

8 April 2022

Refers to: PP2018 - 8.1

Ms Gina Davies
Senior Planner, Northern Region
Local and Regional Planning
Department of Planning and Environment
Locked Bag 9022
Grafton NSW 2460

Dear Gina

Application for a site compatibility certificate – SCC2021PORTM-2

Thank you for your correspondence of 22 March 2022 in relation to the above matter.

Council Staff have considered the proposal and provide the following initial feedback in relation to the broader strategic context of the proposal.

It has been noted that:

- The area is environmentally constrained and contains large areas of native vegetation. Of particular note, Lot 4 DP 844371 contains Coastal Wetlands and Proximity Areas to Coastal Wetlands. The North Coast Regional Plan (NCRP) maps the area as comprising High Environmental Value (HEV) land.
- The NSW Government Mineral Resources Audit identifies important mineral resources, potential resources and transition buffers on Lot 4 DP 844371.
- The area is Bushfire Prone.
- Port Macquarie-Hastings Council manages growth and new land releases in our coastal strip to 2036, by directing development to the mapped Urban Growth Areas (UGAs) delineated in the NCRP, which sets the 20-year limits for urban growth on the NSW North Coast, including for Port Macquarie-Hastings.
- Lot 4 DP 844371 and Part Lot 1 DP 1018270 are largely outside of the mapped UGA, containing only a small narrow strip of land along the eastern boundary of Lot 4 DP 844371. This subsequently makes the proposal largely inconsistent with Council's Urban Growth Management Strategy 2017 - 2036 (UGMS) and Local Strategic Planning Statement (LSPS), which seek to use existing UGAs to define the land available to investigate for release.
- The area is outside of Council's current Development Servicing Plan (DSP) boundaries for sewer and water. As such, strategic sewer and water infrastructure planning has not been undertaken by Council in relation to this proposal. In this regard, note that limited capacity exists within the Bonny Hills sewerage treatment plant, and there are no priority plans to accommodate additional capacity beyond planned growth boundaries.
- The area/proposal has not been subject to strategic infrastructure planning by Council and is not considered within Council's development contributions framework.

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In summary, it is considered that the proposal currently lacks strategic merit in consideration of the applicable strategic and infrastructure planning frameworks applying to the site under the NSW Government's NCRP and Council's LSPS, UGMS, DSPs and contributions plans.

It is therefore considered that the most appropriate pathway to have the land considered for future development would be through assessment as part of the next review of Council's Strategic Land Use Strategies. Any inclusion of this area within a potential subsequent revised UGA boundary may inform updates to Council's DSPs and relevant contributions plan(s) to ensure appropriate infrastructure planning is in place prior to future development of the site.

Should you require any further information in relation to this correspondence, please do not hesitate to contact me on (02) 6581 8111.

Yours sincerely



Duncan Coulton
Executive Manager Strategy