



## Department of Planning, Housing and Infrastructure

Our ref: IRF25/134

Dr Clare Allen  
Chief Executive Officer  
Port Macquarie-Hastings Council  
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Dear Ms Allen,

### **Port Macquarie-Hastings Living and Place Strategy, Local Housing Delivery Plan, and Affordable Housing Plan 2024**

I refer to your correspondence requesting the Department's approval of the Port Macquarie-Hastings Living and Place Strategy, Local Housing Delivery Plan, and Affordable Housing Plan 2024. It is understood that these will supersede the residential component of Council's current Urban Growth Management Strategy 2017-2036.

I would like to acknowledge and commend Council on its significant efforts and commitment to strategic planning for the Port Macquarie-Hastings Local Government Area in preparing the strategy and plans. I note and support the strategy's recommendation that structure planning is undertaken to support greenfield release areas.

These greenfield release structure plans should include consideration of site issues such as bushfire, flooding, contamination, servicing, potential high environmental value and important farmland along with appropriate trigger points for land release based on actual growth rates to ensure the efficient and cost-effective delivery of supporting infrastructure.

Following consideration of the Living and Place Strategy, Local Housing Delivery Plan, and Affordable Housing Plan, I am pleased to conditionally approve the strategy and plans, with the exception of the proposed Crosslands urban investigation area at Wauchope, as agency and community consultation has not yet occurred. Council has the opportunity to consider this area further for inclusion during a future strategy and delivery plan review or addendum process.

In addition, the potential greenfield release areas outside the North Coast Regional Plan (NCRP) 2041 urban growth areas are supported at this stage for further investigation only. Changes to the NCRP 2041 urban growth area boundaries to include investigation areas outside urban growth areas will not be made until the investigations have been completed and appropriate structure plans are approved by the Department, or individual planning proposals can demonstrate consistency with the NCRP 2041 urban growth area variation principles.

In implementing the strategy, I encourage Council to take appropriate measures to ensure that:

- any future proposals for rezoning are supported by infrastructure servicing plans and detailed studies and assessment of site-specific development constraints such as traffic, biodiversity, flooding, bushfire, potential contamination and infrastructure servicing to confirm land suitability and consistency with the North Coast Regional Plan 2041, relevant local planning directions and applicable State Environmental Planning Policies; and

- when undertaking flood investigations, updating floodplain risk management plans for the local government area, or if the flood planning level is amended in the future, Council is to consider the appropriateness and suitability of infill housing and greenfield investigation areas in regard to probable maximum flood levels, velocity, flood planning levels, hazard, evacuation and access to critical services during flood events and amend the strategy and delivery plan as necessary for return to the Department for further review and approval.

In addition, it is recommended that Council consider whether the following matters should be amended prior to the strategy being published on Council's website to provide better clarity for the local community and users of the strategy:

- amend the Regional Map in Annexure B of the Living and Place Strategy to show the Sancrox and Fernbank Creek urban investigation area; and
- amend the Regional Map in the Local Housing Delivery Plan to show the adopted extent of the West Lake Cathie and West Bonny Hills urban investigation areas.

When undertaking the next update of the Port Macquarie-Hastings Local Housing Delivery Plan, Council may also wish to should consider revising the timing of actions for the urban design study and development controls for East Port and reviewing planning controls for infill in Wauchope, to ensure alignment with other infill strategy preparation actions for these areas.

Ongoing collaboration with the Department along with other key agencies such as NSW Biodiversity Conservation and Science, Transport for NSW, and NSW Department of Primary Industries and Regional Development will be vital in the successful implementation of the strategy. I encourage Council to proactively engage and work with these agencies in relation to matters such as potential high environmental lands, flood prone lands, traffic management and transport infrastructure, and important farmland.

Should you have any enquiries about this matter, I have arranged for Ms Sandra Bush, Senior Planner, to assist you. Sandra can be contacted on 5779 1409.

Yours sincerely,



4/3/25

**Craig Diss**  
**Director, Hunter and Northern Region**  
**Local Planning & Council Support**