

# Exhibition of Port Macquarie-Hastings Development Control Plan 2013 - Changes to planning controls for Thrumster

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Council has prepared draft changes to the Port Macquarie Hastings Development Control Plan 2013 to incorporate new or revised planning controls for Thrumster and subsequently repeal the Area 13 Thrumster Development Control Plan.

The proposed changes are in the form of a draft Development Control Plan Chapter. The draft chapter is based on, and will replace, the Area 13 Thrumster Development Control Plan.

Please note the changes are for public consultation purposes and are yet to be considered by Port Macquarie-Hastings Council.

The draft changes are on public exhibition from **Friday 2 May 2014** until **Friday 30 May 2014**. The document is available for download at Council's website and hard copies are available for viewing at Council's Port Macquarie, Wauchope and Laurieton offices during normal business hours.

If adopted by Council, the draft changes will be included as a new chapter within Part 4 of the Port Macquarie-Hastings Development Control Plan 2013. The Area 13 Thrumster Development Control Plan will become redundant and subsequently repealed.

## Background

The Area 13 Thrumster Development Control Plan contains:

- a planning framework with background information on the planning for Thrumster and suggested staging of neighbourhoods,
- guidance for preparing neighbourhood plans,
- general development provisions relating to all of Thrumster, and
- neighbourhood-specific development provisions for several identified neighbourhoods.

The purpose of the proposed change is to integrate the Area 13 Thrumster Development Control Plan with the Port Macquarie-Hastings Development Control Plan 2013, as well as include new neighbourhood planning controls for South Oxley.

The key changes include the following.

- A reduction in the amount of background information and removal of guidance for neighbourhood plans.
- Integration of neighbourhood controls with the general controls, including reformatting into the single column layout of the 2013 Development Control Plan
- Removal or consolidation of duplicated controls.
- Updating terms and references.
- A revised dwelling yield control for clarity and flexibility.
- Removal of the need to prepare an Environmental Management Plan, a Vegetation Management Plan only is required (with updated requirements).
- Addition of proposed new controls for South Oxley.

## Current planning controls

A Development Control Plan is a detailed guide used to assess how well a development complies with the aims and objectives of the Local Environmental Plan, in the case of Port Macquarie-Hastings, the *Port Macquarie-Hastings Local Environmental Plan 2011*.

The Port Macquarie-Hastings Development Control Plan 2013 came into effect on 8 November 2013, superseding Parts 1 to 4 of the previous Development Control Plan but did not include the area-based plans in Part 5. Part 5 comprises sixteen area-based plans and is to be incorporated in stages into the 2013 Development Control Plan.

The Area 13 Thrumster Development Control Plan was adopted by Council in June 2008 and came into force on 24 December 2008. The plan has since been amended to incorporate neighbourhood provisions for North Oxley, Thrumster Town Centre, West Lindfield and Partridge Creek Residential and Industrial neighbourhoods.

There are currently no neighbourhood-specific planning controls for South Oxley.

### **Submissions**

Any person may inspect the Draft Development Control Plan and may make written submissions on the proposed changes until the end of the exhibition. Note that any submission may be made public.

### **Making a Submission**

Email	<a href="mailto:council@pmhc.nsw.gov.au">council@pmhc.nsw.gov.au</a>
Online	<a href="http://www.pmhclisting.com.au">www.pmhclisting.com.au</a>
Post	The General Manager Port Macquarie-Hastings Council PO Box 84 Port Macquarie NSW 2444

If you have any further enquiries please contact Steve Schwartz on 6581 8111 or email to [steve.schwartz@pmhc.nsw.gov.au](mailto:steve.schwartz@pmhc.nsw.gov.au)

Draft for public consultation purposes