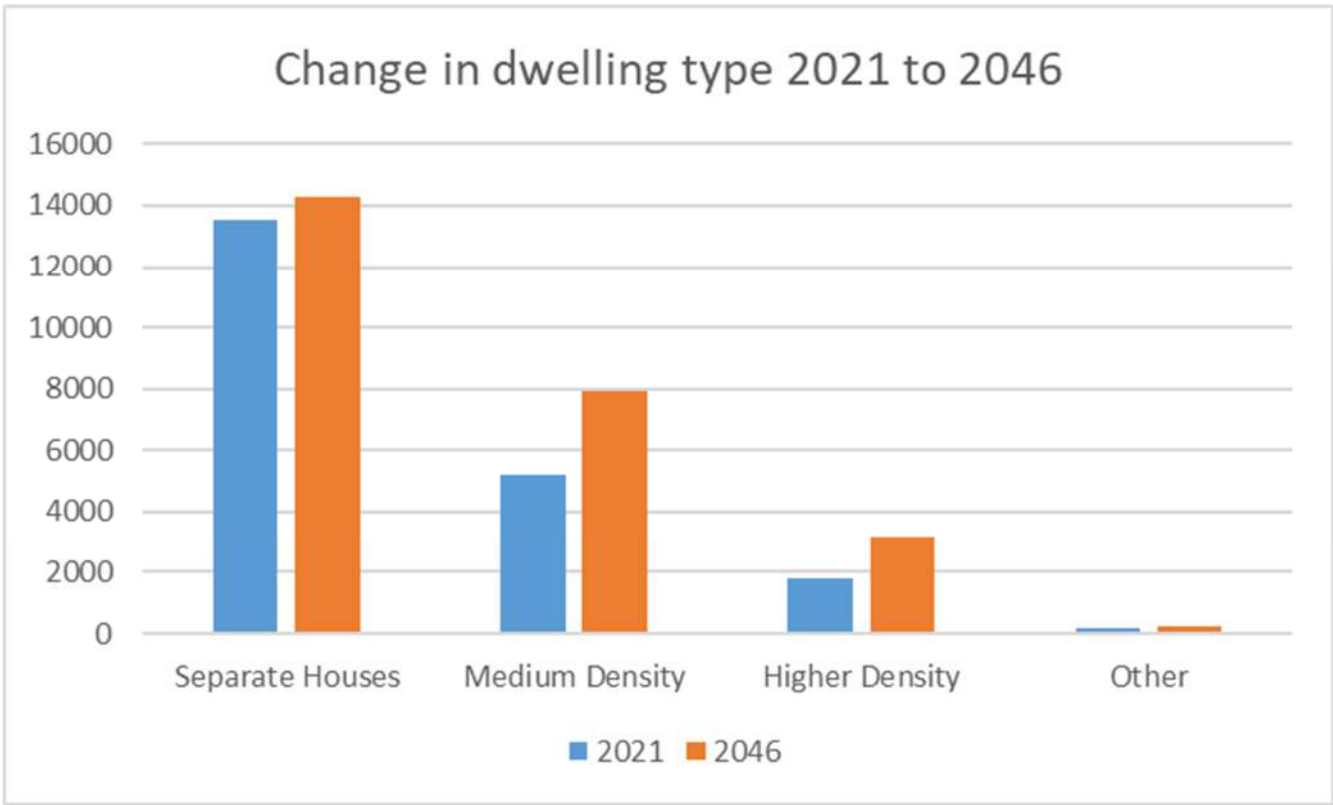
Future Growth

Based on the population projections there are approximately 5,000 additional dwellings required by 2046. There is limited greenfield land supply zoned within Port Macquarie. Still, a theoretical dwelling analysis identifies that there are conservatively 700 lots that are likely to deliver 1,000, which can be created from residential zones in the Port Macquarie area. Most of this land is located in the Lighthouse (incl. Emerald Downs), Innes Peninsular and South Lindfield areas.

The remaining dwellings would need to be catered for through infill development, a process that has been carefully planned. There is sufficiently zoned land for medium and high yield development within the City Heart and East Port Precincts. These precincts would be the focus areas for infill development with some low impact infill such as dual occupancies likely to occur through Port Macquarie.

Focusing infill development within key precincts will retain Local Character as Port Macquarie grows into a regional city. The precincts that will see the greatest change in 2046 are the City Heart, East Port, and Health and Education Precinct (HEP), and these areas will provide for approximately 4,000 additional dwellings across Port Macquarie.

Figure 8 - Change in Dwelling Type from 2021 to 2046



Enabling Infrastructure

Thrumster Wastewater Treatment Plant when constructed will take sewer loading off the Port Macquarie Sewerage Treatment Plant freeing up much needed capacity. Western parts of Port Macquarie will be directly serviced by the Thrumster Plant while additional infill development in the central and eastern parts of Port Macquarie will require capacity in the Port Macquarie Plant which will not be available without the Thrumster STP.

Ocean Drive Upgrade

Ocean Drive is a significant sub-arterial road which provides a north south transport connection. The duplication and intersection upgrades along Ocean Drive are already underway forming a \$111million upgrade.

Lake Road Upgrade

Lake Road services Port Macquarie's largest industrial precinct and one of the largest employment precincts. The road also forms an integral east/west connection for Port Macquarie, congestion along this road is regularly a problem. The upgrade of Lake Road is a priority to improve safety and reduce congestion.

Oxley Highway Upgrade - Lake Road and Wrights Road Intersection

Oxley Highway forms the main arterial and inter-regional highway into Port Macquarie. It also has the two most congested intersections which require improvements to reduce congestion and improve safety.

Supporting Infrastructure

Parks and Open Space Embellishments

As the population of Port Macquarie grows the green infrastructure will need to match. This will require improvements and embellishments to green and open space throughout the City. This may also require review and consolidation of open space particularly where surplus is identified. Improved open space particularly in central locations and in areas where infill development occurs will provide a vital lifestyle offering.

Aquatic Centre

The growing city of Port Macquarie will require a new aquatic centre; this is already identified as a key recreational need of the community.

Active Transport and Shared Path Connections

Active transport options for walking and cycling is important for how people get around town and recreate. As the city grows, active transport connections such as shared paths and cycleways should be prioritised to provide alternatives to driving.



Figure 9 - Health and Education Precinct Master Plan

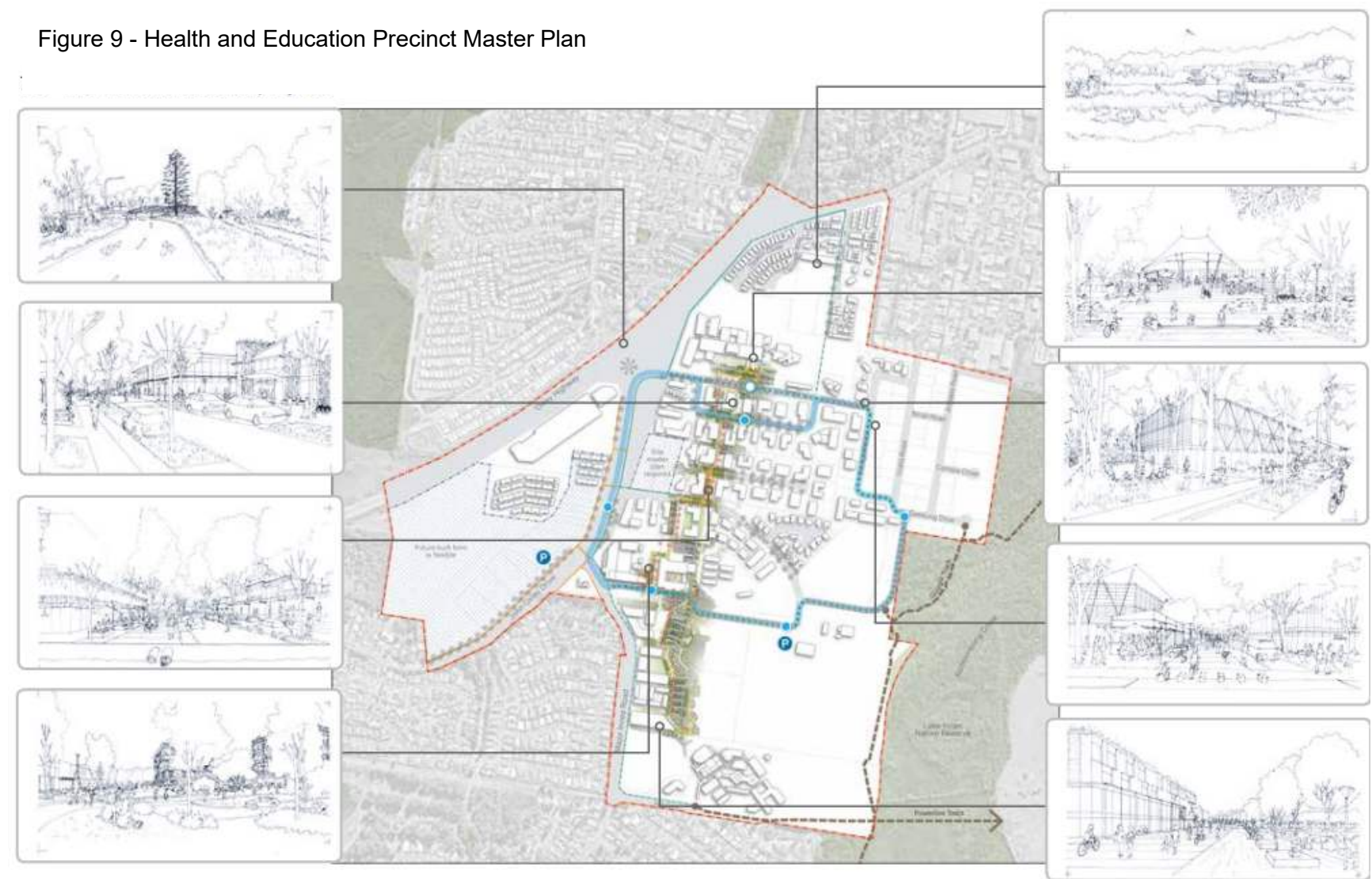
City Heart

Council has recognised the importance of the foreshore and public areas to the city, and the potential to integrate the area from Town Beach to Settlement City to create a fully-connected commercial, entertainment, residential and recreational city heart that offers a complete range of mixed and complementary uses and is accessible to people of all ages and abilities.

Residential uses in particular will help to bring activity and economic benefits with more people likely to use the streets at all times of the day and night, creating a family-friendly environment. People are also less likely to use their car, as activities and services are within easy reach.

Council's planning controls should be reviewed to ensure that the city heart will support and fuse economic, social and cultural pursuits to enrich and enliven all who live, work and visit. As the City Heart grows it vital to ensure appropriate planning controls and best practice urban design creates a space for all.

This will help to bring vibrancy to the city heart by supporting the reuse and refurbishment of upper levels of buildings for office, accommodation and residential use, and promoting new development. It will also promote a greater diversity of uses in retail centres, including housing and recreation to provide for changing retail activities and lifestyle choices.



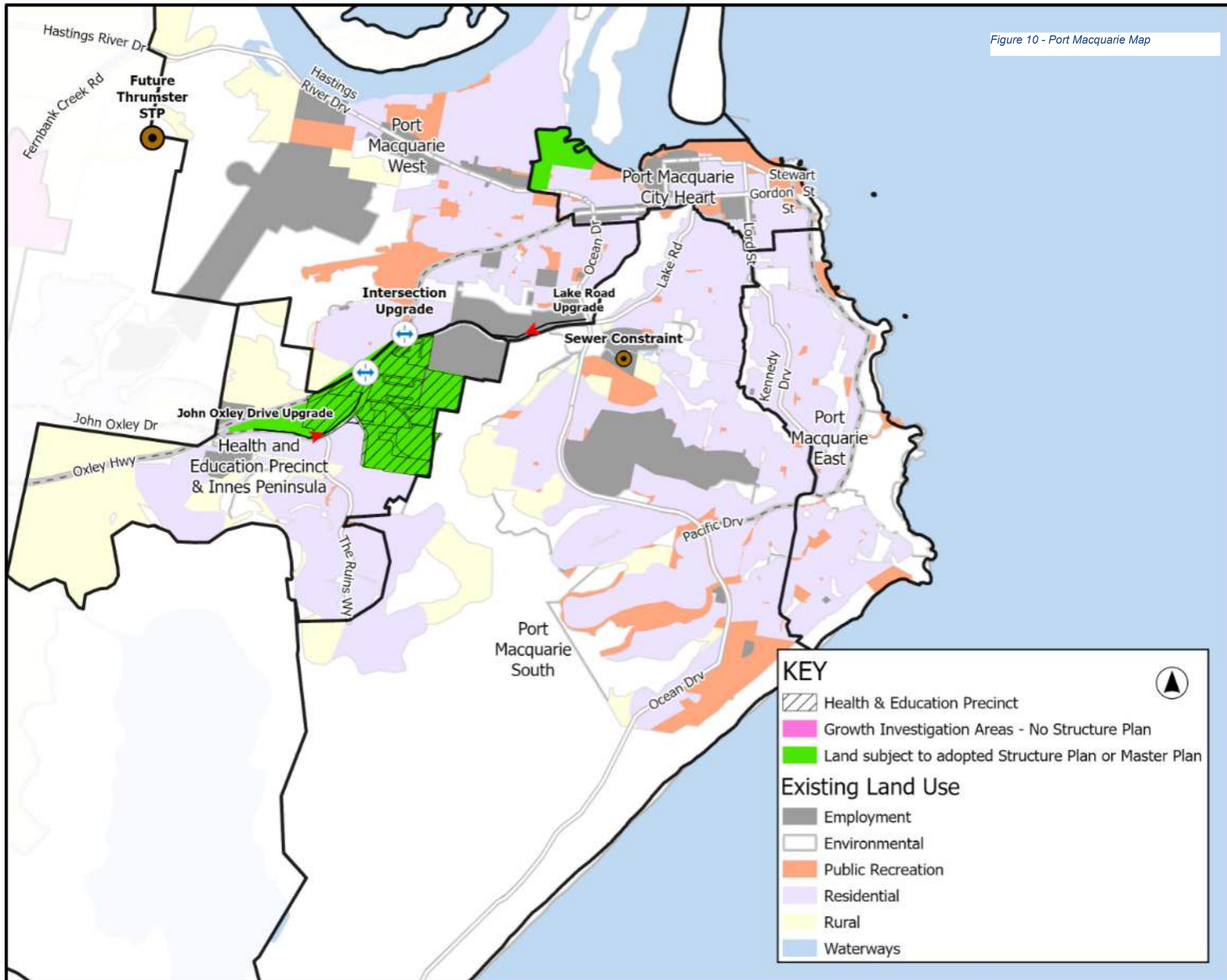
Health and Education Precinct (HEP)

Council have developed a master plan for the Health and Education Precinct (HEP). The aim is to transform the precinct into to a centre of excellence for education, training and health, The HEP will help position Port Macquarie as an increasingly competitive destination for university students, health care professionals and the broader community.

Key to success is encouraging appropriate development that will support and foster a range of learning models and health-related services within an accessible, high amenity, attractive public realm. The precinct is home to the Port Macquarie Base Hospital, Charles Sturt University, the Shared Health, Research and Education Campus (SHREC) supporting CSU, UNSW and University of Newcastle initiatives, St Columba Anglican School, and the Lake Innes Shopping Village.

The precinct will provide a wide variety of accommodation offerings for key workers and students through infill development and purpose built accommodation. The precinct is expected to provide between 800 and 1,400 dwellings along with additional health and education facilities.

Figure 10 - Port Macquarie Map



Thrumster & Sancrox

Table 5 - Thrumster and Sancrox Population and Dwelling Forecast

	2016	2026	2036	2046
Population	1,548	6,866	12,481	17,488
Dwellings	607	2,484	4,744	6,912

Thrumster, Fernbank Creek and Sancrox are land release areas identified to provide the residential and commercial land required to support the growth of Port Macquarie until and past 2046. Thrumster has provided a major land release for Port Macquarie for over 10 years and is now home to over 3,000 people. As Thrumster continues to grow and later Fernbank Creek and Sancrox the area is expected to grow into its own town ship of approximately 20,000 people.

Thrumster

Thrumster is the first part of this area to develop and will be the centre of employment and services for this area. It is important that as this area develops there are suitable local employment opportunities and services for the local residents. Port Macquarie is expected to continue to provide higher order services but day to day needs should be met in the local area.

Thrumster has capacity within the existing zoning for up to 2,000 additional dwellings and will provide employment, retail and health services to the greater Thrumster/Sancrox area as it develops.

Fernbank Creek and Sancrox

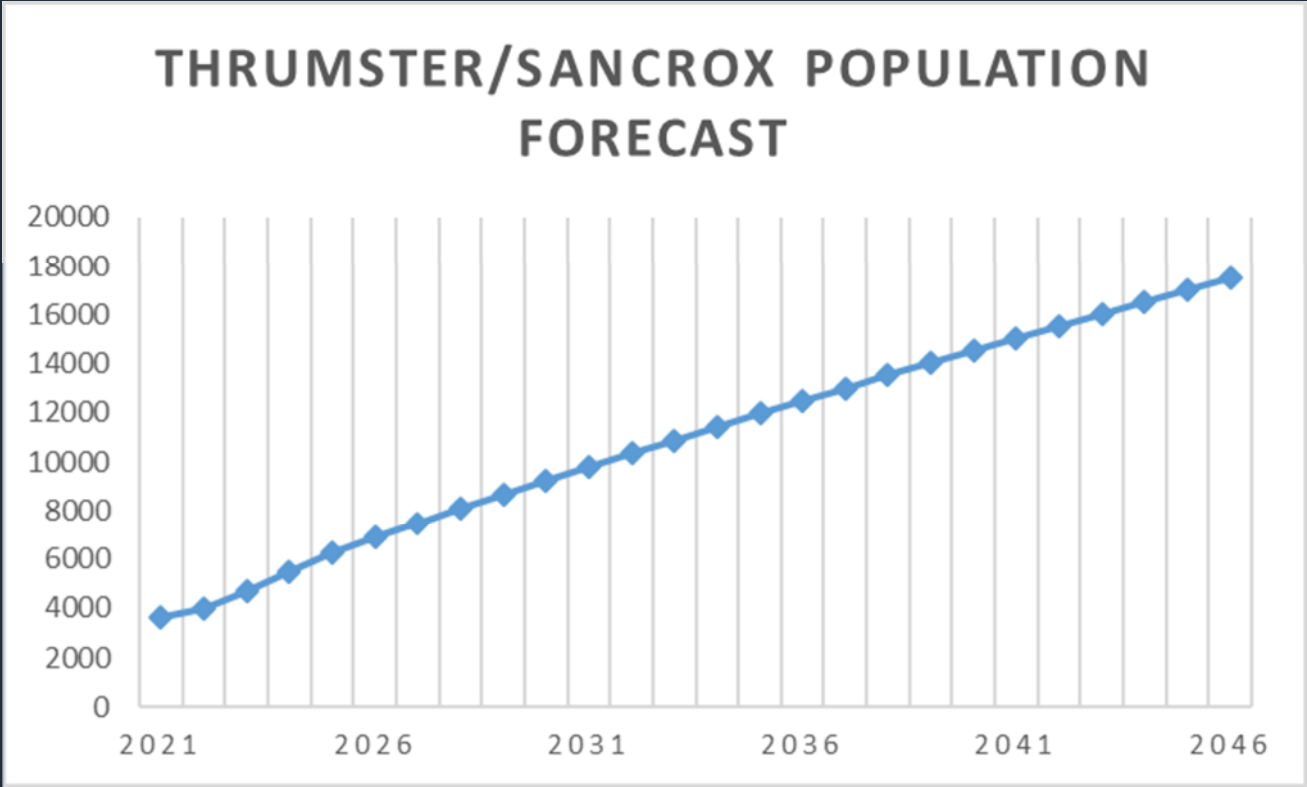
Fernbank Creek and Sancrox planning investigation area has been subject to a draft Structure Plan. The draft structure plan makes land use planning recommendations for the area and outlines a vision for the area as follows.

Fernbank Creek and Sancrox will provide opportunities for sustainable conservation and development as a network of well-serviced villages set within a framework of environmental corridors and rural landscapes.

Land use and development will respect the area’s important environment, heritage and local character and ensure the establishment of highly liveable, unique and thriving communities. An efficient and effective pedestrian, cyclist, public transport and road network will provide good access between the villages and existing services, employment, social and recreational opportunities.

The draft Structure Plan identifies six major sub precincts includings Fernbank Creek, Bushlands Drive Environmental Living, East Sancrox, Central Sancrox, West Sancrox and Rural Residential Living. It is anticipated the structure plan area will accommodate between 4,000 and 4,500 dwellings.

Figure 11 - Thrumster and Sancrox Population Growth Forecast



Lake Innes

The Lake Innes area, primarily located off Lake Innes Drive, makes up much of the rural land within the current Urban Growth Area Boundary. As investigations have progressed, some areas identified outside the urban growth boundary have been found to be more suitable for future growth than areas within the current boundary.

This includes the large area identified in the locality of Lake Innes. This area has no access to reticulated water and sewer networks, and service in this area is likely to be challenging. The area is also ecologically sensitive, with high environmental coastal wetlands. It is unlikely this area will be suitable for urban development in the long term. Access is also a challenge, as this area is currently solely accessed via the Pacific Highway. If the area were to be further developed, access would need to be provided via bridging over Karikeree Creek. This plan does not recommend proceeding with urban zonings in this area at this stage, and it is unlikely this land will be required on the forward planning horizon of this plan.

Theoretical Dwelling Analysis

Table 6 - Theoretical Dwelling Analysis Thrumster Sancrox

Zones	R1	R3	R4	R5/RU5	E zones and MU1	Total
Thrumster - Sancrox	2,031	190	N/A	200	227	2,648

As outlined above to ensure there is suitable land zoned residential a 20% 'buffer' has been applied as land is unlikely to be developed to its maximum potential. Based on this the total number of dwellings likely to be built on land currently zoned residential but undeveloped is approximately 2,118. Considering the forecast population growth and considering the theoretical dwelling analysis undertaken which includes zoned land undeveloped and unsubdivided the Thrumster-Sancrox area will require a minimum of 3,782 additional dwellings by 2046.

Potential Future Growth

As outlined above Council has developed a draft Structure Plan to provide detailed investigations of potential growth areas identified in Council's Urban Growth Management Strategy (UGMS). The draft splits into four main precincts, each is proposed to delivery urban type residential development through a mix of densities and local/neighbourhood commercial services.

Table 7 - Potential Additional Dwellings by Investigation Area

Investigation Area	Potential Dwelling Yield Subject to Rezoning Process
East Sancrox	1,200 Dwellings
Fernbank Creek	1,200 Dwellings
Central Sancrox	1,600 Dwellings
West Sancrox	800 Dwellings

In total these investigation areas are anticipated to provide up to 4,800 dwellings this coupled with the existing dwelling capacity within currently zoned land is expected to be sufficient to meet the growth demand to 2046 and beyond. Careful consideration of densities should be given when zoning future land as limited suitable areas for growth means there is a need to get the most out of these areas. The above dwelling yields are based upon achieving approximately 40% of new growth in the form of medium density or small lot development.

It should be noted that 4,800 dwellings are about 1,000 more dwellings than that forecast to be required by 2046. The Fernbank Creek and Sancrox area is in the process of being structure planned which will provide greater detail regarding specific yields, sequencing and staging. It should also be noted as per the North Coast Regional Plan, Council is seeking to maintain a minimum supply of 10 year of zoned land capacity.

Enabling and Supporting Infrastructure

Cowarra Water Supply Scheme

Cowarra water works is essential to provide sufficient water supply to greater Thrumster Sancrox area. The proposed works will provide additional reservoir capacity required for growth along with suitable water treatment technology.

Thrumster Wastewater Treatment Plant

The Thrumster STP is essential for the development and growth of the Thrumster/Sancrox area further zoning of residential land cannot be supported until the Thrumster STP is delivered to service this area. The Thrumster STP will provide sewer treatment capacity for Thrumster, West Lindfield, Fernbank Creek and Sancrox.

Oxley Highway Upgrade

For the development of Sancrox the Oxley Hwy will require essential upgrades for safety and to help relieve congestion. The upgrades include improvements to the interchange with the Pacific Highway (the Donut) and the intersection with the Billabong Drive/approved Highway Service Centre.

Thrumster Street Extension

Thrumster street extension is a road extension from the roundabout at Frogs Road and Wambuyn Drive to John Oxley Drive at Thrumster the road would connect with Chancellors and College Drive in Thrumster and connect Thrumster with Fernbank Creek and Sancrox.

Road Upgrades

Various road and intersection upgrades will be required to progress the development of this planning and investigation area including but not limited to:

- Fernbank Creek Road Upgrade
- Hastings River Drive Upgrade
- Sancrox Road Upgrade
- Rawdon Island Road Upgrade

Biodiversity

Comprehensive assessment of biodiversity is required and proposed development must avoid areas of known high environmental value and this land should be protected.

Supporting Infrastructure

Significant supporting infrastructure is required to support the quickly growing community this includes:

- Regional Sports Fields
- Open Space network and Neighbourhood Parks
- Shared Path Network
- Education Facilities
- Library and Community Centre

Table 8 - Infrastructure/Growth Area Matrix

Infrastructure Required	Fernbank Creek Precinct	Eastern Sancrox Precinct	Central Sancrox Precinct	Western Sancrox Precinct	Bushlands Dr Environmental Living	Rural Residential Living
Cowarra Water Supply Scheme	✖	✖	✖	✖	✖	✖
Thrumster Wastewater Treatment Plant	✖	✖	✖	✖		
Oxley Highway Upgrade		✖	✖	✖	✖	✖
Active Transport Connections (Xing Pacific Hwy)		✖	✖	✖	✖	✖
Thrumster Street Extension	✖		✖	✖		
Fernbank Creek Road Upgrade	✖		✖	✖		
Sancrox Road Upgrade			✖	✖		
Rawdon Island Road Upgrade				✖		✖

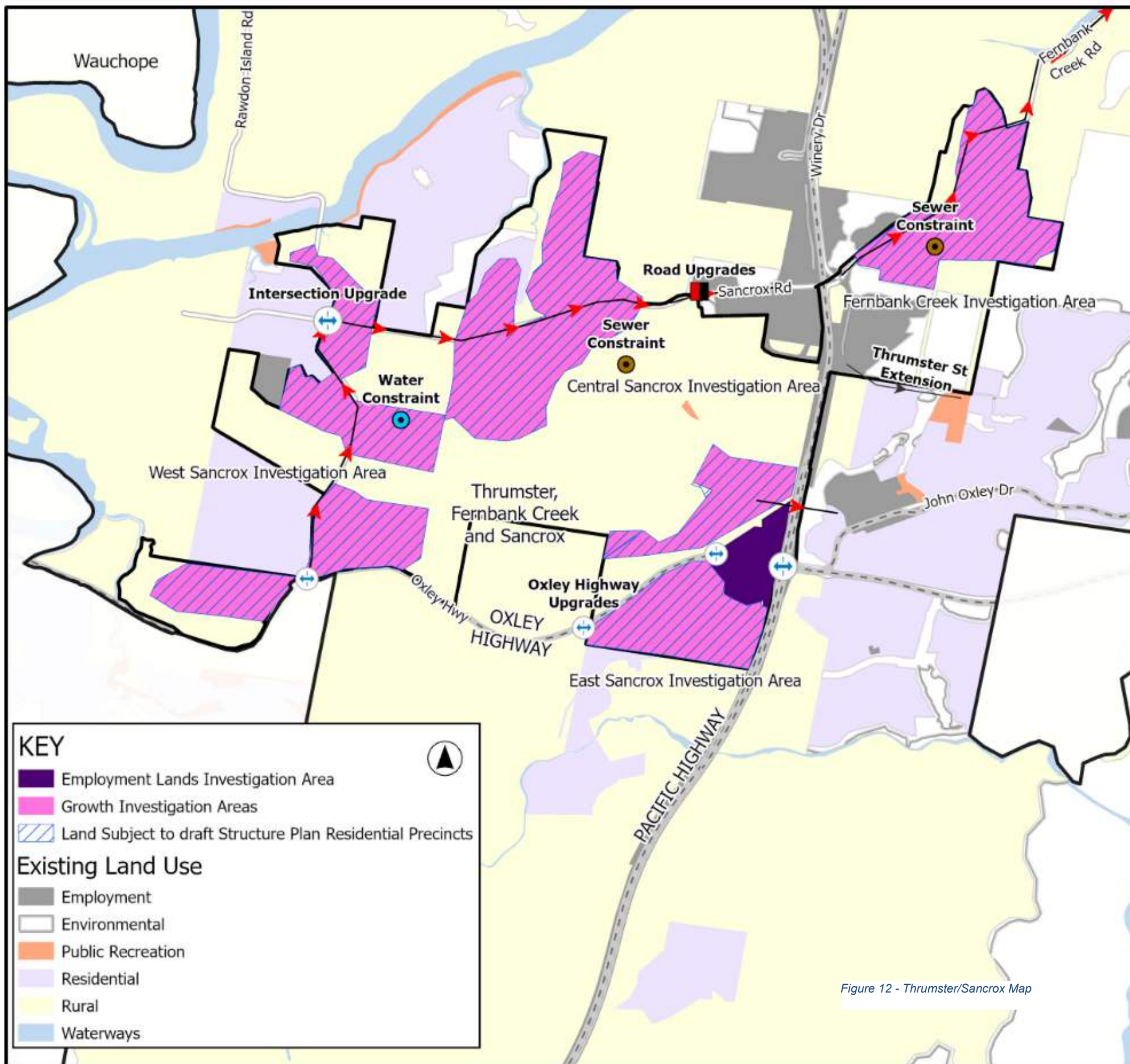


Figure 12 - Thrumster/Sancrox Map

Wauchope

Table 10 - Wauchope Population and Dwelling Forecast (REMPAN 2024)

	2016	2026	2036	2046
Population	11,151	12,502	13,941	14,860
Dwellings	4,403	4,999	5,708	6,353

Wauchope is the Port Macquarie-Hastings largest inland town. Wauchope has a rich history and unique rural character. Wauchope has a history of being a service town for the thriving agricultural and timber industries of the broader Hastings region. Wauchope’s role in the region has changed over time however, Wauchope still provides important services to its residents and surrounding rural areas and villages.

Wauchope’s distinct rural character makes it an attractive place for people to live and visit. Productive rural lands and industries surrounding the township are vital to the character of Wauchope and should be protected.

Infill

As Wauchope grows a diverse housing offering will be important to ensure the housing needs of the current and future community are met and this will require a greater amount of infill development. Infill development may take many forms such as low intensity infill such as dual occupancy type developments to medium or higher density developments such as townhouses and shop-top housing.

This plan is targeting a minimum of 400 infill dwellings which is approximately 22% of the forecast demand by 2046. This will contribute to the LGA overall meeting the 40% target of infill or medium density and smaller lot development.

The majority of infill growth should be focused around the town centre with a focus on land within 800m (10min walk) of the main street). The central areas of Wauchope do experience stormwater challenges and localised flooding in rain events which would need to be addressed for the protection of life and property. If flood risks can be effectively managed zoning and other planning controls may require review to ensure suitable densities can be achieved while maintaining local character.

It is recommended Council undertake a Town Centre Master Plan at Wauchope which identifies suitable locations and controls for increased density.

Theoretical Dwelling Capacity

Table 9 - Theoretical Dwelling Analysis Wauchope incl. Beechwood

Zones	R1	R3	R4	R5/RU5	E zones and MU1	Total
Wauchope - Beechwood	30	N/A	N/A	130	33	193

Wauchope theoretical dwelling analysis includes Beechwood due to its proximity to Wauchope and inclusion in the Wauchope planning catchment for population forecasts. As outlined as theoretical dwelling analysis is unlikely to be fully realised, as such, a 20% ‘buffer’ has been applied resulting in a theoretical dwelling capacity of 154.

Based upon the forecast population growth and the theoretical dwelling analysis undertaken the Wauchope area including Beechwood will require a minimum of 1,646 additional dwellings by 2046.

Yippin Creek

Yippin Creek is a structure planned area directly west of Wauchope. The area is expected to provide for greenfield growth for Wauchope and has the potential to facilitate approximately 1,000 additional dwellings subject to biodiversity and ecological constraints. The development of this area has stalled due to infrastructure constraints, particularly the lack of flood free access. The main access to the Yippin Creek precinct is via Beechwood Road which is subject to closure in flood events.

Council is planning upgrades to Beechwood Road which would provide more resilience to flood risk for this future community. The Beechwood Road upgrade is considered enabling infrastructure and Council should ensure a pathway to delivery before supporting planning (rezoning) proposals. Council is committed to upgrading Beechwood Road and Steels Bridge and was successful with a \$5million grant and Council will provide the additional funds (estimated \$9 million) to initiate and deliver this upgrade.

Yippin Creek is expected to house over 2,000 residents. While Wauchope is expected to provide the community health, education, employment and commercial services, the Yippin Creek precinct should provide opportunity for neighbourhood shopping and services. Medium density development near neighbourhood shops and open space should be supported and encouraged to provide smaller dwelling options for changing demographics. Smaller dwellings are likely to become increasing in demand for first home buyers and to allow for downsizing of an ageing population.

North Yippin Creek and Crosslands Investigation Area

If the Yippin Creek Structure Plan area is fully developed and the infill targets are met, this will result in approximately 1,400 dwellings by 2046. This would fall short of the forecast 1,646 dwellings required. Due to this an area north of Yippin Creek has been identified for long term investigation. This land would be subject to further investigations for suitability and structure planning.

The area identified would need to be further studied to consider holistic impacts on biodiversity and ecology, to better understand flood and bushfire risk and to consider impact on agricultural land and particularly impacts on important farmland. It is important that future investigations identify how agricultural land can be protected and remain productive into the future and any potential conflicts are mitigated.

Enabling and Supporting infrastructure

Beechwood Road Upgrade

The upgrade to Beechwood road including flood resilience and safety improvements are integral to unlock the Yippin Creek Structure Plan area and a pathway to deliver this upgrade is required prior to the rezoning process.

Water and Sewer Network Improvements

Various network upgrades are required to service the growth expected in Wauchope this includes mains replacements and upgrades to pump stations which

Hastings Regional Sporting Complex is a regional level sport precinct proposed to service Wauchope and surrounding region and is considered an essential piece of infrastructure for the liability of the area.

Parks and Open Space Embellishments

As the population of Wauchope grows the green infrastructure will need to match. This will require improvements and embellishments to green and open space. This may also require review and consolidation of open space particularly where surplus is identified. Improved open space particularly in central locations and in areas where infill development occurs will provide a vital lifestyle offering.

Active Transport and Shared Path Connections

Active transport options for walking and cycling is important for how people get around town and recreate. Active transport connections such as shared paths and cycleway should be prioritised to provide alternatives to driving.

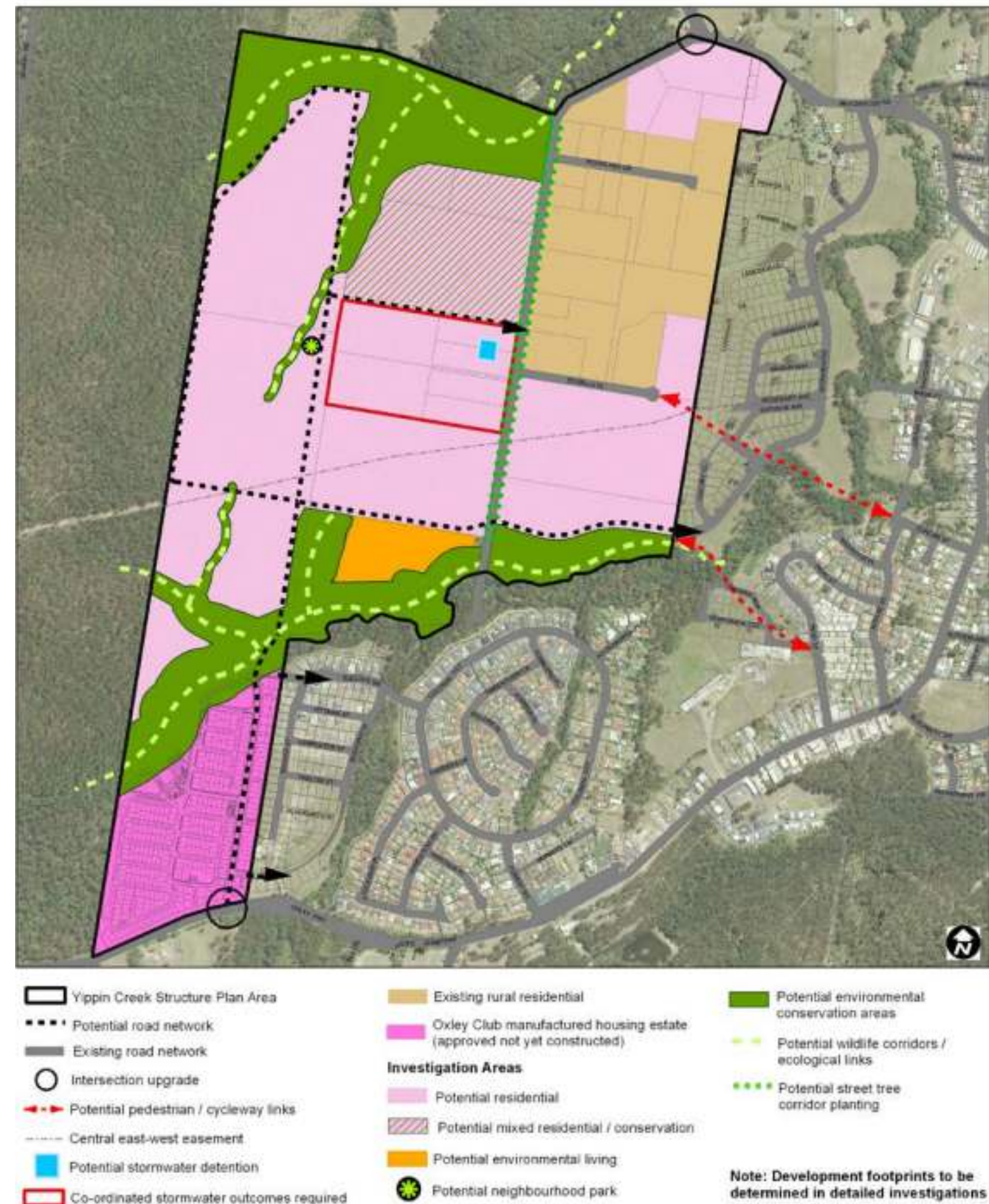
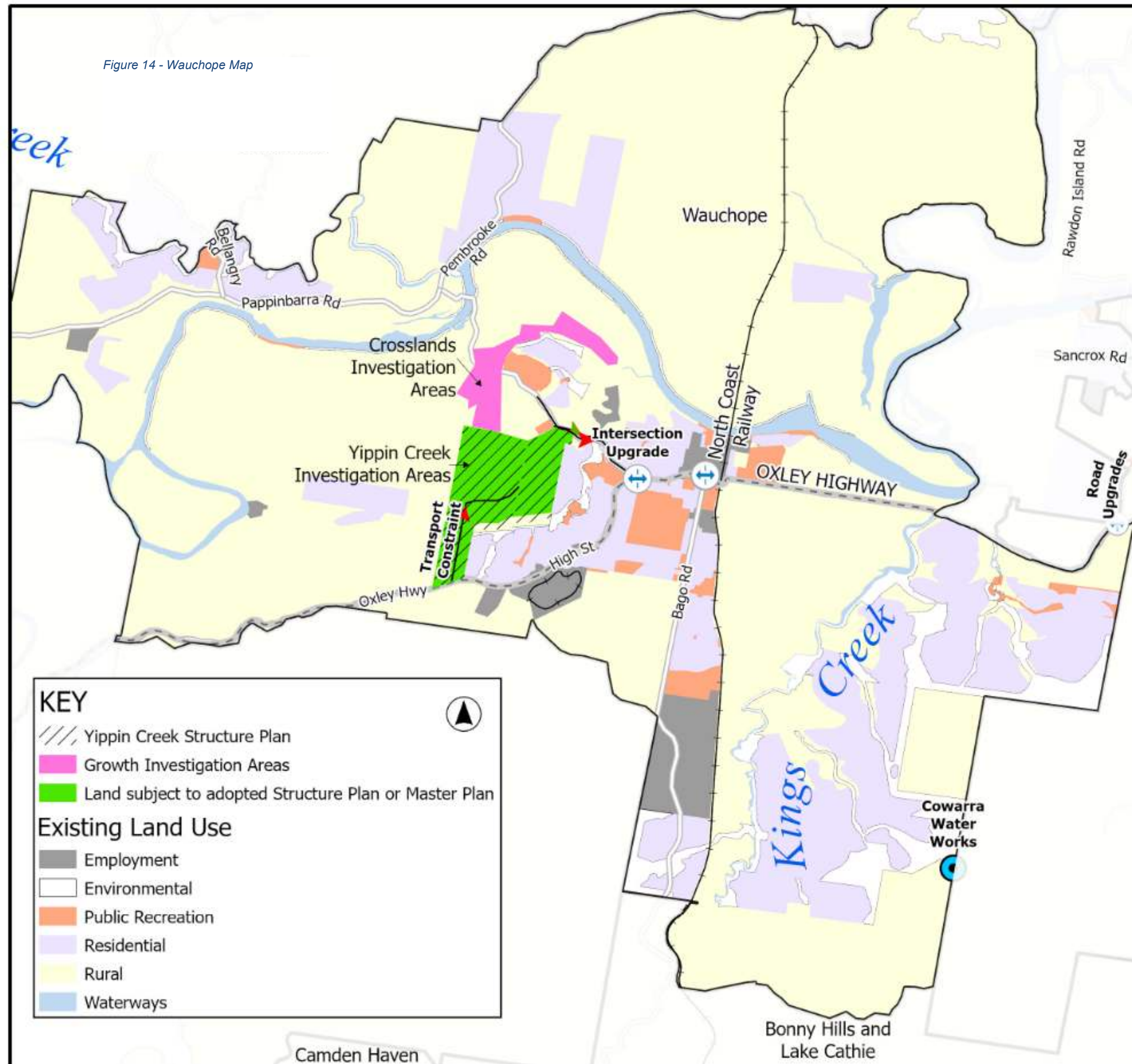


Figure 13 - Yippin Creek Structure Plan Map

Figure 14 - Wauchope Map



Bonny Hills & Lake Cathie

Table 12 - Bonny Hills and Lake Cathie Population and Dwelling Forecast

	2016	2026	2036	2046
Population	6,465	7,815	9,286	10,557
Dwellings	2,921	3,580	4,371	5,030

Bonny Hills and Lake Cathie are two coastal towns offering a blend of nature and beachside lifestyle. Both towns three to four thousand people. The towns are located close together and offering coastal lifestyle 20minutes south of Port Macquarie.

Bonny Hills and Lake Cathie are a popular holiday destination with beautiful beaches and is home to the second largest estuarine lagoon in NSW. Residents and visitors can delight in a number of spots to enjoy fishing and swimming, children's playgrounds, picnic and barbeque facilities, and even encounter local native wildlife including koalas, kangaroos and pelicans.

Residents are an urban mix of young families, business people and retirees. Distinguishing features are a seaside village atmosphere; substantial areas of native flora and open space; businesses dispersed throughout; and a strong community spirit with many active community organisations including a significant surfing fraternity.

Theoretical Dwelling Capacity

Zones	R1	R3	R4	R5/RU5	E zones and MU1	Total
Lake Cathie - Bonny Hills	665	490	N/A	2	262	1,419

As outlined above to ensure there is suitable land zoned residential a 20% 'buffer' has been applied as land is unlikely to be developed to its maximum potential. Based on this the total number of dwellings likely to be built on land currently zoned residential but undeveloped is approximately 1,135. Based upon the forecast population growth and the theoretical dwelling analysis undertaken the Lake Cathie and Bonny Hills area will require a minimum of 865 additional dwellings by 2046.

West Lake Cathie Investigation Area

West Lake Cathie Investigation Area is located north of Houston Mitchell Drive and forms a northern extension of Forest Parkway on cleared land located between Lake Cathie and Queens Lake Nature Reserve. The area is likely to hold important ecological values and existing stands of vegetation should be retained and ecological corridors connecting reserves should be enhanced and expanded.

The investigation area is anticipated to provide approximately 500 dwellings of varying densities from medium density development facing the abundant open space which should be enhanced to provide neighbour amenity and character. Small neighbourhood shops and services may be required to provide for neighbourhood needs. Higher order services such as supermarket and health services will be provided for in Lake Cathie/Rainbow beach.

Stormwater management and enhancement of stormwater quality in run off is paramount to the success of any development. Negative impacts on water quality in Lake Cathie will not be supported and a neutral or beneficial effects approach should be implement as per NSW Water guidelines [NorBE-User-Guide-for-Consultants-2022.pdf \(watersnsw.com.au\)](https://www.watersnsw.com.au/NorBE-User-Guide-for-Consultants-2022.pdf)

Upgrades to infrastructure will be required to facilitate a planning proposal for the site. Infrastructure required to support the change in zone include upgrades to Houston Mitchell Dr and upgrades to the Water and Sewer network to support growth and provide adequate capacity. A secondary access to the north of the site is likely to be required for emergency access and egress for firefighting purposes.

McGillivray Road Investigation Area

McGillivray Road Investigation Area, is located at the western end of McGillivray Road the area is predominantly cleared historically with dispersed trees and stands of vegetation. Established vegetation should be retained where possible and wildlife corridors should be protected and enhanced.

The area subject to investigation has an area which would provide for 400 to 500 dwellings of varying sizes. Any planning proposal for the site would need to address and outline the provision of relevant infrastructure upgrades including upgrade to McGillivray Road and Ocean Drive, realignment of Ocean Drive to the west of Bonny Hills and relevant upgrades to the water and sewer network including treatment capacity. Bio-certification of the site may be suitable and it is recommended this is investigated prior to any planning proposal.

West Bonny Hills Investigation Area

West Bonny Hills Investigation Area is located directly west of the McGillivray Road investigation and bounded to the north by Bonny View Drive. The area is covered by scattered tree covering and is identified as potential Koala Habitat. The area would require extensive biodiversity investigation and will likely require a bio-certification to ensure adequate protection of ecological values. It should be noted similar to the McGillivray Road investigation area the site is affected by coastal wetlands which must be protected and have adequate buffers applied.

The investigation is large, covering over 200 hectares in area. All of the area is unlikely to be suitable for residential development. This area contains many constraints including wet lands

and areas of potential high environmental value which require further investigation before proceeding to detailed structure plan. If suitable to proceed to the structure planning phase, the number of dwellings is likely to meet the need for local services to be provided this would include neighbourhood shops and services. Higher order services such as larger retail and medical services will provided in Lake Cathie, with further services such as hospital provided in Port Macquarie.

A detailed Structure plan would be required prior to any planning proposal outlining staging and sequencing of development in West Bonny Hills. Any planning proposal for the site would need to address and outline the provision of relevant infrastructure upgrades including upgrades to Ocean Drive, water and sewer network and the provision of open space and relevant embellishment. It is important the development provides for east/west pedestrian and cycling connections across Ocean Drive.

Potential Future Growth

Several growth investigation areas are identified to facilitate the orderly growth of Lake Cathie and Bonny Hills. The areas require master planning and comprehensive infrastructure planning to ensure their suitability for rezoning.

Table 13 - Potential Number of Dwellings by Bonny Hills/Lake Cathie Investigation Areas

Investigation Area	Potential Dwelling Yield Subject to Rezoning Process
West Lake Cathie	500 Dwellings
McGilvray Road	400 - 500 Dwellings
West Bonny Hills	1,000+ Dwellings

In total these investigation areas are anticipated to provide up to 2,000 dwellings this coupled with the existing dwelling capacity within currently zoned land is expected to be sufficient to meet the growth demand to 2046 and beyond. Careful consideration of densities should be given when zoning future land as limited suitable areas for growth beyond the land identified.

It should be noted that this significantly exceeds the 865 additional dwellings required in addition to the existing zoned capacity. There are several reasons for this and it should be noted these areas will be subject to detailed structure planning which may find areas which are unsuitable for development resulting in lower yield than expected. It is important Council maintain a suitable supply of zoned land in the long term.

Council should ensure there is diversity in supply and development over the forward planning horizon. It is expected that a minimum of 400 dwellings are provided through medium density or infill development equalling approximately 22% of forecast growth. New growth areas should be investigated with a mix of densities in mind to assist with Council’s target of 40% medium and higher density development.

Enabling Infrastructure

Cowarra Water Supply Scheme

The Cowarra water supply works and Southern Arm Trunk Main a vital infrastructure upgrades to ensure adequate water capacity to cater for growth.

Bonny Hills Wastewater Treatment Plant Upgrade

An upgrade to the Bonny Hills Wastewater Treatment Plant to increase sewerage treatment capacity is required to ensure suitable infrastructure capacity to service expected growth.

Houston Mitchell Drive Upgrades

Safety upgrades to Houston Mitchell Drive including an upgrade to the intersection of Houston Mitchell Drive and Forrest Parkway.

Ocean Drive Upgrade Stage 1

Safety upgrades and upgrades to intersections to cater for development as outlined in Council’s Corridor Strategy. Delivery of active transport infrastructure such as shared paths and safe crossing points across Ocean Drive.

Ocean Drive Upgrade Stage 2

Longer term improvements to Ocean Drive including duplication of Ocean Drive between Seaside Drive and Houston Mitchell Drive and realignment of Ocean Drive west of Bonny Hills.

Table 14 - Infrastructure/Growth Matrix Lake Cathie and Bonny Hills

	Lake Cathie West	McGilvray Road	Bonny Hills West
Cowarra Water Supply Scheme	✖	✖	✖
Bonny Hills Wastewater Treatment Plant Upgrade	✖	✖	✖
Houston Mitchell Drive Upgrade	✖		
Ocean Drive Upgrade Stage 1	✖	✖	✖
Ocean Drive Upgrade Stage 2		✖	✖

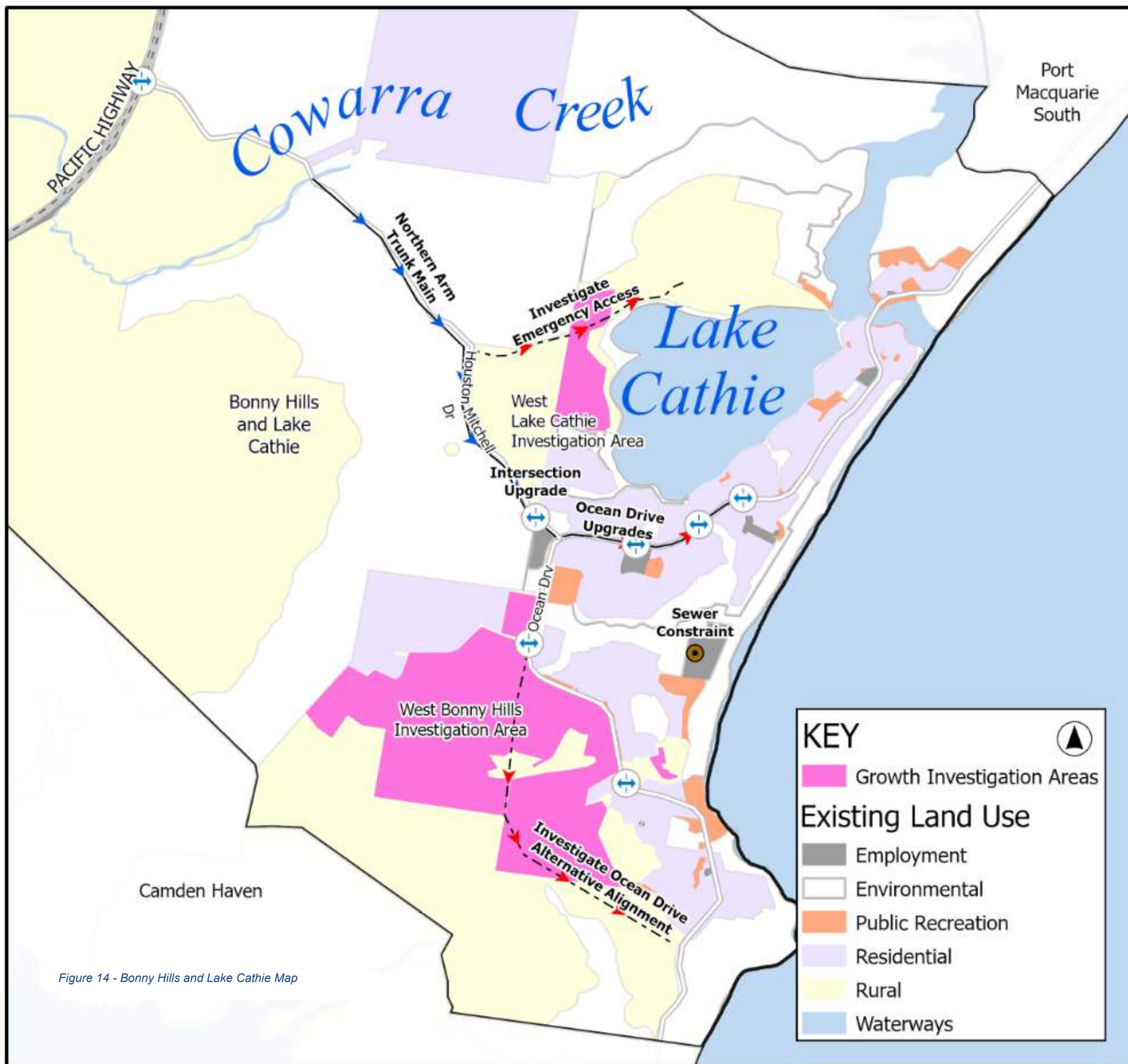


Figure 14 - Bonny Hills and Lake Cathie Map

Camden Haven

Table 15 - Camden Haven Population and Dwelling Forecast

	2016	2026	2036	2046
Population	10,281	11,744	12,500	13,194
Dwellings	5,273	6,145	6,560	6,941

Camden Haven is the collective name given for communities scattered along and near the Camden Haven River including Laurieton, North Haven, Dunbogan, West Haven, Lakewood, Kew and Kendall. While each community offers a different character, the area has an abundance of natural assets including national parks, nature reserves and coastal estuaries.

Laurieton is the largest town and provides a base for services and business for the wider region. Laurieton. Laurieton Town Centre Master Plan seeks to create a vibrant town centre of Laurieton that assists in creating an active community, commercial opportunities and a tourism hub. This will be achieved by attracting business, tourism, employment and entertainment activities, in a broader community that is active, vibrant and has a bustling community heart, creating a sustainable future for the community.



Figure 15 - Draft Laurieton Town Centre Master Plan



Theoretical Dwelling Capacity

Table 16 - Theoretical Dwelling Analysis, Camden Haven

Zones	R1	R3	R4	R5/RU5	E zones and MU1	Total
Camden Haven	1,098	N/A	N/A	55	47	1,200

There is currently a significant amount of residential land throughout the Camden Haven, this includes existing undeveloped land at Kew, Kendall, Lakewood and Dunbogan. The undeveloped land and infill opportunities mostly focused in Laurieton is expected to cater for the anticipated growth to 2046.

As outlined above to ensure there is suitable land zoned residential a 20% 'buffer' has been applied as land is unlikely to be developed to its maximum potential. Based on this the total number of dwellings likely to be built on land currently zoned residential but undeveloped is approximately 960. Based on this it is anticipated that the current zoned land will cater for the vast majority of growth forecast. The Short fall of approximately 140 dwellings should be catered through finalisation and implementation of the draft Laurieton Town Centre Master Plan and encouraging greater density in Laurieton Town Centre to consolidate the role of the town centre as the economic centre of the Camden Haven.

Southern Ocean Drive Investigation Area

Along Ocean Drive there are several investigation areas. These areas have been identified as potential suitable to accommodate future residential development (pending detailed investigation) in the North Coast Regional Plan. As noted, these areas are unlikely to be required for residential development in the 20 years.

While there is no expected need for rezoning this land in the short to medium term it is recommended this land is left as an investigation area and monitoring of land development is undertaken on an ongoing basis to ensure additional land supply is provided when needed.

Enabling Infrastructure

Kew/Kendall Wastewater Treatment Works

Much of the zoned undeveloped land in Camden Haven is in Kew which is currently serviced by the Kew/Kendall Wastewater Scheme which is currently at capacity. To address capacity issues Council has proposed to undertake Kew/Kendall Wastewater Scheme Diversion to Camden Haven project which will redirect wastewater from Kew and Kendall to Dunbogan for treatment. This project is required to facilitate any additional growth in Camden Haven.

Ocean Drive Upgrade

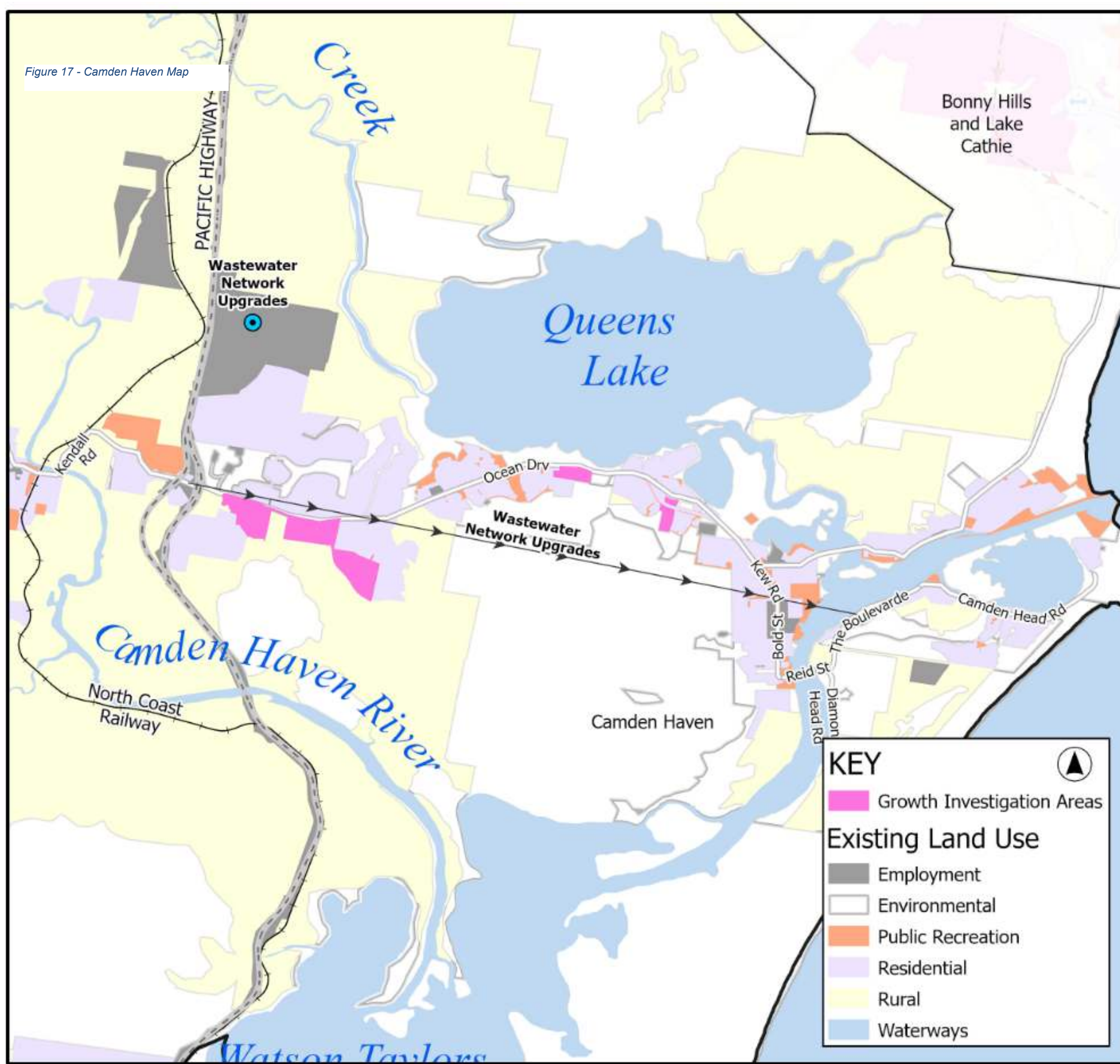
As per Council's Ocean Drive Corridor Strategy upgrade to Ocean Drive in Camden Haven is required to cater for growth. Upgrades identified include various intersection upgrades and improvements, active transport connections and improvements, safe crossing points and improved public transport infrastructure.



Figure 16 - Section A from the Draft Laurieton Town Centre Masterplan: Urban Design Report



Figure 17 - Camden Haven Map



Action plan

The success of the Strategy in meeting the objectives and vision for the Port Macquarie-Hastings will depend on ongoing engagement with the community and government agencies and providing the Port Macquarie-Hastings with a consolidated, comprehensive suite of planning documents. The actions contained within this Plan will require further strategic attention by Council. The Plan should be regularly reviewed (every four years) to capture any changes in the circumstances affecting the future of the LGA. The strategic directions recommended in the Strategy are translated into statutory provisions through amendments to the LEP and subsequent DCP framework.

The LEP establishes the applicable land zones, permissible uses, and constraints to development. At the same time, the DCP will guide planning and design outcomes and supplement the provisions of the LEP. These are the implementation documents and provide the means of ensuring that development outcomes match the aspirations and vision established for the LGA.

This Plan identifies actions, recommendations and reference documents to be considered when assessing development applications as well as proposals to rezone the land. Where any inconsistencies arise between reference documents and this Strategy, detailed recommendations of reference documents should only be implemented if the broad directions of the Strategy can be achieved.

The timeframe for initiating or undertaking each action in the below table correspond to the following time frames:

- Immediate = within 1 year
- Short-term = 1-4 years
- Medium-term = 5-10 years
- Long-term = 10+ years
- Ongoing = will be carried out on an ongoing basis

Table 17 - Local Housing Delivery Plan Actions

Priority	Strategy	Action	Planning Area	Timeframe
1 - Infrastructure to Support Sustainable Growth	Undertake integrated forward planning to identify long-term infrastructure needs	1 a) Prepare and implement Integrated Transport Plan	LGA	Short
		1 b) Prepare and implement Integrated Water cycle Management Plan	LGA	Short
		1 c) Prepare and implement Recreational Needs Strategy.	LGA	Medium
		1 d) Finalise and implement the Ocean Drive Corridor Strategy (Project MR 600/MR 538)	LGA	Ongoing
		1 e) Undertake detailed traffic and transport study for the health and education precinct.	Port Macquarie	Short
		1 f) Prepare a water and wastewater servicing strategy for Sancrox and Fernbank Creek	Thrumster Sancrox	Immediate
		1 g) Undertake a transport network plan for Thrumster, Sancrox and Fernbank Creek	Thrumster Sancrox	Immediate
		1 h) Prepare a water and wastewater servicing strategy for Bonny Hills and Lake Cathie	Lake Cathie Bonny Hills	Medium

Priority	Strategy	Action	Planning Area	Timeframe
2 - Provide diverse housing	Advocate to and work with the NSW Government for funding of key infrastructure projects	1 i) Work collaboratively with and advocate TfNSW on priority infrastructure projects.	LGA	Ongoing
	Ensure sustainable funding pathways for future infrastructure delivery	1 j) Review and Consolidate Local Infrastructure Contributions Plan.	LGA	Short
		1 k) Review Development Servicing Plan(s)	LGA	Short
	Implement adaptive and circular economy principles in infrastructure planning	1 l) Review strategic planning and waste management strategies to support a circular economy, including dealing with waste from natural disasters and opportunities for new industry specialisations.	LGA	Medium
	Prioritise Infill and Medium Density Development	2 a) Review development contributions and consider (where appropriate) discounts or incentives.	LGA	Medium
		2 b) Prohibit Low Density Land Uses such as Dwelling Houses, Dual Occupancies and Secondary Dwellings in zones R3 Medium Density Residential and R4 High Density Residential	LGA	Immediate
		2 c) Review height of building and floor space ratio controls in the City Heart and East Port Precincts.	Port Macquarie	Medium
		2 d) Review planning controls in Wauchope to deliver appropriate infill development.	Wauchope	Short
		2 e) Review planning controls in Laurieton to deliver appropriate infill development.	Camden Haven	Long
	Encourage energy efficient and adaptable housing	2 f) Review and investigate DCP controls to encourage energy efficient and accessible housing.	LGA	Medium
		2 g) Investigate incentives provision to increase housing diversity and ensure suitable accessible housing.	LGA	Medium
		2 h) Review planning controls to ensure dwelling diversity.	LGA	Short
	Include density provisions and controls in key well located in fill areas to encourage a diverse range of housing.	2 i) Investigate reducing or removing car-parking provisions for dwellings in central and well located areas.	LGA	Short
		2 j) Investigate and amend local planning controls to require the delivery of smaller dwellings.	LGA	Short
		2 k) Amend the Port Macquarie-Hastings DCP 2013 & LEP 2011 to encourage a mix of lot sizes to be delivered through development of well planned greenfield release areas.	LGA	Short
		2 l) Review Land Zoned R2 Low Density Residential to understand suitability for low impact infill development.	LGA	Medium
3 - Deliver Liveable and Connected Neighbourhoods with Distinctive Character	Provide walking and cycling infrastructure for a growing community	3 a) Undertake and implement walking and cycling review process.	LGA	Short
		3 b) Review development contributions plan and include priority walking and cycling capital projects	LGA	Immediate
	Protect and Provide for Green Spaces	3 c) Identify green spaces, corridors and connections in structure, precinct and master plans	LGA	Ongoing
		3 d) Review planning controls to ensure adequate greenspace is provided in developments and at subdivision	LGA	Medium

Priority	Strategy	Action	Planning Area	Timeframe
4 - Create neighbourhoods which are safe, sustainable and resilient to natural hazards	Preserve the heritage and character of the region’s towns and villages	3 e) Engage local Aboriginal knowledge holders and the community early in the planning process to understand cultural and heritage values	LGA	Ongoing
		3 f) Undertake heritage studies to inform conservation and value add opportunities	LGA	Medium/long
		3 g) Investigate development contributions incentives to encourage Adaptive re-use of heritage items and interpretation to create distinctive local places.	LGA	Medium/long
	Implement principals of the NSW Public Spaces Charter	3 h) Update DCP provisions to ensure consistency with Public Spaces Principals	LGA	Short
	Manage and improve resilience to natural hazards and environmental change	4 a) When preparing local strategic plans, adopt the principles outlined in the Strategic Guide to Planning for Natural Hazards.	LGA	Ongoing
		4 b) Undertake flood risk management planning to ensure contemporary planning controls to mitigate flood risk	LGA	Short
	Build resilient places and communities	4 c) Locate new developments, away from hazard prone areas such as high bushfire, flood, landslide, coastal erosion, coastal and tidal inundation risk locations, contaminated land, and designated waterways to reduce the community’s exposure to natural hazards, taking into account the impacts of climate change on the scale, frequency and severity of future natural disasters and the risks posed by natural hazards.	LGA	Ongoing
	Integrate water and energy sensitive urban design measures into the built form	4 d) Review planning controls and ensure best practice approach to energy efficient design.	LGA	Medium
		4 e) Investigate and review development controls to ensure suitable solar orientation of dwellings.	LGA	Short
	5 - Locate development in well planned growth precincts and infill areas	Sustainably manage and conserve water resources	4 e) Develop the Coastal Management Program and associated Coastal Management Plans for all coastal zones across the Port Macquarie-Hastings LGA.	LGA
4 f) Develop and implement a Framework to manage the impact of land-use activities on the health of Port Macquarie-Hastings waterways based on NSW Government’s Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions.			LGA	Medium
Provide well located homes to meet demand		5 a) Develop a City Heart Master Plan.	Port Macquarie	Short
		5 b) Develop an East Port Precinct Plan.	Port Macquarie	Medium
		5 c) Finalise the Fernbank Creek and Sancrox Structure Plan.	Thrumster Sancrox	Immediate
	5 d) Prepare a Structure Plan for Lake Cathie and Bonny Hills investigation areas.	Lake Cathie Bonny Hills	Medium	
	5 e) Develop a structure plan for Camden Haven investigation areas.	Camden Haven	Long	

Priority	Strategy	Action	Planning Area	Timeframe
	Create places which are distinctive in identity, responsive to local community needs and contribute to improved liveability	5 f) Prepare urban design study and development control plan provisions for the City Heart, East Port and Health and Education Precinct.	Port Macquarie	Short
		5 g) Develop a town centre master plan and infill strategy for Wauchope	Wauchope	Medium
		5 h) Development of concept designs for future revitalisation and beautification of the village's shopping precincts and surrounds.	Lake Cathie Bonny Hills	Long
		5 i) Finalise Laurieton Town Centre Master Plan.	Camden Haven	Short
	Protect biodiversity and areas of high environmental value	5 j)Review Koala Plans of Management, and relevant controls in the LEP and DCP to secure the future of koalas in the LGA.	LGA	Medium
		5 k) Use High Environmental Value mapping to inform changes to zoning.	LGA	Immediate
		5 l)Investigate the suitability of Bio-Certification to protect biodiversity values at Fernbank Creek and Sancrox.	Thrumster Sancrox	Medium
		5 m) Investigate the suitability of Bio-Certification to protect biodiversity values around Lake Cathie and Bonny Hills.	Lake Cathie Bonny Hills	Long
	Use best-practice planning guidelines to ensure high-quality design outcomes	5 n) Review planning controls and ensure high-quality design outcomes.	LGA	Medium



MONITORING, REPORTING AND REVIEW

Monitoring

Monitoring is important to determine the Plans effectiveness and track the progress of the outlined Actions. Monitoring the implementation and outcomes of the Plan will involve tracking and review of the following indicators:

- Completion of (or progress on) Actions listed in the Plan
- Housing supply generally - total number of new dwellings approved and constructed, number of medium and high density dwellings approved and constructed and the % of total dwellings that are medium and high density dwellings.
- Affordable housing supply - total number of new affordable housing dwellings approved and constructed, number of affordable rental dwellings created on Council owned or other government owned land.

Reporting

Updates on the implementation of the Plan will be provided through the Integrated Planning and Reporting framework. Reporting will be the responsibility of the Strategic Planning Team.

Review

A review of the Plan will be commenced within 4 years of its adoption.



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