

Mid North Coast Local Health District

Office of the Chief Executive

13 August 2024

Ref: MNC24/094

Rod Barnaby
Acting Regional Director, Mid North Coast
Business NSW
Email: rod.barnaby@business.nsw.com

Dear Rod

Re: Letter of Support – Thrumster Business Park

The Mid North Coast Local Health District extends from the Port Macquarie Hastings Local Government Area in the south to Coffs Harbour Local Government Area in the north and provides healthcare services across a geographic area of approximately 11,335 square kilometres. It is estimated that more than 229,035 residents live within the District, and we provide a broad range of public health services to our community through seven public hospitals, and twelve community health centres. These services include the Mid North Coast Cancer Institute and Mid North Coast Brain Injury Service.

Over the next decade, the District's population is expected to increase by 13 per cent. The largest increases are being projected for the Coffs Harbour and Port Macquarie Hastings local government areas.

The Mid North Coast Local Health District Strategic Plan 2022-2032 identifies eight Focus Areas, including People, Culture and Capabilities. We recognise that we need to ensure "we have engaged and capable people in the right roles now and in the future and a diverse workforce who can relate to our communities and bring community knowledge to the table".

One of the challenges of achieving the Strategic Objectives within this Focus area, is finding appropriate housing to accommodate our growing staffing needs. The Housing Crisis is well recognised as a significant constraint to attracting and maintaining the highly skilled workforce needed across the Mid North Coast Local Health District.

I have been afforded the opportunity to meet with Trevor Groeneveld of Thrumster Business Park and been advised of the proposal to provide for residential apartments within the Business Park via shop top housing and serviced apartments. In my role as the Chief Executive of the Mid North Coast Local Health District since January 2011, I welcome the additional housing this proposal will provide, and confirm that this will assist in providing well located accommodation for our future skilled staff.

Yours sincerely

A handwritten signature in black ink, appearing to read "Stewart Dowrick".

Stewart Dowrick
Chief Executive



Hastings Co-operative Limited
Level 1, 9-13 High Street
PO Box 354
WAUCHOPE NSW 2446
(02) 6588 8999
www.hastingscoop.com.au
ABN 86 601 035 121



Mr Trevor Groeneveld
Thrumster Business Park
Port Macquarie, Mid North Coast, NSW, 2444

4th July 2023

Dear Trevor,

RE: Hastings Co-operatives Ltd support for the Thrumster Business Park

Thank you for the opportunity to undertake a site visit with the Hastings Co-operative and to discuss the Thrumster Business Park Estate's proposed with myself and our Hastings Co-op CEO. We both appreciated the opportunity to see the vision and plans laid out directly before us.

The Hastings Co-op identifies the proposal relates to an area of some 3 hectares of land within the Estate, and that town planners, the Architects and Place Makers have all been engaged by Thrumster Business Park.

The Hastings Co-op supports the mixed-use zone Trevor, and we can see this area will open the opportunity for businesses and community to support the Thrumster and the Sovereign Place urban growth area and will be an benefit for the greater Port Macquarie Region. We also support any planned travel inclusions or pathways to Sovereign Place Town Centre, the Health Precinct and to CSU. This will provide added support to the success of other precincts in Port Macquarie thus improving community and business connectivity.

Port Macquarie is in a strong position for this mixed-use area to succeed. There is a robust, consistent growth rate for Port Macquarie, and the high demand for new business areas that support incubator business sites are welcome.

The Hastings Co-op sees substantial advantages to the broader greater Port Macquarie Economy, and we look forward to the development of this exciting Thrumster Business Park Estate plan Trevor.

With Kindest regards,

Tim Walker

Business & Community Development Manager

Hastings Co-operative

Corporate Centre, Level 1, 9-13 High Street, Wauchope

02 6588-8911 and 0457-766-965

BUSINESS NSW

27 April 2023

Trevor Groeneveld

Thrumster Business Park
PORT MACQUARIE NSW 2444

Dear Trevor,

RE: Thrumster Business Park – Mixed-Use Zone

The purpose of Business NSW is to provide a strong, clear voice for businesses; we are an organisation focused on the wellbeing of the business community. With this in mind, we are pleased to provide a letter of support for the proposed Mixed-Use proposal within the Thrumster Business Park.

It is understood that this proposal seeks a Mixed-Use zoning over a small area of land, being just over three hectares. The design for this Mixed-Use Precinct will support business incubator designs, including a Dynamic Service Hub. The aim is to ensure the design provides for adaptive change, and a centre which is able to adapt and support innovative business operators.

The variety of business spaces provided in the Concept Plans is considered to support the retention of businesses in the area, as there are opportunities for businesses to take up larger premises as they grow and develop. This is critical to ensure we retain our successful business entities.

The village environment that can be created within a Mixed-Use zone creates a strong sense of place for business owners as there are opportunities to live, work and play within the same precinct. This provides ongoing networking opportunities, and the true success of incubator precincts.

The vision of Thrumster Business Park to engage with leaders within the Health & Education Precinct, including initiating connectivity to these areas, is consistent with Business NSW's vision to ensure businesses across NSW prosper and grow. The Mid North Coast Region is a region of strong growth and economic excellence, and the recognition of the need to provide Employment Lands which support business incubators, is supported by Business NSW.

Sincerely,



Kellon Beard
Regional Director, Mid North Coast

8 May 2023

Mr Trevor Groeneveld
Thrumster Business Park
PO Box 1037
PORT MACQUARIE NSW 2444

Dear Trevor

RE: Thrumster Business Park – Mixed Use Zone

Thank you for the opportunity to undertake a site visit and discuss the Thrumster Business Park Estate's proposed Mixed Use Zone.

Business Port Macquarie understands the proposal relates to an area of some 3.07 hectares of land within the Estate and that Architects and Place Makers have been engaged by Thrumster Business Park. This vision being for a mixed use area that supports the new trends in industrial estates for an Industrial Lifestyle – making industrial estates places which are active beyond the standard 9 to 5.

Business Port Macquarie supports the Mixed Use Zone as this area will open the opportunity for businesses to network and support the broader Thrumster urban growth area and the Port Macquarie Region. The future linkages to the Health and Education Precinct provide added support to the success of other precincts in Port Macquarie and improves business connectivity.

The Mixed Use Zone will provide for approximately \$110 million in construction value, as well as the additional construction and employment opportunities over the life of the Estate. Port Macquarie is well placed for this Mixed Use area to succeed, with the strong and consistent growth rate for Port Macquarie and the high demand for areas that support incubator business sites.

These are all significant benefits to the broader Port Macquarie Economy and Business Port Macquarie looks forward to the progress of this proposal.

Kind regards



Alex Glen-Holmes
President
Business Port Macquarie