

TS/AJT 5809_301
Please quote our ref: 5809_301

KING + CAMPBELL

2 June 2016

Department of Planning & Environment (Northern Region)
Director Regions, Northern,
Locked Bag 9022
Grafton NSW 2460

Attention: Mr Craig Diss

Dear Craig

RE: SUBMISSION TO DRAFT NORTH COAST REGIONAL PLAN
EXPRESSWAY SPARES, PACIFIC HIGHWAY
Lot 31 DP 255774, SANCROX ROAD, SANCROX

Reference is made to the Draft North Coast Regional Plan currently on public exhibition.

This submission is made on behalf of Expressway Spares Pty Ltd in relation to Lot 31 DP255774 (*The Land*) being land immediately north-west and south-west of the Pacific Highway overpass recently constructed as part of the Sancrox Road/Fernbank Creek Road Interchange (Sancrox Interchange).

Annexure A is a copy of DP 255774 and shows that Lot 31 contains 43.14ha.

Lot 31 DP 255774 is the current title description of *The Land*. Annexure B is a copy of DP 1191701 which is a plan prepared by the RMS to implement the land acquisition process associated with the construction of the Sancrox Interchange (now completed) and the duplication of the Pacific Highway (currently underway)

The subject property is shown as Lots 38 and 39 DP 1191701 and will contain a total of 41.36 ha once the RMS road acquisition process is completed.

In summary the correct title description of *The Land* will be Lots 38 and 39 DP 1191701 once the RMS land acquisition process is completed and titles are issued.

Annexure C shows the location of *The Land* in relation to the Sancrox Interchange and the Sancrox Employment Precinct.

Annexure D contains copies of Figure 14 – Port Macquarie Regional City and Growth Precincts and Figure 36 - Urban Growth Area Mapped for Port Macquarie – Hastings LGA from the Draft North Coast Regional Plan (DNCRP).

urban design
civil engineering
architecture
town planning
landscape architecture
surveying

directors

Paul Rowlandson
B Surv (Hons), MISAust

Anthony Thorne
B Surv, MISAust
Grad Dip Planning (UTS)

David Tooby
B L Arch, AAILA
Registered Landscape Architect

Scott Marchant
B Surv (Hons)

Nigel Swift
B Arch, BA Arch, AIA
Nominated Architect
NSW Architects Registration Board No 7025
QLD Architects Registration Board No 3957

King & Campbell Pty Ltd
1st Floor, Colonial Arcade
25-27 Hay Street
Port Macquarie

PO Box 243
Port Macquarie, NSW, 2444

ABN 44 564 476 716

T: 02 6586 2555
F: 02 6583 4064

info@kingcampbell.com.au

www.kingcampbell.com.au

These figures only include that part of *The Land* located north- west of the Pacific Highway overpass recently constructed as part of the Sancrox Interchange to be designated as Proposed Employment Land.

The purpose of this submission is to seek inclusion of the whole of Lots 38 and 39 DP 1191701 (*The Land*) as Proposed Employment Land in the DNCRP to enable current long-term planning to continue and ensure consistency with previous strategic planning and infrastructure planning for long term employment lands in the Port Macquarie Hastings LGA.

In support of this submission we note the following:

1. *The Land* is located immediately south of the Sancrox Employment Precinct and fronts the Pacific Highway. *The Land* is located north and south of Frogs Road which is one of the recently constructed roads forming part of the Sancrox Interchange. It is therefore strategically located with respect to existing and developing employment precincts with constructed grade separated access to the Pacific Highway.
2. *The Land* was identified within the *Port Macquarie-Hastings Urban Growth Management Strategy 2010 (UGMS 2010)* as an *Urban/Employment Investigation Area*. The attached Annexure E contains Strategy Summary Map 1 which identifies *The Land* as Note 28 Urban/Employment investigation.
3. Port Macquarie Hastings Council (PMHC) has as part of the implementation of the UGMS 2010 prepared the Greater Sancrox Structure Plan 2014 – 2034 (February 2015) (GSSP 2015).

Annexure F contains Figure 19 – Structure Plan map of the GSSP 2015 which identifies *The Land* as Proposed Industrial Lands. The GSSP 2015 confirms that

'...it is Council's aim that the outcomes of the Structure Plan be incorporated into the revised regional planning, on the basis that a co-ordinated framework is in place for future development, infrastructure, environmental and community planning (page 5) and

...that approximately 40 ha of potential industrial land is identified providing opportunity for a south expansion the Sancrox Employment Precinct over time. (GSSP 2015, page 31).

4. Infrastructure Planning for the Sancrox Employment Precinct is advanced particularly in relation to roads, water supply and sewerage services. The delivery of these services is being planned on a precinct basis through the use of a combination of Planning Agreements and Development Servicing Plans.

A Sewer Pump Station is planned for the north-western corner of the intersection of Sancrox Road and the Pacific Highway. Annexure G contains construction certificate drawings that have been prepared and will be shortly lodged with PMHC to allow the construction of the Sewer Pump Station (SPS).

The design of the SPS has been undertaken in close consultation with PMHC Infrastructure staff and has been planned so that it will ultimately service:

- Sancrox Employment Precinct
- Fernbank Park employment precinct
- Future tourist development on the location of Cassegrain winery (Hastings estate)
- Future employment lands south of the Sancrox Employment Precinct (*The Land*)

The design of the SPS has been undertaken so that it can ultimately link via Fernbank Creek Road to the future Thrumster Urban Release Area Sewerage Treatment Plant to be located on Council owned land to the north of the Urban Release Area.

Annexure G also contains the design calculations that have been undertaken to determine the size of the SPS and the associated sewer rising main to be constructed. As required by PMHC the design calculations have included capacity for the future employment lands proposed to be located on *The Land—(shown as Expressway 100 acres in Stage C)*. These design calculations have then informed the sizing of the recently constructed sewer rising main underbore of the Pacific Highway duplication works currently underway.

In summary, this submission seeks inclusion of Lots 38 and 39 DP 1191701 in the Draft North Coast Regional Plan as Proposed Employment Land to ensure consistency with previous strategic planning of Port Macquarie Hastings Council and current infrastructure planning that has been undertaken as part of the implementation of that previous strategic planning.

Reference is also made to the attached Annexure H which is an Extract from the North Coast Employment Land Review March 2015 (NCELR) prepared by MacroPlan Dimasi and excerpts of the relevant maps from the Port Macquarie Hastings LEP 2011. Section 14 of the NCELR includes the LGA Analysis for Port Macquarie Hastings Council.

Map 14.2 contains a number of errors including:

- Sancrox Road Industrial Precinct is shown as a Proposed Industrial Precinct when in fact this land was zoned IN1 and IN2 in 2011.
- The land shown as Fernbank Park Industrial Precinct and shaded as a Proposed Industrial Precinct is generally the land that was zoned E2 Environmental Conservation as part of the offset arrangements for Fernbank Park Employment Precinct LEP. The land identified as Thrumster Street Industrial Precinct is the Fernbank Park Employment Precinct.

- The land identified as the Partridge Creek Industrial Precinct and shaded as a Proposed Industrial Precinct is the Partridge Creek Industrial Precinct which was zoned industrial as part of the Area 13 Urban Release Area in 2008.

These mapping errors should be rectified if the North Coast Employment Land Review (March 2015) is to be retained as a reference document in the North Coast Regional Plan.

We thank you for the opportunity to make this submission. Should you require any further information regarding this matter please do not hesitate to contact the writer.

Yours sincerely
King & Campbell Pty Ltd



per
Anthony Thorne

cc Clients
encl As Listed