The area around the Hastings River has been home to the Birpai Aboriginal peoples for tens of thousands of years. The salt, eagle, kampar, bush, stingray, porpoise and cra are examples of Birpai foods.

The Port Macquarie-Hastings Council acknowledges the Birpai people as the traditional custodians of the lands within its local government boundaries. Today, the Port Macquarie-Hastings Local Government Area has four Aboriginal representative bodies under the Aboriginal Land Rights Act 1983, the Birpai Local Aboriginal Land Council, Rumbulah Local Aboriginal Land Council, KEMPSEY Local Aboriginal Land Council and Barrakulah Local Aboriginal Land Council.

The Port European to explore and map the Hastings River near John Dophy in 1818. Once a penal settlement, Port Macquarie-Hasting region still bears a sign of its rich settlement and Indigenous history. The timber industry has driven the area’s development from the convict timber cutter to the sawmill cutters of the Embden mill, in the 1870s through to the supply of hardwood for use as railway sleepers and electricity poles. The North Coast Railway reached Wauchope in 1915.

The extensive local river systems provided highways for commerce. In the early part of the 1900s, log dump defied the banks of the Hastings, Maria, Wilson and Camden Haven rivers to be rendered obsolete when road transportation began in earnest following World War II.

Today, the Greater Port Macquarie region offers a fantastic lifestyle and climate, a rapidly growing and diverse economy, comparatively affordable and accessible land, and outstanding business opportunities. They have a strong labour force and, as a key regional centre, are well positioned to be a major beneficiary of the continued loc and popularity of the Mid North Coast. Additionally, as an emerging area, Greater Port Macquarie has a range of services offering unique experiences and vast variety.

Bonny Hills is a picturesque seaside town on the south south-west coast. Alongside North Haven and Laurieton, Bonny Hills forms part of Cambell Haven, a small harbour region. This district consists of fertile, well-watered lands purchased by several large owners and an abundance of national parks. These areas are the habitat to a myriad of native wildlife familiar to the area. These include the lorikeet and also the endangered Regent Honeyeater.

The small fishing village economy is based on tourism, fishing, forestry and viticulture. The town is an interim in the CBD of Port Macquarie and is approximately 30 minutes for residents living in Bonny Hills.

The area has been recognised as one of predicted growth. In response to this urbanization and increased demand in Ocean Drive, a new north-south two-lane road to connect the area will soon be transformed into residential housing areas.

Regional Context

Lake Cathie Public School
1240 Ocean Drive, Bonny Hills
PMHC Urban Growth

Demand for housing in the Port Macquarie-Hastings Region is expected to be driven by three factors:
- Available residential-zoned land, for subdivision and development
- Increased opportunities for employment
- Access to a wider variety of health and education services.

The council aims to maintain approximately 15 years supply of residentially zoned land to meet the anticipated housing demand, excluding the planning lead in times that are required prior to the zoning of land to permit residential development.

The Lake Cathie area is relatively well located to access the facilities that will be on offer in the Rainbow Village Centre with multiple housing strategies featuring apartment living, town living, suburban and rural living. Identified as an area of future investigation, the area is fragmented by environmental constraints including water catchments, high environmental value land, fauna habitat & movement corridors.

Lake Cathie Anticipated annual housing demand:
- 70 dwellings per year
- Estimated lot yield in residential zoned land yet to develop: 1,260 lots (July 2017)
- Estimated dwelling yield (including estimated 10% dual occupancy etc) = 1,232 dwellings (July 2017)
- Estimated years supply: >19 years (July 2017)

Anticipated Urban Dwelling Supply to 2036 (excludes rural living)
- PMHC Urban Growth Management Strategy 2017 vol2
Future Urban Context

By 2036, it is expected that about two in every three homes will have only one or two occupants. This growth in predominantly small families and sole occupants is highlighted directly adjacent the Lake Cathie Public School Site to the west.

Within the proposed Subdivision Masterplan lies the existing school site which is intended to link directly and service the 1000 residential lots, parks & business centre as seen on the PMHC LEP 2011.

Analysis of the existing surrounding residential allotments and the PMHC Urban Growth Management Strategy, indicates suburban living households will be the most prominently feature residence typology.

The study of this typology provides SHAC with a strong basis to base the materiality and scale of the new buildings. Other principles considered include:

- Educational Pedagogy
- Sustainability, Efficiency & Durability
- Accessibility & Inclusivity
- Health & Safety
- Amenity
- Whole of Life, Flexibility & Adaptability
- Aesthetics

Typical Zones:
- R5 Rural Living

Housing Objectives:
- To provide housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality

Typical Zones:
- R3 Medium density residential

Housing Objectives:
- To provide a variety of housing types within a low to medium rise residential environment
- To provide for a variety of housing types and densities

Typical Zones:
- R1 General Residential
- R3 Medium density residential

Housing Objectives:
- To provide housing within a medium to high rise residential or mixed use environment
- To provide for a variety of housing types and densities

Typical Zones:
- B4 Mixed Use
- B3 Commercial Core
- B2 Local Centre
- B1 Neighbourhood Centre

Housing Objectives:
- To provide housing within a low, medium or high rise urban commercial environment as appropriate to the character and function of the centre

Typical Zones:
- R4 High density residential
- R6 High density mixed use

Housing Objectives:
- To provide housing within a low density residential environment
- To provide for low density housing that does not compromise the environmental, scenic or landscape qualities of land

Typical Zones:
- R1 General Residential
- R4 Environmental Living

Housing Objectives:
- To provide for low density housing
- To provide for a variety of housing types and densities

Typical Zones:
- R3 General Residential

Housing Objectives:
- To provide housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality

Typical Zones:
- R5 Rural Living

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Local Precincts

KEY CONSIDERATIONS

The site is located on a prominent corner of Ocean Drive which goes south to Laurieton and north to Port Macquarie. Houston Mitchell Drive is the main access from Lake Cathie/Bonny Hills to the Pacific Highway. As such the school is centrally located to service the existing populations of Lake Cathie and Bonny Hills, as well as the future population growth driven by the proposed subdivision adjacent to the site. However the school’s entry and location of learning spaces must be considered as to optimise the safety and amenity of the future development in terms of traffic flow and noise.

The proximity of the school to the proposed subdivision will mean that the quality of the development will increase the subdivision’s appeal, potentially accelerating growth.

Due to the projected growth in the region, the design must consider and accommodate future population growth, and the physical expansion of the school in the form of extensions to existing buildings, and/or the construction of new ones.
"Education breeds confidence. Confidence breeds hope. Hope breeds peace."

Confucius