



Mr Craig Swift-McNair
General Manager
Port Macquarie-Hastings Council
PO BOX 84
PORT MACQUARIE NSW 2444

Craig
Dear Mr Swift-McNair

Port Macquarie-Hastings Urban Growth Management Strategy 2017-2036

I refer to Council's letter dated 16 August 2018 in relation to the Port Macquarie-Hastings Urban Growth Management Strategy 2017-2036.

Following consideration of the strategy, I am pleased to approve it subject to the following:

- the potential release areas outside the urban growth areas identified in the North Coast Regional Plan 2036 are endorsed only for investigation;
- changes to the regional plan urban growth area boundaries to include the release areas will not be made until the investigations have been completed and appropriate structure plans are endorsed by the Department of Planning and Environment (or individual planning proposals can demonstrate consistency with the regional plan and the urban growth area variation principles); and
- detailed assessment of site-specific development constraints such as proximity to mineral resources, regionally significant farmland and potential high-environmental-value land in relation to release areas will be required at the structure plan or planning proposal stage to confirm consistency with relevant state environmental planning policies and section 9.1 Directions and the suitability of the land for development.

Approval of the strategy enables Council to undertake the identified investigations and prepare structure plans and planning proposals to implement its recommendations.

Should you have any enquiries about this matter, I have arranged for Mr Craig Diss, Team Leader, Northern Region, to assist you. Mr Diss may be contacted at the Department's Tamworth Office on 6701 9685.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

2 November 2018