

Workshop Notes

1.1. Process & Priorities - Area 13 Landowners Meeting

Tue 11 Nov 2003

1.2. Landowner Area 13 Workshop Notes

11 Nov 2003

1.2.1. Visions & Values

a) Qualities of the area now that you appreciate the most:

Pivotal location	Rural atmosphere	Isolation
Topography	Scenic qualities	Quietness
Amenity	Large blocks of land	Trees, native flora
Landscape corridors	Privacy	Wildlife
Ready access	Undulating land form	Bird life & kangaroos
Rural aesthetics	Proximity to centres	Close to highway
Rural lifestyle	Development potential	Koalas

b) Key features and facilities you would like to see included:

Hotel	Schools	Water features
Golf course	Pre-schools	Alfresco dining
Walking & cycling	Public transport	A meeting place
Shopping centre	Botanical gardens	Active recreation
Playing fields	Employment	Passive recreation
Health facilities	Ring road system	Centre of excellence
Aged care	Tertiary education	Medical facilities
Cinema	Open space	Community centre
Youth facilities	Structured gardens	Bowling club/RSL
Sporting complex	Tennis courts	Adult education
Industrial areas	Unique development	Mix of real estate
Rural character	Native tree areas	Rural residential zones
Green belts	Low traffic roads	

c) Vision Statements

- To provide an aesthetically pleasing, new design standard integrated community with wide appeal and amenity sympathetic with existing and future environmental sustainability.
- A mixed community where people can live, work and play in secure and safe surroundings and which is economically, environmentally and socially sustainable. "All with good design".
- High quality design, socially cohesive and environmentally sustainable.
- A unique town, designed not as a stereotype town, visually appealing and incorporating natural features and community facilities for everyone.
- An integrated town that provides a gateway to Port Macquarie and provides uniqueness that is sustainable into the future.
- A rural type town which is safe and secure, has attractive natural features, adequate education, employment and social facilities.
- To maintain current lifestyles and have Council consider the needs of all ratepayers.

1.2.2. Issues and Solutions

List the most important issues in planning for Area 13 in priority order. For each of the issues suggest a solution.

a. Issues	b. Solutions
Time line and staging Identity and vision Maintaining design quality Integrated transport network Future of the airport	Continuous planning process Naming competition Strong urban design framework North/south and east/west links Relocate airport to Maria River
Traffic movement Water quality Airport impact Urban amenity Timing	Integrated ring road network Reuse of grey water (dual systems) Move the airport & make it bigger Design, large blocks, open space How can this process be speeded up?
Accurate constraints mapping Land use and infrastructure Road, cycle & pedestrian networks Social infrastructure early on Timing	Ground truth existing information Mix of zoning and decide funding Identify linkages only Government commitment Commitment to a critical path
Quality of living environment Well designed community Public transport Maintaining property values Security	Block sizes, road widths, facilities Beautification, parks, walkways Bus & train passes Attractive environment & staging Street activity, lighting, police station
Roads, accessibility, safety Open space & housing density Services and facilities Water management Mixed diversity of housing types Avoid fragmentation	Wide roads / road pattern Parkland, active & passive Good planning for community needs Good management of water ponds Integrate housing styles, no large areas of small lot housing Coordinated development of smaller parcels
Airport Water Controlled development Traffic congestion Social issues – crime	Relocate the airport Water re-use, tanks One or two land owners Cycle & pedestrian ways, employment within the area, community transport Youth facilities, employment, police station
Housing density Water quality Koalas Energy efficient housing Some land owners disadvantaged Deer – dangerous on roads	Set guidelines, no cluster housing Storm water planning Greenbelts to protect existing koalas Enforce NSW guidelines Equitable sub-division – ensure pattern of subdivision doesn't disadvantage existing landowners Get rid of the deer

1.3. Community Facilities & Economic Development – Area 13

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1.3.1. Community Facilities & Services

Impact of new Oxley Highway

- Potential isolation of community to south of the highway
- Good road connections needed to tie the residential areas together
- People in Wauchope are likely to travel to Thrumster for services

Needed Facilities/Services

- Residential aged care & retirement villages
- Aged population will need public transport to take them to medical facilities, eg hospital, medical centre
- Public spaces for young people, youth activity centre
- Multi-purpose community centre (2000 m²) with offices, meeting hall and functions area, child care, counselling rooms, activity areas
- In-Home Care services centre for HACC, Meals on Wheels and related aged and disability related services

Branch Library

- 7000 population threshold for one branch library
- 3500-4000 threshold for a smaller deposit/lending service
- Branch library would include lending, collection, computers (& training), meeting rooms
- Would incorporate a Council Customer Service counter
- Associate with a community centre
- Location close to shopping centre or in the shopping mall
- 500-800m² floor space plus grounds and parking

Schools (for a population of 11,000 – 20,000 people)

- 2 x state primary schools
- 1 x state high school
- 1 or 2 non-government primary schools
- Education Dept guidelines for school sites provided
- State Government would acquire the land required

Identity

- Need a name for the whole area
- Develop a theme to bind the area together, eg koalas, aboriginal sites, heritage of Thrumster
- Include good walking and cycling paths
- Create a place - walk, meet, street activity, interesting to young

Emergency Services

- One ambulance depot in Wauchope and central depot at Port Macquarie
- May set up a new ambulance depot in a centralised main road location
- Will need rural fire service

Issues

- CPTED design principles for all public areas
- Needs housing affordability
- Universal design standards to be used for all buildings and facilities – i.e. adaptable for use by frail aged or disabled
- Non-discriminatory access standards to be used for all buildings, facilities, movement and transport

Economic Development (Brian Tierney, Economic Development Board)

Qualities of the new town

- Not to be a dormitory suburb
- Can't be car dependent – public transport, walking & cycling
- Provide local employment
- Ensure affordability, but with highest quality urban design and landscaping, public spaces for people to meet
- Needs a reasonable density to support community services

Main Centre

- Don't allow a centre large enough to threaten the existing centres, eg Wauchope, Kempsey, Port Macquarie
- The current Retail Policy indicates a centre to serve the needs of the local population only – don't want a "killer centre" like Tuggera
- Possibly three local/convenience centres plus main centre
- Mixed use retail and commercial offices, offices for small business moving from home office base

Kinds of Business to be Encouraged

- Small business, home based business
- Small manufacturing
- Clean and green technology based businesses
- Transport

Elements to Support Employment & Economic Development

- Home based businesses need high quality communications infrastructure
- Need local employment opportunities, within the local centre and in a light industry / mini-business area separate from the retail centre
- Light industrial area to service the local area and wider area – mini business park
- There is a pressing need for low cost industrial land

Identity or Theme

- The presence of koalas should be seen as an opportunity rather than a constraint
- It will give a point of difference and attract people who support these values
- Incorporate local regulations to support koalas, eg pets, fencing and tree retention