

2 September 2024

Minister for Planning and Public Spaces
Department of Planning, Housing and Infrastructure
4 Parramatta Square 12 Darcy Street
Parramatta NSW 2150

via: <https://majorprojectsplanningportal.nsw.gov.au>Attention: Mr Nick Hearfield

Dear Nick,

RE: SSI-56980459 THRUMSTER WASTEWATER SCHEME

Reference is made to the Thrumster Wastewater Scheme State Significant Infrastructure application which is currently on public exhibition.

This submission has been prepared in support of the subject application and is made on behalf of Expressway Spares Pty Ltd, as the registered proprietor of Lots 120 & 121 DP 1252569, Lots 19, 37 & 38 DP 1191701, Lots 1 & 4 DP 1241253, Lot 1 DP124543, Lot 1 DP 1131036 & Lot 1 DP 1144490 (ES landholding) located in Sancrox Road, Frogs Road & Orleans Drive, Sancrox.

Expressway Spares Pty Ltd (ES) was established in Sancrox in 1964 and is a major supplier to the earthmoving and mining industries through the repair, refurbishment and sale of heavy earthmoving and mining equipment. ES caters to the mining, general contracting and rural sectors and is a significant regional employer with 210 employees at Sancrox and 355 employees nationally.

The ES Landholding contains the existing operations of ES and the Sancrox Enterprise Precinct which is currently being developed as an employment precinct in accordance with the North Coast Regional Plan and the Port Macquarie-Hastings Council Urban Growth Management Strategy 2018.

Lot 121 DP 1252569 and Lots 37 & 38 DP 1191701 (located on Frogs Road) have been identified for future investigation as potential employment lands in the Fernbank Creek and Sancrox Structure Plan area.

At the August 2024 Council meeting, Port Macquarie-Hastings Council (PMHC) adopted its Local Housing Strategy – Housing For Our Future (the Strategy), comprising the Living and Place Strategy, the Local Housing Delivery Plan and the Affordable Housing Plan. The Strategy identifies that over 16,000 dwellings will be required to support the anticipated increase in population in the Port Macquarie Hastings Local Government Area to 2046.

This increase in population is anticipated to occur through a combination of higher density in-fill developments and new urban release areas, the majority of which will rely on the establishment of the Thrumster Wastewater Scheme. As such, the Thrumster Wastewater Scheme has been identified as an essential piece of catalyst infrastructure required to facilitate the delivery of this housing and other supporting development.

Similarly, the Thrumster Wastewater Scheme is also essential catalyst infrastructure for well-located employment lands such as the part of the ES Landholdings that have been

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identified for investigation as future employment lands. These investigation lands are located within the immediate catchment of the proposed Thrumster Wastewater Treatment Plant (WWTP) near future housing and commercial precincts and adjacent to the Pacific Highway Sancroix Road Interchange.

The land upon which the proposed Thrumster WWTP and Water Treatment Plant (WTP) is to be located was purchased by PMHC in 2000 for the specific purpose of establishing the Thrumster Wastewater Scheme.

As outlined in the documents submitted with the application, the Thrumster Wastewater Scheme will provide capacity for population growth and industrial units and will assist in avoiding excess loading of the existing Port Macquarie WWTP.

Given the significance of the proposed scheme to the area for both future housing and employment opportunities, the approval of the State Significant Infrastructure application to establish the Thrumster Wastewater Scheme is supported.

Thank you for the opportunity to provide a submission with respect to this application. If you have any questions in relation to this submission, please do not hesitate to contact the writer.

Yours sincerely

King & Campbell Pty Ltd



Anthony Thorne

cc

client