KEMPSEY
Shire Council

Stuarts Point Structure Plan

— guiding gentle growth





ARTWORK CREATED BY STEPHEN McLOAD

Acknowledgement of Country

Kempsey Shire Council acknowledges the land of the Thunggutti/Dunghutti Nation. We pay respect to Elders past and present. We acknowledge the role of emerging leaders to continue to guide us in the future. We acknowledge the Stolen Generations and the need to change practices to be inclusive. This land always was and always will be Thunggutti/Dunghutti land.

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Introduction

Overview

Kempsey Shire Council is experiencing pressure for growth and greater housing diversity and choice across Kempsey Shire.

Urban growth areas already established through the North Coast Regional Plan are set to provide much needed new housing supply. This includes Kempsey's coastal urban areas, including Stuarts Point, which is anticipated to cater for additional housing supply in the Shire.

This Structure Plan aims to establish a vision for the sustainable growth of Stuarts Point that responds to its identification as an urban growth area, on balance with community and stakeholder priorities, and the environmental and cultural values of the area.

To date, growth of Stuarts Point has been limited pending reticulated sewage availability from the anticipated Stuarts Point Sewage Scheme, now expected to be operational by 2026/27.

With the planned installation of the Stuarts Point Sewerage Scheme and increasing housing demand on the Mid North Coast, the Structure Plan will play a critical role in setting out the potential and realistic growth opportunities of the locality. It will also establish development principles and requirements for the existing village and the surrounding approximately 109ha of greenfield land already zoned for residential and industrial uses.

Gyde Consulting (Gyde) has been engaged by Kempsey Shire Council (Council) to prepare the Structure Plan for Stuarts Point with the participation of Council, NSW Government, the local community and stakeholders.



a coastal village surrounded by scenic forested hills, floodplains and coastal landscapes

Purpose and Objectives

The purpose of the Structure Plan is to guide the future growth of Stuarts Point in a way that is responsible, appropriate and values the local character of the Stuarts Point community.

The Structure Plan will balance development opportunities with site limitations, enabling a resilient and context responsive framework that supports growth while preserving key environmental and community values.

The Structure Plan defines the potential growth opportunities for the existing village through infill development, alongside realistic opportunities for future expansion into the surrounding 109ha of greenfield land already zoned for residential and industrial uses.

It seeks to ensure that future growth will be supported with infrastructure and services to meet the needs of the current and future residents, while ensuring areas of significant environmental and coastal values are preserved.

The Structure Plan provides a vision for Stuarts Point with growth principles and outlines the desired growth patterns and actions to ensure future development opportunities are suitable with respect to the local environmental, social, economic and cultural values.

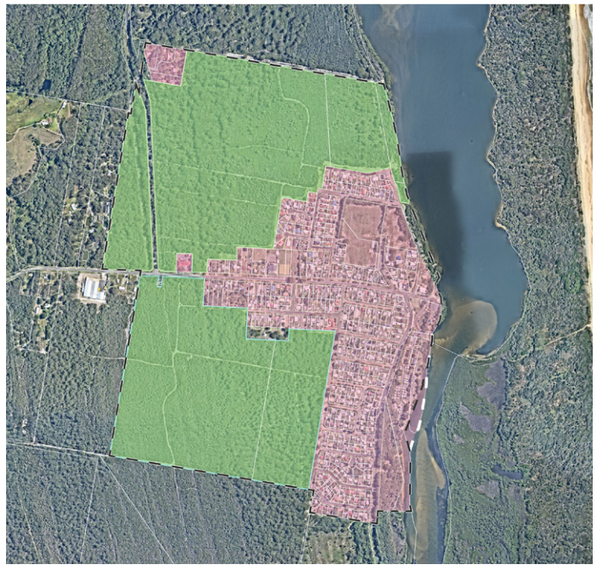
Importantly, the Structure Plan seeks to find a balance between supporting growth and protecting the unique character and qualities of Stuarts Point.

Overall, the Structure Plan aims to bolster planning capability by establishing sustainable, character sensitive and well-informed development, as well as supporting economic growth and community in the strategic planning framework.

Stuarts Point Urban Growth Area (Study Area)

The Stuarts Point 'Urban Growth Area' is the total study area subject to the Structure Plan. This includes the existing urban village footprint (shown in pink), and the undeveloped greenfield land (shown in green) identified as the "urban expansion investigation area" (UEIA).

The UEIA is made up of 3 allotments already identified and zoned for potential village growth, including an expansive single allotment (Lot 37 in DP604990) on the north of Ocean Avenue and 2 allotments (Lot 1422 in DP533781 and Lot 143 in DP653554) to the south of Ocean Avenue. These allotments comprise some 109ha in total land area.



Existing Urban Footprint

Urban Expansion Investigation Area (UEIA)

Structure Planning Process

- **Site Analysis and Review of Planning Framework** – December 2024 - February 2025
- **Community and Stakeholder Consultation** – March - April 2025
- **Development of the draft Stuarts Point Structure Plan** – April - July 2025
- **Public Exhibition of the draft Stuarts Point Structure Plan** – November 2025
- **Review of Submissions** – December 2025
- **Finalisation of the Stuarts Point Structure Plan** – Anticipated early 2026

Objectives of the Structure Plan

The objectives of the Stuarts Point Structure Plan are to:

- **Provide clear guidance** on where and how potential growth and development can occur.
- Contribute to improving housing affordability, diversity and supply through identifying suitable urban infill and greenfield development opportunities.
- Ensure future development potential (including height, density and design) is supported by provisions to retain the unique coastal village character.
- Ensure development is located and managed appropriately with supporting infrastructure and services that will meet the needs of the current and future residents.
- Identify and protect important environmental assets, landscape values and places of cultural significance.
- Set clear guidelines and expectations for the community, Council, developers, and State agencies to navigate future development proposals efficiently.

Strategic Direction

The Stuarts Point Structure Plan project is consistent with NSW legislation and planning guidelines, the North Coast Regional Plan and Council's strategies. The Structure Plan has taken into consideration and aligns with the following key strategic documents.

Key Regional Strategies

North Coast Regional Plan 2041

The North Coast Regional Plan 2041 (NCRP) sets a 20-year strategic land use planning framework for the region, aiming to protect and enhance the region's assets and plan for a sustainable future.

Its vision is for healthy and thriving communities, supported by a vibrant and dynamic economy that builds on the region's strengths and natural environment.

The NCRP identifies the entire RU5 zoned area of Stuarts Point as an Urban Growth Area, the majority of which remains undeveloped. Under the plan, providing opportunities for urban growth should consider more diverse and affordable housing options through infill and greenfield development, balanced with excluding land that is subject to significant natural hazards and environmental constraints, and or servicing constraints.

Mid North Coast Strategic Regional Plan 2023-2033

In 2019, the NSW Government released its revised "20 Year Vision for Regional NSW" addressing the Commonwealth Government's regional priorities and local government visions set by their Regional Economic Development Strategies (REDS) 2020- 2041.

Stuarts Point is part of the Port Macquarie/ Kempsey REDS. The primary economic strategy for the Port Macquarie/Kempsey region is the Hastings Macleay Regional Economic Development Strategy (REDS) 2023 Update, developed by the NSW Government in collaboration with Port Macquarie Hastings Council and Kempsey Shire Council — discussed below.

Hastings Macleay Regional Economic Development Strategy – 2023 Update

In 2018, the NSW Government and local councils developed a series of REDS for 38 Functional Economic Regions (FERs) across regional NSW. The Hastings Macleay FER is situated on the Mid North Coast of NSW, and is comprised of the Kempsey Shire and Port Macquarie-Hastings local government areas (LGAs).

The updated Regional Economic Development Strategy for Hastings Macleay, prepared by the Department of Regional NSW, identifies strategic opportunities for growth, resilience and liveability through to leveraging its significant natural endowments to grow the tourism sector. It also highlights investment potential in healthcare and social assistance, while noting vulnerabilities due to shortages of skilled workers and limited housing availability and affordability.

Key Local Strategies

Local Strategic Planning Statement 2020

The Kempsey Shire Local Strategic Planning Statement (LSPS) 2020 creates a 20-year vision for the community's economic, social, cultural and environmental land-use planning over the next 20 years. It is the key link between the NSW Government's regional plans (including the NCRP) and a Council's local plans.

The LSPS states that anticipated future residential growth will mostly be provided in Kempsey, South West Rocks, Frederickton, Crescent Head and Stuarts Point where residential land for investigation may be available, a planning need exists, and necessary infrastructure is (or will be) available.

The LSPS sets an objective to facilitate development that is in character with the Stuarts Point village, with future structure planning to be undertaken to address further development potential beyond the parameters of the current planning framework.

Kempsey Local Growth Management Strategy 2041

Aligned with the aims of the LSPS, Council has developed the Local Growth Management Strategy 2023 (LGMS) to provide a guide for future planning of development up to 2041, ensuring alignment with critical infrastructure. The Strategy has been developed with consideration of background studies including:

- the Local Housing Strategy 2023
- Employment Lands Audit 2023
- Scenic Protection Layer Review 2022
- Local Character Statement Review 2022

The LGMS details the location and timing of residential developments within the Shire from 2022 to 2041. The population of Kempsey Shire is expected to grow by 5,421 by 2041. It is estimated that this will lead to a demand for 2,790 new homes. Dwelling diversity, housing choice and affordability is needed, with 87% of housing in Kempsey consisting of single detached dwellings. Significant increases of housing supply are planned for Stuarts Point to accommodate some of the demand, aligned with the new sewerage scheme.

The LGMS provides recommended actions for Stuarts Point, involving the preparation of a Structure Plan to guide development into the future. The Structure Plan is required to be in place with community involvement before the development of vacant RU5 Village and E4 General Industrial zoned land proceeds. This should include:

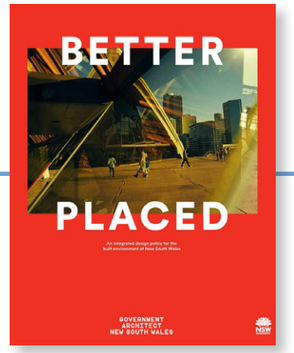
- Review and update the planning controls to protect Stuart Point's landscape and character values
- Facilitate orderly development by consolidating and expanding the town centre to service potential expansion of residential areas around the village as servicing and infrastructure become available
- Address opportunities to divert articulated truck movements... to accommodate the needs of expanded residential areas
- Ensure future development potential (including height and density) is supported by provisions to retain the unique coastal village character
- Address potential investment in improving the quality of the public domain, pedestrian

Strategic Planning Framework

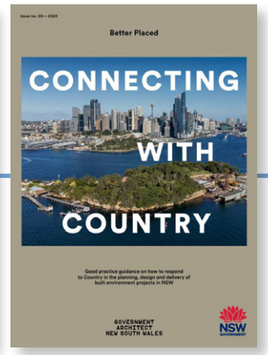
REGIONAL STRATEGIES



NSW DESIGN AND PLACEMAKING GUIDES



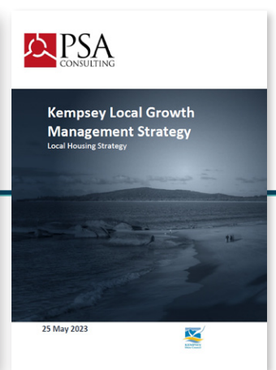




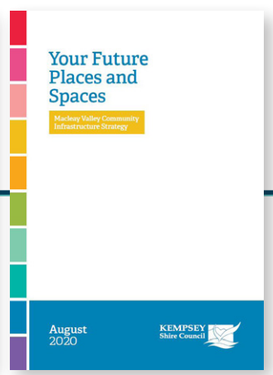


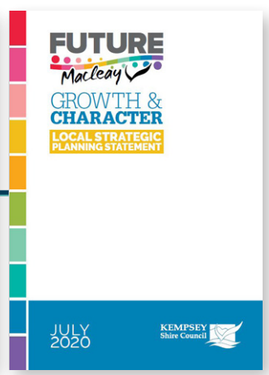
LOCAL STRATEGIES











Stuarts Point is identified as a strategic **Urban Growth Area**

Population in the Shire to grow by **5,421** by 2041

87% of housing in Kempsey are single detached dwellings

amenity and street tree provision which contributes to the sense of place and experience of Stuarts Point

- Address potential for existing E4: General industrial zoned land to be reallocated to land on the southern side of Stuarts Point Road in the vicinity of the existing industrial development at 906 Stuarts Point Road (Lot 321 DP1048570) and its surrounds

- Investigate suitability of existing RU5 – Village zone designation and whether a more appropriate allocation of zones could be reasonably applied – e.g. through the use of the E1: Local centre zone and R1 General residential zones, to provide a more defined business core and surrounding residential precincts.

Local Housing Strategy 2023

The Kempsey Local Housing Strategy (LHS), developed to support the LGMS, guides future housing development to meet population growth in line with available infrastructure and services. It also offers an evidence base for potential updates to local planning policies to enable more diverse and well-located housing.

Council's LHS demonstrates a strong commitment to increasing housing choice, diversity, and affordability across Kempsey Shire. It focuses on encouraging medium density development, such as smaller homes, semi-detached and attached dwellings, and housing on smaller lots in areas like Stuarts Point, while also promoting opportunities for affordable and social housing. As of 30 June 2023, over 300 households remain on the social housing waitlist, facing delays of 5–10 years without intervention.

In total, the LHS sets a target of an additional 2,790 new dwellings to be delivered in the Kempsey Shire by 2041 through a combination of urban infill and greenfield development. The majority (1,582 dwellings) is planned for South West Rocks, with the remaining 1,208 spread across other urban areas, including strategically identified land in Stuarts Point.

Aligned with NSW trends and under Direction 23, the LHS also aims for 40% of new housing

by 2036 to be in the form of dual occupancies, apartments, townhouses, villas, or homes on lots smaller than 400sqm — adopting a projected dwelling scenario which aspires to reach NSW levels, going over and above what the current trends for Kempsey are showing.

While the Kempsey Local Environmental Plan 2013 permits a range of dwelling types, attached dwellings, residential flat buildings, and semi-detached dwellings are prohibited in the RU5 zone. Any barriers to achieving the types of dwellings envisaged under the LHS needs to be weighed up to deliver the right land use balance.

Employment Lands Audit 2023

The Kempsey Employment Lands Audit is a background study informing the preparation of the LGMS, establishing the employment lands baseline to inform the development of future employment policies for Kempsey Shire. At the time of the audit, Stuarts Point was identified as an urban village with land to accommodate additional growth for both housing and employment, however noting the current lack of sewerage infrastructure making servicing such growth economically inefficient.

The agriculture, forestry and fishing sectors provide significant employment opportunities for Stuart Point and District (accounting for approximately a quarter of resident employment).

The audit provides recommendations regarding the continued support of agricultural activities in Kempsey Shire, including Stuarts Point and District, and that opportunities are explored to expand the scale of the commercial fishing and aquaculture sector. However, the delivery of additional employment lands in Stuarts Point and District is not recommended.

Local Growth Management Strategy - Local Character Statement Review 2022

The Local Character Statement review provides a revised character statement for Stuarts Point. Stuarts Point is characterised as:

"a quiet coastal village situated on low-lying land on the banks of the pristine Macleay Arm. Sheltered from the ocean beach by a narrow sandy spit, the village is surrounded by scenic forested hills, floodplains and coastal landscapes, that support nature conservation, nature-based recreation, rural and agricultural uses."

The Statement considers the existing character and key features of the coastal village, including its residential built form, streetscape character, cultural values, open space and recreation, and views and scenic amenity values.

It sets place planning priorities to facilitate orderly development in the residentially zoned areas around the village as servicing and infrastructure become available, and to retain the unique coastal village character. This will be achieved by preparing a structure plan for Stuarts Point to guide development into the future, and by reviewing and updating the planning controls to protect Stuarts Point's landscape and character values.

Community Strategic Plan 2042

The Community Strategic Plan, 2042: Your Future, outlines the community's hopes, aspirations and dreams for the Kempsey Shire. The Plan reflects the opinions, values, and aspirations of the Kempsey Shire community, based on community engagement and quantitative survey data, and alignment with national, state and local plans.

Community Infrastructure Strategy 2020

The Community Infrastructure Strategy 2020 outlines the future priorities for community infrastructure across the Macleay Valley. The 20-year plan provides the basis for Council investment in new or upgraded facilities and identifies funding and partnership opportunities to deliver actions identified within the strategy.

Community infrastructure includes facilities such as community halls, libraries, parks, playgrounds, and sporting fields—spaces that serve social, recreational, and cultural needs.

The Strategy indicates that there is an abundance of community buildings, parks and sporting facilities across the Shire, with no significant gaps within the network. In the future, some facilities may need upgrades or expansion and some open space and informal areas offer potential for improvement or repurposing to better support current and future needs.

For Stuarts Point, the Strategy does not currently identify a need for new or upgraded community infrastructure. However, with anticipated population growth and demographic changes over time, future investment may become necessary. Local residents have already expressed concerns about the adequacy of existing community facilities and services. Addressing these concerns will require targeted investment, supported by developer contributions, levies, grants, and ongoing strategic planning.

As stated in the Strategy, Council will continue to seek funding and partners to deliver the Strategy's actions over time.

DESIGN AND PLACEMAKING GUIDES

The following State-developed design and placemaking guidelines provide best practice controls and design standards to achieve the desired outcomes for Stuarts Point:

- Better Placed - a place-based approach
- Greener Places - integration of green infrastructure (GANSW)
- Urban Design for Regional NSW (GANSW)
- Connecting with Country (GANSW)
- NSW Guide to gender-inclusive placemaking (TfNSW)
- Shaping places together (TfNSW)
- Low Rise Medium Density Design Guide
- NSW Housing Pattern Book

This Structure Plan has also considered other relevant strategic planning policy and plans for the North Coast Region, Hastings Macleay Region, Kempsey Shire LGA and Stuarts Point, including:

- Kempsey Shire Biodiversity Strategy
- Kempsey Shire Bike Plan
- Pedestrian Access and Mobility Plan
- Comprehensive Koala Plan of Management
- Community Engagement Strategy
- Integrated Water Cycle Management Issues Paper
- Kempsey Shire Council Agribusiness Industry Plan 2021-2026
- Kempsey Shire Rural Residential Land Release Strategy
- Macleay Valley Sports Strategy
- Macleay Valley Community Infrastructure Strategy
- North Coast Regional Water Strategy
- Stuarts Point Drainage Study
- Council managed Crown land – Plan of Management

This Structure Plan will assist Kempsey Shire Council in implementing the vision and principles encompassed across the broader strategic framework. The existing statutory framework has been taken into consideration in the preparation of this Structure Plan. The key statutory controls relevant to the investigation area are discussed in this report.

When implemented, this Structure Plan will inform updates to the Kempsey Local Environmental Plan 2013, updates to contributions planning and the Kempsey Development Control Plan 2013.

Community Lens

Information about the Stuarts Point Structure Plan project was made available to the local community on Council's Your Say Macleay page. There were:

322 page visits **28** downloaded documents **26** surveys completed



Materials provided at the community drop-in session were designed to encourage participation and ideas sharing on future priorities for Stuarts Point.



Gyde Consulting worked closely with Kempsey Shire Council to design and deliver a program of engagement activities to inform the development of the Stuarts Point Structure Plan. The engagement approach included:

- a project webpage and community survey on Council's Your Say Macleay page allowing the community to provide feedback at any time throughout the project;
- inviting ideas and feedback from First Nations representatives, landowners and Stuarts Point and District Community Organisation (SPaDCO); and
- hosting a community drop-in session on Tuesday 18 March 2025 at the Stuarts Point Community Hall.

Summary of the suggestions made by the community during consultation:

- Improve access to medical and health services, and upgrades to community and sports facilities
- Create a distinctive town centre space
- More pedestrian and cycling connections within the village and to nearby towns
- More options and frequency of public transport to Kempsey and Macksville
- More services to support tourism
- Improved stormwater infrastructure
- More local business opportunities / larger shopping precinct
- A range of housing types – such as smaller blocks, villas, town houses, with a preference to avoid high density developments
- Housing for a variety of demographics including social and affordable housing, housing for First Nations, seniors (including small aged care facility), young families, and rental housing
- A town square to create social connections
- Green spaces and street trees
- Houses that are designed to respond to flood and fire risks
- Maintain the village character
- Respect Indigenous people and history
- Truck bypass, improved traffic safety and calming measures
- A community garden and space for youth programs / activities
- Protecting the local environment / scenic quality, including western side of Second Avenue
- Improved kerbs, gutters and streetscapes

While the community was divided on whether growth is necessary in Stuarts Point, it was generally agreed that new development in Stuarts Point should provide low density, mixed housing that meets the needs of a range of people in the community.

For further details, refer to the **Stuarts Point Structure Plan Engagement Outcomes Report.**

Engaging with other key stakeholders

Early and ongoing engagement activities were planned to target relevant NSW Government agencies and authorities, and representatives from across Kempsey Shire Council.

A series of meetings and workshops were held with Kempsey Shire Council representatives from strategic planning, environment, traffic and transport, design and investigation, water and sewer, asset planning, and community engagement.

Meetings were held with the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) to seek feedback on the high environmental values of the UEIA. Discussions were also held with Essential Energy (EE) to consider energy supply needs for future growth.

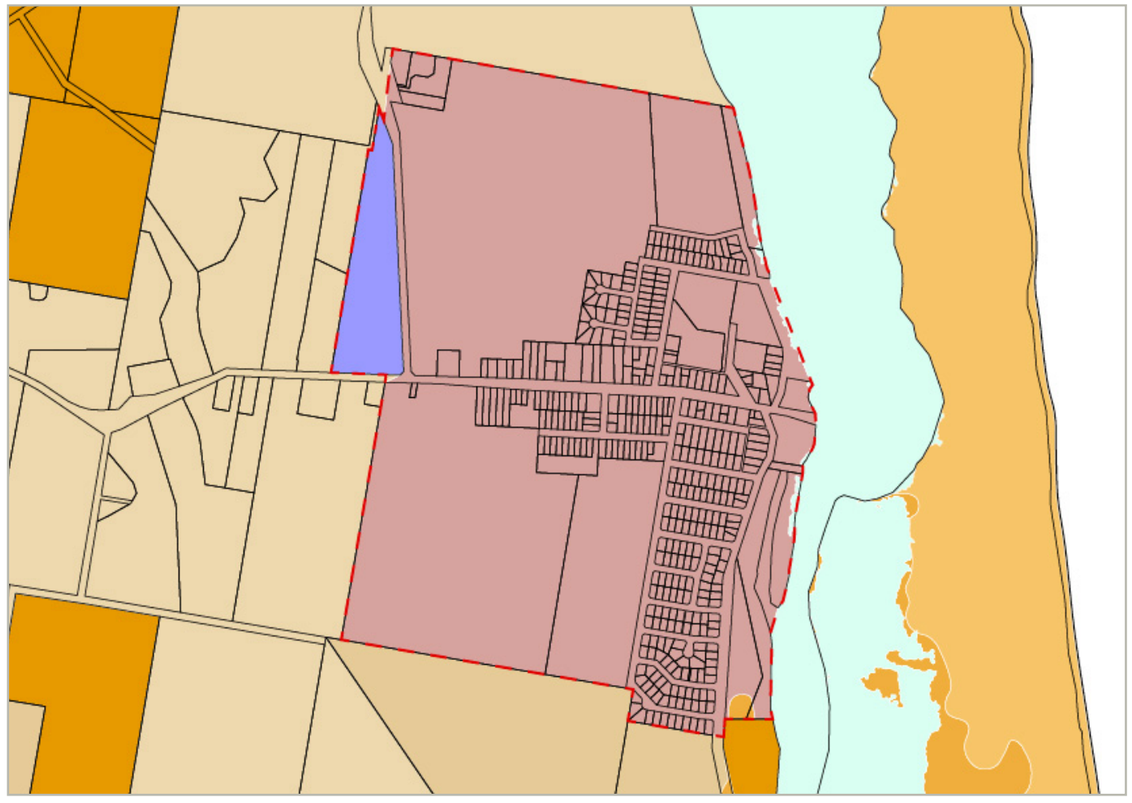
Critically, early consultation with DCCEEW identified that further detailed environmental investigations are required to determine if the UEIA is suitable for development. Without the required ground verification studies, which have not been undertaken to date, the design and planning for urban expansion of the existing village into the greenfield area will remain uncertain.

Consultation with EE confirmed that power infrastructure upgrades will be required to support future growth. This will require significant investment by developers.

Existing Local Planning Controls

Kempsey Local Environmental Plan 2013

Existing Zoning



RU5 - Village
E4 - General Industrial
RU1 - Primary Production
RU2 - Rural Landscape
W1 - Natural Waterways
C3 - Environmental Management
C1 - National Parks and Nature Reserves

Key considerations of the existing zoning

RU5 - Village Zone:

The existing RU5 Village zoning permits a wide range of uses including residential, commercial and retail development.

Existing permitted residential typologies include detached dwellings, multi-dwelling housing, dual occupancies, boarding houses, co-living, secondary dwellings, seniors housing, and shop top housing. While this provides some diversity in housing types, development is predominantly characterised by single detached dwellings. In addition, other smaller-scale and higher-density dwelling types, such as attached dwellings, semi-detached dwellings and residential flat buildings, are prohibited in the RU5 zone, limiting opportunities to increase housing choice, diversity and affordability.

Other permitted uses in the RU5 zone include centre-based child care facilities, recreation areas, recreation facilities (indoor), tourist and visitor accommodation, caravan parks, registered clubs, schools, roads, sewerage treatment plants, and respite day care centres. Collectively, these uses enable the provision of key local services, community facilities and infrastructure in Stuarts Point, including the sewerage treatment plant.

The broad application of RU5 zoning across the village, including along the Macleay Arm Foreshore, may impact orderly growth and risk protection of environmentally sensitive areas. The absence of defined precincts (i.e., residential, business, recreation, tourism and environmental zones) can result in incompatible land uses occurring together and impede the protection of land with significant environmental and coastal values. This is of particular relevance for the UEIA, which faces significant constraints due to its high biodiversity value, including extensive areas of native vegetation and threatened ecological communities (TECs).

Environmental values and hazards of existing greenfield land zoned RU5 may substantially limit realistic opportunities for future development beyond the existing village's urban footprint.

E4 - General Industrial Zone:

The E4 General Industrial zone allows for light to medium industries like manufacturing, processing, warehousing, and storage, which can foster employment and economic growth while minimising negative impacts on surrounding residential or environmentally protected areas.

Land currently zoned E4 is undeveloped and does not provide realistic opportunities for industrial uses to occur. This land is misaligned with environmental constraints of the greenfield area and is disconnected with existing industrial uses at 906 Stuarts Point Road (Lot 321 DP1048570). Importantly, the LGMS includes an action to address this issue.

Some industrial uses permitted in the E4 zone may adversely impact residential neighbours. E4 zoned land should be sufficiently separated from sensitive neighbours.

Building Height



Legend

8.5m

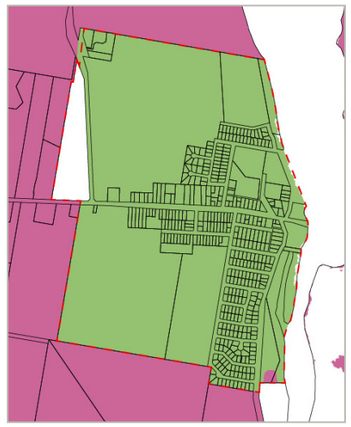
Floor Space Ratio



Legend

0.5:1

Lot Size



Legend

500sqm*

40 hectares

Key considerations of the existing building height, FSR and lot size controls

Height Of Building

A maximum building height of 8.5m generally allows for up to 2 storey development with a pitched roof in the RU5 zone. While the existing building height will assist to retain Stuarts Point's low rise village character and protect views of the surrounding coastal landscape, it **may limit opportunities to introduce more diverse and affordable housing stock.**

No maximum building height applies to the E4 zone. The absence of a **height limit for E4 land requires a merit-based assessment to ensure scale of development responds appropriately to the surrounding context.**

Floor Space Ratio (FSR)

An FSR of 0.5:1 applies to the E4 industrial zone. No FSR applies to land in the RU5 Village zone. **The absence of an FSR control means that other building envelope controls are relied upon to manage the density of development, including building height under the KLEP and other development controls under the** Kempsey Development Control Plan 2013 (KDCP).

Minimum Lot Size

A minimum lot size of 500sqm applies to the RU5 Village zone. **A 500sqm minimum lot size discourages smaller, more diverse and affordable housing options, including for singles, couples, downsizers and the ageing population. The NCRP targets 40% of new housing as dual occupancies, apartments, townhouses, villas and dwellings on lots less than 400sqm.**

No minimum lot size applies to the E4 industrial zone.

*Under Clause 4.1A of the KLEP, an option is provided to deliver smaller lot sizes within the RU5 zone when a development application includes the subdivision of land into 2 or more lots, and the erection of a dwelling house, an attached dwelling or a semi-detached dwelling on each lot, resulting from the subdivision of no less than 300sqm. However, attached dwellings and semi-detached dwellings are prohibited uses under the RU5 zone which renders this exception ineffective to deliver these smaller housing types.

Kempsey Development Control Plan 2013

Chapter F1 of the KDCP applies to Stuarts Point. The objectives of Chapter F1 are:

a. To provide the planning policy framework for enhancing and maintaining residential, commercial and industrial development within the village of Stuarts Point.

b. To identify, enhance and protect the key elements which comprise the present character of Stuarts Point without removing the incentive for development.

c. To promote urban consolidation through the encouragement of high quality medium density development.

d. To ensure that investigations are carried out in relation to particular large holdings within the village of Stuarts Point prior to further development proceeding.

The KDCP provides desired outcomes and development requirements within the currently identified 'Industrial Precinct', 'Foreshore Protection Precinct' and 'Neighbourhood Commercial Precinct', as well as for general residential development in Stuarts Point. It also includes recommendations for the Stuarts Point Structure Plan to strengthen the existing DCP requirements by recommending new provisions to support the delineation of commercial uses and residential uses, and to allow for a future "integrated shopping complex" with a medium scale supermarket and speciality shops with a minimum 2,000sqm of commercial GFA in the 'Neighbourhood Commercial Precinct'.



All general development controls are contained within the other chapters of the KDCP.

Development Contributions

Development applications trigger Section 7.11 Contribution Plans and Section 64 Development Service Plans to fund infrastructure necessitated by new development. Section 7.12 fixed rate levies may also apply. Council's Local Infrastructure Contributions Plan, Planning Agreement Policy and Works in Kind Policy were updated in 2023. Developer contributions will be a key source of funding for new and upgraded infrastructure required to accommodate population growth in Stuarts Point. Currently, there is no specific local infrastructure plan for Stuarts Point.

Evolving the Planning Framework

The land use recommendations set out in the Structure Plan will inform:

- recommended amendments to zoning and development standards under the KLEP to allow for diverse and more affordable housing growth
- recommended updates to the KDCP to establish the necessary development objectives and controls to provide guidance to manage impacts of growth
- updates and recommendations to contributions planning to support funding and delivery of identified infrastructure and transport upgrades.

The proposed planning framework seeks to establish mechanisms to support orderly growth and achieve desired housing and character outcomes. While most development will follow local planning pathways aligned with Council's strategic planning and this Structure Plan, some may proceed via State-led pathways, such as under State Environmental Planning Policies (SEPPs) or via State Significant Development processes, where Council is not the consent authority.

Demographic Snapshot

Summary of Economic Factors and Population Trends

Stuarts Point is part of the wider Kempsey Shire which is characterised by its rural-coastal lifestyles and relatively stable patterns in demographics.

Stuarts Point has a greater than average number of older residents, with 93% of residents living in separate houses, and generally has lower than average incomes, presenting certain social and economic challenges for its future growth.

While Stuarts Point has seen little in the way of significant new development recently, the expected growth of population reaching 1,706 by 2036 will require the delivery of new homes. This demand for housing can be seen at the wider LGA scale, as the population of Kempsey Shire is expected to grow by an additional 5,421 people by 2041. This growth it is estimated to require 2,790 new dwellings to support the LGA's population.

While population growth is anticipated in the locality, current forecasts indicate a modest average annual increase of approximately 0.58 per cent between 2024 and 2036, equating to around 112 additional people over the 12-year period. These forecasts are informed by the planning status and identified constraints at the time of assessment and may not fully reflect Stuarts Point's longer-term growth capacity where constraints can be resolved.

Stuarts Point is a well-established community shaped by its existing unique coastal village character made up of its existing built form and streetscape character, cultural values and natural environment. The new housing supply needed to cater for the anticipated population growth must respect Stuarts Point's existing unique coastal village character, whilst also responding to the demographics of the community, and provide the housing typologies required to support a variety of people.

This includes recognising the shift towards an ageing population, with the median age of persons in Kempsey Shire at 48 and a growing number of persons above 65. In comparison to the state, the Stuarts Point locality has 62.8% of people over the age of 45 compared to 42.2% for NSW.

This shift is part of a broader trend for smaller regional towns, as younger people tend to move to larger towns and cities for work and education, whereas the older community leans towards ageing in place. It is important to then prioritise providing suitable housing options and services within the Stuarts Point to both support older residents whilst also providing diverse and affordable housing options with enough employment opportunities and services to attract a younger population.

New housing options should cater for varying demographics and stages of life, and be located in suitable places with good access to employment, transport, essential services and amenities.

In discussing demographics and statistics, there are 3 key catchments utilised for analysis:

- Kempsey Shire LGA - the whole LGA provides an understanding of wider changes or trends.
- Stuarts Point and District - including the Stuarts Point locality and the surrounding rural residential land including to Yarra Holiday Park in the north, up to Yarrahapinni to the west and Fishermans Bend Reserve to the south.
- Stuarts Point - includes only the township of Stuarts Point and the existing urban footprint, and is consistent with the area defined for the 2021 Census data for Stuarts Point (L).

30,668 people in Kempsey Shire LGA in 2021

656 of those people live in Stuarts Point, with **9.6%** identifiing as Indigenous (and growing)

1,594 people were forecasted in 2024, and projected to reach 1,706 in 2036

for Stuarts Point and District
This is a 7% increase within 12 years

83% of people were born in Australia, followed by England and New Zealand



Stuarts Point's median age is with **218 people aged 65+**

57

18 years above the NSW median age of 39, and 9 years above Kempsey Shire's median age of 48

Within Kempsey Shire, the **median weekly income is approximately 35% lower** than the NSW average, and is also lower compared to the Mid-Coast region

The median personal income in Stuarts Point is **$479 per week**

The median household income in Stuarts Point is **$754 per week**

93% of the population in Kempsey Shire are employed - **only 2% less** than the NSW average

Within Stuarts Point, **15%** of the population are unemployed

91% of residents in Stuarts Point live in separate houses

This is **26% more** than the NSW Average

69% of people use cars to travel to work in Stuarts Point. Including both driver and passenger

11% of people walked only

In 2021, the average household size in Kempsey Shire is **2.4 persons**

For Stuarts Point, the average household size is **1.9 persons**

The majority of dwellings have **3+ bedrooms** making up **63%** of homes in the Stuarts Point and District

and **49%** of homes in Stuarts Point

In 2021, Stuarts Point contained **480 dwellings**

Housing Considerations

Summary of Housing Supply, Demand and Trends



Population

The North Coast Region Residential Pipeline Audit (August 2023), prepared for NSW Department of Planning and Environment, identifies population trends, targets, and capacity of the region for delivering housing. Since 2001, the region's population has increased by approximately 86,878 people, from 448,376 to 591,248, with projections indicating continued growth over the next 20 years and beyond.

At the local government level, the Kempsey LHS identifies moderate and stable population growth across the Shire. Both the LHS and the Audit assess growth potential based on planning status and the identification of environmental, biodiversity and infrastructure constraints at the time they were prepared. In the case of Stuarts Point, although undeveloped land is already zoned for residential use, the extent of environmental constraints and infrastructure limitations had not yet been resolved or tested through detailed investigation at the time of assessment.

Accordingly, the Audit assigned Stuarts Point a lower potential growth classification in the absence of an active planning proposal and unresolved environmental, biodiversity and infrastructure constraints at that time, rather than a definitive assessment of long-term dwelling capacity. Importantly, this classification is not static and does not reflect subsequent changes in circumstances. Council's confirmed delivery of the Stuarts Point Sewerage Treatment Plant (STP), due to be completed within the next few years, provides essential sewerage infrastructure to support future growth. While further environmental investigations and supporting infrastructure will still be required, the delivery of the STP represents an improvement in servicing capacity and has the potential to materially increase the locality's capacity to accommodate growth and alter its planning status over time.

Local Aboriginal Community

9.6% of people in the Stuarts Point Locality are Aboriginal and/or Torres Strait Islander.

This is 6.2% higher than the State average.

It is important to recognise the presence of Aboriginal community in the locality in the delivery of housing supply and trends. It brings about the need to plan for specific purposes, such as culturally appropriate housing, larger or multi-generational homes, and proximity to community and cultural services. Considering how future housing in Stuarts Point can help provide Aboriginal and Torres Strait Islander access to affordable, quality housing is essential for inclusive and equitable planning.

Dwelling Demand

The Department of Planning, Housing and Infrastructure's 2021 housing projections show that 253,980 total dwellings will be needed in the North Coast region by 2041, which is an increase of 12,839 dwellings from the 2016 projection. For the region, a minimum of 41,300 extra homes is expected to be needed to house the growing population by 2041. At a sub-region scale, the demand in the Mid North Coast made up 21,617 additional dwellings of this demand.

To meet the demand from rising populations the Mid North Coast subregion will require an additional 1,081 dwellings annually from 2021 to 2041. The LHS estimates that Kempsey Shire

will contribute 2,790 of the total demand, being approximately 140 dwellings per annum.

Projected dwelling demand for the broader Stuarts Point and District area is forecast to reach approximately 937 dwellings by 2041. This represents an increase of around 75 dwellings from 863 in 2020, and is expected to account for approximately 3 per cent of new dwellings across the LGA to 2031.

While this level of demand is modest in the short to medium term, Council has already made a significant investment in the delivery of the Stuarts Point Sewerage Treatment Plant (STP), providing essential infrastructure capacity to support future growth. The Structure Plan strategically leverages this investment by enabling additional housing supply potential beyond immediate demand, optimising the return on Council's infrastructure investment while supporting LGA-wide objectives for increased housing diversity and improved affordability over the longer term.

Dwelling Affordability

Purchase affordability for very low-income households has long been constrained across much of the North Coast. In 2021, 45.5 per cent of very low and low-income purchasers were in housing stress, exceeding the NSW average.

The purchase affordability is further reduced by the increasing sales prices of properties in the region. Within Stuarts Point there was an increase of $99,500 in the median sales price of detached dwellings between 2019-20FY and the 2020-21FY, increasing from $350,000 to $449,500. This was a 28% price increase showing a move away from affordability but also a trend of exponential cost growth; as the previous 5 years had a mean growth rate of housing prices of only 5.65%.

This indicates a need to deliver additional housing, including greater housing diversity and affordable housing opportunities to offset an increase in cost. Delivering a range of housing typologies, including dual occupancies, semi-detached dwellings, terraces, townhouses and low rise residential flat buildings (sometimes known as "the missing middle"), can represent

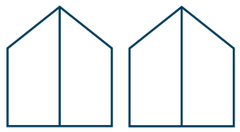
What is low rise medium density housing?

Low rise medium density housing types are 2 storey buildings including dual occupancies, semi-detached homes or semis, terraces, row houses, manor homes and apartments. These dwelling types increase housing supply and promote affordability without compromising the local character.



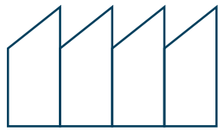
Dual Occupancy
Attached or detached / side-by-side or one above the other.

Generally suitable for strata title subdivision.



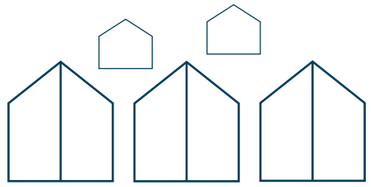
Semi-Detached
Two dwellings arranged side-by-side and share a common wall.

Generally suitable for Torrens title subdivision.



Terraces
Minimum of three dwellings arranged side-by-side and share common walls.

Suitable for Torrens title subdivision.



Multi Dwelling housing
Three or more dwellings, each dwelling typically has its entry and private open space located at ground level - commonly referred to as townhouses, row homes or villas.

Suitable for strata title subdivision.



Manor Homes
Maximum of 4 dwellings in a 2 storey residential flat building.

Suitable for strata title subdivision.



Apartment (2 Storey)
Minimum of 3 and generally more than 4 dwellings in a 2 storey residential flat building.

Suitable for strata title subdivision.











Images: Examples of semi-detached housing, terraces and multi dwelling housing (source: NSW Housing Pattern Book)

NSW government tools to help deliver more diverse and affordable low rise housing:

The Low Rise Medium Density Design Guide

The Low Rise Medium Density Design Guide (for Development Applications) provides best practice requirements for designing and assessing low rise medium density residential developments across NSW. Councils can choose to either adopt the Design Guide for DAs fully or in part into their DCP.

NSW Housing Pattern Book

The NSW Housing Pattern Book is a collection of pre-approved, architecturally designed housing designs offered by the NSW Government to streamline the building process and encourage more affordable and sustainable low rise housing options. Pattern book developments may be eligible to be assessed through a complying development pathway.

affordable housing options, particularly for younger persons.

Dwelling Mix

In delivering new dwellings for a growing population, it is also important to ensure future housing delivery meets varying needs and identified demographic trends. As of the 2021 Census, 90% of dwellings (10,220) in Kempsey Shire are detached houses, and 73.9% of all dwelling types (8,384) include 3+ bedrooms.

Though family households currently make up the majority (67.8%) in the LGA, Kempsey Shire and is seeing a reduction in the average household size from 2.5 to 2.4 people and family households decreasing from 67.5% of households in 2016 to 66.9% in 2021. This decline is projected to continue, reaching 64.3% by 2041.

The decline in average household sizes is linked to changing household typology, with lone person households being the most prominent typology (29%) and is expected to grow. This change in typology represents a change in dwelling typology demand. The incidence of lone person households is particularly high in districts including Stuarts Point. Similarly, an increase in lone person households is suggestive of an ageing population downsizing into smaller dwellings situated closer to amenities.

Stuarts Point has around 20% more persons aged 60+ than the State average.

This is suggestive of the need to provide compact housing options for an ageing population, including smaller housing or retirement villages. There is a clear need for additional housing for lone person households, specifically 2 bedroom or less dwellings. This issue is magnified as Kempsey Shire includes less diversity of semi-detached and attached dwellings compared to Mid North Coast and New South Wales. For Stuarts Point and District, one person households are anticipated to increase from 299 in 2020 to 319 in 2041. A significant increase in four and five person households is also anticipated. Whereas two person households are projected to decrease from 311 in 2020 to 267, as well as for three person households, which are anticipated to decrease from 108 in 2020 to 99 in 2041. The decline in two and three person households, alongside an increase in lone person households, is likely associated with Stuarts Point's higher median age and greater proportion of older age cohorts. This trend highlights the need for housing that supports older residents looking to downsize, while also offering suitable options to attract younger individuals in smaller households.

There is consequently a defined need for greater housing diversity and choice to be provided in Kempsey Shire, including greater housing affordability. This need for diversity can be seen in the North Coast Regional Plan's greater target for 40% of all new dwellings to be provided in the form of apartments, dual occupancies, townhouses, villas and homes on lots less than 400sqm by 2036. Similarly, the LHS encourages medium density development within Kempsey Shire's existing urban areas, including Stuarts Point, to achieve greater housing diversity and choice, as well as more semi-detached and attached dwellings and housing on smaller lots, where appropriately located and serviced. These defined typologies should be considered in the future growth plans for the Stuarts Point locality.

Dwelling Capacity and Investigation Areas

- Rural Land Release Areas

The Kempsey Shire Rural Residential Lands Release Strategy looks to identify potential locations for future rural residential development. The Strategy notes that the Stuarts Point and Yarrahapinni localities could moderately contribute to sustainable development expected should outstanding risks, hazards and issues be resolved, if possible.

It is recognised that constraints include koala habitat and agricultural productivity. The study found that localities could produce approximately 156 rural residential lots - with an approximate lot size of 1.25 ha. Though these rural lots could contribute to the residential housing targets, they would not be conducive to improving housing diversity and meeting expected community demand within the village.

- Existing Residential Land Supply

As identified in the North Coast Region Residential Pipeline Audit – August 2023, there is surplus residential zoned land in Kempsey LGA to meet the dwelling demand projected by DPE between 2021 and 2041.

The LHS recognises that supply is likely to meet expected demand, and there is no requirement for Council to identify major new land release areas for residential rezoning or to redefine the current urban growth area boundary. New housing supply can be delivered through both infill and greenfield development across the Kempsey Shire. However, a recommendation is made to reduce minimum lot sizes of R1 General Residential zoned land to 400sqm across Kempsey Shire to allow for improved dwelling diversity in any potential urban investigation areas, including Stuarts Point.

- Strategically Identified Land

For Stuarts Point, approximately 109ha of greenfield land surrounding the existing urban village has been strategically identified as part of Council's 'urban investigation area' to potentially contribute to the additional 1,208 dwellings needed for Kempsey Shire by 2041. The majority of this undeveloped greenfield land (referred to as the "UEIA" in this Structure Plan) is zoned RU5 Village (approx. 101ha), permitting residential development with consent. The remaining 8ha is zoned E4 for primarily industrial uses, with limited opportunity for residential uses in the form of group homes.

Adopting a conservative approach that applies an efficiency ratio of 60% and the current 500m^2 minimum lot size control for the 101ha of RU5 residential zoned land (excluding the 8ha of industrial zoned land), the UEIA could theoretically potentially yield up to approximately 1,212 new lots, or detached dwellings. This potential yield is generally consistent with the potential 1,308 new dwellings identified in the North Coast Region Residential Pipeline Audit for this greenfield land in Stuarts Point, with the assumption that the Audit considered the total 109ha greenfield land area, including the 8ha of general industrial zoned land, rather than only RU5 zoned land.

While Council is experiencing growth pressures for the LGA, existing residentially zoned land provides sufficient capacity to meet future demand. However, significant environmental constraints on some of this land, including the UEIA in Stuarts Point, may substantially limit realistic development opportunities.

The known sewer infrastructure constraints to service any growth for Stuarts Point is anticipated to be reconciled within the next 2 years with the delivery of the new STP. However, there are a number of other identified constraints relating to electricity supply and funding, and significant environmental constraints, including biodiversity, flood and bushfire hazard, koala habitat mapped areas, and vegetation constraints. Existing biodiversity mapping shows that the UEIA is heavily constrained by biodiversity values, with a large portion covered by native vegetation with potential threatened ecological communities (TECs), some of which are unverified on the ground. These areas require ground verification before any future development can occur. Stormwater infrastructure, new roads and open space will also need to be delivered, with funding likely to be the greatest barrier.

High importance is to be placed on aligning land supply with infrastructure capacity and undertaking the necessary investigations for environmentally constrained land.

Overall, there is land available for residential growth but only where risks, hazards and issues can be resolved. Additionally, the existing Stuarts Point urban village can provide opportunities for infill development to improve housing supply and diversity in the locality. The LHS encourages infill development within established suburbs through redevelopment of existing ageing housing stock that takes advantage of existing infrastructure and services as a more sustainable option.
A combination of urban infill and greenfield development should be considered for Stuarts Point in order to deliver the housing supply needed in the medium to long term.

Economic Considerations

Summary of Economic Factors and Trends

Regional Economic Factors

The North Coast Regional Plan 2041 aims to support a diverse visitor economy. It recognises that outside of prime tourism areas, there are opportunities and a demand for smaller to medium scale nature-based and coastal tourism accommodation. The Plan encourages flexible planning to support sustainable agritourism and ecotourism to enhance diverse economic activity and provide more local job opportunities.

Stuarts Point already has strong agricultural and tourism activity. There's an opportunity to enhance these sectors or explore dual uses like agritourism, including accommodation or event spaces that compliment prime agricultural uses. The area's natural features could support more tourism by offering increased nature-based activities and a greater choice of visitor accommodation; however, any new uses must carefully consider environmental impacts.

In addition to creating new uses, there is a push to incorporate transport planning to better access existing centres and employment lands. Approximately 10% of Kempsey Shire residents are employed outside the Shire. With minimal public transport opportunities there will be a stronger reliance on car use as the preferred travel method. This can be seen in Stuart Point with 69% of people travelling to work by car or as a passenger, in contrast to the 47% State average.

Increasing active and public transport modes to connect residents and visitors to key destinations has societal and environmental benefits.

This was also highlighted by the Stuarts Point community during consultation. If urban growth was to occur in the Stuarts Point locality, improved public transport options would be needed, particularly to nearby larger towns of Kempsey and Macksville, and for Stuarts Point's older population. Ensuring accessible active and public transport opportunities to key locations will support the activation of uses and the local economy in Stuarts Point.

Kempsey Employment Lands Audit

The Kempsey Local Growth Management Strategy - Employment Lands Audit provides a detailed analysis of potential employment lands at the LGA scale. The Audit identifies that urban villages such as Stuarts Point have sufficient greenfield land supply to accommodate future growth for housing and employment, however notes this is currently restricted by a lack of sewerage infrastructure. Council's Sewerage Treatment Plant scheme, anticipated to be delivered by 2027, will address previously identified sewer infrastructure constraints. However, the Audit does not consider the UEIA's environmental values, which also act as significant barriers to greenfield development.

Across the Shire, industries projected to experience significant growth in employment from 2016 to 2041 include education and training, accommodation and food services, and health care and social assistance. In contrast, employment in the agriculture, forestry and fishing sector is expected to decline, from 645 workers in 2016 to 481 in 2041.

Interestingly, the agriculture, forestry and fishing sector is identified as the most prominent employment sector for Stuarts Point and District, making up approximately a quarter of resident employment.

The Audit has also considered Stuarts Point's existing tourism industry and the impact of visitor numbers on the demand for retail floor space and has suggested that Council allow for temporary dining options (e.g. food trucks), as opposed to the delivery of additional retail floor space which would be surplus to requirements during non-peak times.

The population of Stuarts Point have a variety of occupations, however there are key occupations within the locality including;

22% of employed persons are labourers, and

17% are community and personal service workers.

The percentage of labourers is 13.7% higher than the State average. These occupations are reflected in the top industry for employment, with Aged Care Residential Services being the top industry making up 7.3% of the locality. This is reflective of the higher median age in the locality, and ageing population and is consistent with the LGA with health care and social assistance being the primary sector of employment in Kempsey Shire.

The projected total employment under the Transport for NSW (TfNSW) employment projections 2016 to 2041 for Stuarts Point and District shows a decline from 477 jobs to 439 jobs (-0.3% growth) over the 25 year period.

The anticipated decline in workers is partially due to constraints relating to sewerage infrastructure (to be with Council's new Sewerage Treatment Plant scheme with the capacity to support 1,100 new residents), environmental values, and the economic context of the locality.

While the existing E4 General Industrial zoned land within the UEIA provides for a range of industrial, warehouse, logistics and related land uses, this land is highly constrained by dense vegetation and identified ecological values and is considered unsuitable for industrial development. As a result, it cannot realistically accommodate future industrial land needs

At present, there is currently limited evidence of demand for industrial land in Stuarts Point. Accordingly, prior to any consideration of relocating or rezoning other land as E4 General Industrial, detailed investigations are required to assess future employment demand, determine the appropriate quantum of land needed, and evaluate whether E4 General Industrial or RU1 Primary Production zoning would better align with the local long-term employment needs.

Investigations should consider alternative edge-of-town locations, including land identified in the Local Growth Management Strategy at 906 Stuarts Point Road and its surrounds (Lots 321 and 322 of DP 1048570) and nearby land at the western edge of the UEIA boundary currently zoned RU5. These areas would require detailed environmental and employment demand assessment to determine their suitability.

In addition, land outside the Structure Plan area within the RU1 Primary Production and RU2 Rural Landscape zones can continue to support employment opportunities associated with agriculture and forestry, where environmental constraints can be appropriately managed.

Where employment land can be delivered, the Structure Plan supports building on existing industries while encouraging greater employment diversification. This includes strengthening established local sectors and supporting local employment within agriculture, which remains an industry of significance within the Macleay Valley and Stuarts Point. Opportunities exist to support emerging agricultural activities, such as the production of fruit, nuts and other food products, including certified organic production, which may also contribute to agritourism and related tourism-based employment opportunities.

To further stimulate economic growth, Stuarts Point should also be connected with sufficient transport options to access jobs in nearby towns i.e. Kempsey and Macksville. In all cases, a balanced approach is required to deliver usable employment land alongside housing and infrastructure, supporting population growth among working age residents while creating opportunities for local jobs.

Considering the Local Economic Context

The economic context of Stuarts Point and District has a direct impact on the potential for future employment lands and economic outcomes of the locality.

The median personal weekly income in Stuarts Point was 59% lower than the New South Wales state average in 2021, by approximately $335. In addition, the area shows a lower incidence of full-time employment when compared to nearby regions such as the Mid-Coast.

Median weekly personal income in the Stuarts Point locality is $479, in comparison to the $813 State average.

These socio-economic indicators suggest that the local community may face challenges in supporting new economic uses, particularly those aimed at fostering a circular and stable economy rather than one heavily reliant on tourism. While this does not preclude the introduction of employment lands, it indicates that careful planning is required to ensure alignment with community capacity and economic resilience. Compounding these issues is the relatively low rate of population growth in Stuarts Point (0.58% per annum), which further limits the immediate economic demand needed to support expanded employment infrastructure. This is particularly relevant in the context of rising housing prices with a $99,500 increase in the median sale price of a detached dwelling between the 2019-20FY and the 2020-21FY.

Though this may reflect increased demand or investment interest, it is not matched by comparable growth in income or job opportunities. As such, the community is further economically restricted by reducing housing affordability which encourages a stagnant local economy.

The delivery of employment lands in Kempsey Shire should be approached in a staged or phased manner, where it is strategically aligned with the rate of housing development. This will ensure the sustainable integration of economic lands into a growing community without overburdening existing services.

Tourism and Other Employment Uses

Stuarts Point is well positioned to contribute to regional goals that emphasise the growth of medium to smaller scale nature-based and coastal tourism accommodation. The locality boasts a high level of visual amenity, which stands out as a significant asset for visitors seeking scenic, low impact tourism experiences. Leveraging these natural advantages could support a diversified local economy and enhance the town's profile as a tourism destination within the broader region. Though the relevant risks and hazards of future tourism locations must be managed prior to development.

The recognised demographic shifts in the area, particularly the projected ageing population, will likely lead to increased demand for services in the healthcare and social assistance sectors. While there are numerous healthcare services and infrastructure available within Kempsey Shire, Stuarts Point does not have access to immediate health services. With an ageing population and new residents, it will be important to plan for services that meet the needs of the future community. There then is a growing opportunity for new employment lands surrounding the health sector.

As Stuarts Point grows, it will be critical to ensure the appropriate allocation of land for the delivery of complementary services that meet the needs of the growing community and support local employment. Future demand is likely to require a mix of uses such as childcare centres, educational facilities, retail outlets (including a full-line supermarket), and other commercial services. While these uses should be encouraged to enhance liveability and economic vitality, their inclusion should be assessed on a case-by-case basis to ensure they align with local needs and context.

Encouraging a diverse mix of land uses and employment opportunities will help establish a resilient local economy, reducing reliance on tourism and supporting long-term sustainability. In addition to general retail, supporting niche offerings such as boutique shops can stimulate local spending, foster community identity, and promote sustainable practices. Essential services like a post office, aged care, and expanded childcare and education infrastructure will also be critical to meet the evolving needs of the local demographic and provide broader employment opportunities.



To support this, the strategic location of services should contribute to the development of a defined commercial core that serves surrounding residential areas. A clearly established village centre would enhance placemaking, promote walkability, and improve accessibility for residents. This may involve reviewing planning controls to better accommodate commercial growth, including potential rezoning, such as introducing an E1 Local Centre zone, to unlock further opportunities. Adjustments to certain planning parameters to enable greater density near the E1 zone could also be considered to support a vibrant, economically viable town centre.



Observations

















Character and Values

Natural Environment

As reinforced during the community consultation, the natural environment is a fundamental part of both the community identity and the character of Stuarts Point. The area features extensive mature vegetation beyond the current urban footprint, along with a diverse range of tree species planted throughout streets, parks, reserves, and private properties. This rich vegetation reflects the community's strong connection to nature and underscores the need to preserve these environmental values into the future.

The natural environment serves several vital functions, including:

- Environmental Protection: High-value ecological areas provide critical buffers against urban expansion, preserving ecosystem health and functioning. These areas also help mitigate the impacts of climate change on both natural landscapes and the existing urban area.

- Passive Recreation: Bush walking tracks and green corridors offer valuable opportunities for low-impact recreation, encouraging movement and fostering community wellbeing.

- Urban Interface and Amenity: Natural landscapes enhance the visual appeal of urban development and form a key part of Stuarts Point's distinctive character.

Stuarts Point is closely connected to surrounding natural areas, including Yarrahapinni to the west and northwest (encompassing Wetlands National Park and Yarrahapinni Mountain), Fishermans Bend Nature Reserve and Fishermans Reach to the south, and Grassy Head to the north. In addition to its land-based ecological assets, Stuarts Point is defined by its coastal setting and heavily vegetated foreshore. Macleay Arm, in particular, serves not only as a notable natural feature but also as a vital component of local ecosystems. Protecting water quality in this area will require appropriate stormwater infrastructure in future developments.

The community has identified Ocean Avenue as a key visual corridor. Enhancing this feature through upgrades such as tree planting, streetscape improvements, and careful design of new development can strengthen its visual impact. Maintaining and expanding urban tree cover more broadly will help manage climate impacts and improve the overall amenity of the area.

It is essential that growth in Stuarts Point is managed in a way that safeguards both terrestrial and aquatic environmental values. This includes implementing adequate waste management systems and public signage to prevent pollution as the village expands. In terms of urban outcomes, future planning and development must prioritise quality urban design that integrates and enhances the natural landscape, contributing to a visually appealing and ecologically healthy community.



Built Environment

Stuarts Point is defined by its informal coastal village character. Local roads and residential properties have minimal boundary treatments, reinforcing the relaxed, low density feel of the area. Homes are typically 1–2 storeys in varying architectural styles, set back with large front and rear yards. Streetscapes feature wide grassy verges, limited front fencing, and a general lack of kerbs, gutters, and footpaths, except along parts of Ocean Avenue and Marine Parade.

On the village fringe, properties back directly onto dense vegetation. While this provides a strong connection to nature and enhances amenity, it also presents bushfire risks, highlighting the need to carefully manage the interface between built and natural environments in future planning.

The housing stock includes a mix of older and newer dwellings on large lots (generally 600–1,200 sqm), with more recent development concentrated in the northern parts of the village. Larger residential lots are found on the north-western edge near the greenfield area. Some vacant and undeveloped lots also exist,

Commercial buildings are typically two storeys and maintain an open, active street frontage. Both residential and commercial developments reflect the existing 8.5m height limit under the Kempsey LEP, with buildings sitting below the height of surrounding trees and vegetation, preserving views to Mount Yarrahapinni.

Built form across the village presents clearly to the street, reinforcing a sense of openness and contributing to the laid back coastal character. This character is a valued part of the town's identity and should guide future planning and design.

Community facilities and recreation infrastructure are mostly located near Ocean Avenue, alongside retail and hospitality venues like the Stuarts Point Tavern and Workers Recreation and Bowls Club. The informal commercial cluster at the junction of Ocean Avenue and Marine Parade functions as the village centre, offering a small supermarket, café, service centre, and pharmacy. However, the lack of a defined commercial core has been raised by both the community and Council's LGMS as a concern.

While the town's informal layout contributes to its charm, community feedback has shown support for more formalised pedestrian and cycling infrastructure, improved lighting, and street furniture, particularly along key corridors like Ocean Avenue and Grassy Head Road, and better active transport links to nearby areas.







Cultural Values and Identity

Stuarts Point is located in the centre of various significant Aboriginal cultural sites and places. The Ngambaa people are the traditional owners of Stuarts Point.

The Yarrahapinni Wetlands National Park contains one of the most significant Aboriginal midden sites in eastern Australia. Approximately 8km south of Stuarts Point township is the Clybucca Aboriginal Area and Clybucca Historic Site (also known as the Golden Hole); a highly significant midden with well-preserved shell and bone dating back up to 6000 years old. The area was established as a protected site in 1979 and is still highly significant to the present-day Aboriginal people of the region.

To the east of Stuarts Point is Yarrahapinni National Park which includes Mount Yarrahapinni Meaning 'koala rolling', Mount Yarrahapinni is included in important dreamtime stories and is a place of significance to the local Aboriginal communities, including the Ngambaa, Dunghutti, and Gumbaynggirr Aboriginal peoples.

Many other important cultural and spiritual sites are found across the region, from camp sites and boras through to landscape-scale sites. Each site demonstrates the region as a place of high significance for the Aboriginal communities.

The ongoing cultural connections and value of the region should be celebrated in key meeting and shares spaces, where the Stuarts Point community have the opportunity to connect and passively enjoy culture.

While there are no public artwork elements within Stuarts Point, the locality includes signage and memorials that reflect its local Aboriginal history and culture, such as interpretive signage elements in the Foreshore Reserve discussing the dreamtime story of how Yarrahapinni Mountain was created as well as the history of European settlement at Stuarts Point. In addition, the War Memorial, flagpole and several iconic Norfolk Island Pines (Araucaria heterophylla) are also key local landmarks.



Stuarts Point was established as a port for vessels entering the Macleay River from the river's old entrance in the 19th century, until the entrance was silted over when a new entrance was forged by flood in 1893. The connection to the water is an important feature to both Aboriginal and European history in the area.

This ongoing connection is reaffirmed with the River walk starting at the end of Ocean Street in Stuarts Point. The walk follows the riverbank for two and a half kilometres through native bushland including paperbarks, mangroves, banksias and eucalyptus to beautiful swimming areas and fishing spots along the Macleay River. The walk itself celebrates the natural charm of the locality while providing the community access to key amenities.

The use of Macleay Arm reflects the ongoing cultural values of the community with the arm recognised as a breeding ground for fish and crabs and includes infrastructure for boating activities to utilise the natural environment for activities, including beach or river fishing. The arm is also a playground for water sports enthusiasts and swimmers.

Key considerations

- The strong presence of the Aboriginal community in the area offers valuable opportunities for direct consultation, helping to guide future development and establish meaningful Connecting to Country initiatives.
- Any proposed development to consider the potential impacts on Aboriginal cultural heritage values, and incorporate these where appropriate in partnership with the local Aboriginal community.
- Celebrate connections to culture through public art, signage, and spaces for events and community gatherings, recognising the Ngambaa People as the Traditional Owners. Existing signage reflects past collaboration and provides a base to build on. Future initiatives should interpret Ngambaa cultural practices, the aquatic environment, and local history.
- Any future development, land analysis, or clearing may identify key Aboriginal sites and items that will have to be managed accordingly.

Scenic Character

Stuarts Point is surrounded by significant natural beauty which in itself directly translates into the cultural values of the locality. These landscapes are highly visible throughout the township and key scenic landscapes, view and vistas should be protected and enhanced as part of future structure planning.

Surrounded by dense vegetation, lookouts onto landscaped corridors are important to the community. The DCP recognises landscaping values along key access points to the township with a protected 25m landscape strip running along Grassy Head Road is to be set aside as a scenic/visual buffer. In addition, there are significant trees within the township which are highly regarded in the community and have been identified within the community consultation as items for future protection to maintain the character and scenic quality of Stuarts Point. From the township looking west, Mount Yarrahapinni is visible and is a key viewpoint in the scenic nature of Stuarts Point. Future development should avoid built form which restricts this view especially from community and public open spaces.

Another key view line is identified following east into Stuarts Point onto Macleay Arm, where views of the waterbody are integral to the vistas entering into the township and its defined coastal character. Development within the foreshore area must consider whether the visual amenity and scenic qualities of the coast, including coastal headlands are impacted by development.

Key considerations

- Preservation of existing avenue of trees and other vegetation along Grassy Head Road which provides an outstanding visual spectacle (community, botanic and amenity values).
- Identified significant tree groups to be protected to support the existing character that establishes high amenity in the area.
- Key views and vistas along Grassy Head Road and Ocean Avenue are supported with sufficient setbacks and landscaping.



Looking west towards Mount Yarrahapinni



Looking south to Stuarts Point and Trial Bay



Looking south-west from Macleay Arm

Existing Context Analysis

Environmental Conditions

The environment in Stuarts Point is intrinsic to the character of the locality. Outside of the urban footprint, the landscape of the Stuarts Point is highly vegetated sitting on generally flat topography. This vegetation makes up part of a larger green corridor running along the east coast of NSW. The area benefits from both its wider scenic forested coverage and floodplains, and its riverside location on the arm of the Macleay River making the area an optimal location to support nature conservation, nature based recreation, and rural and agricultural uses.

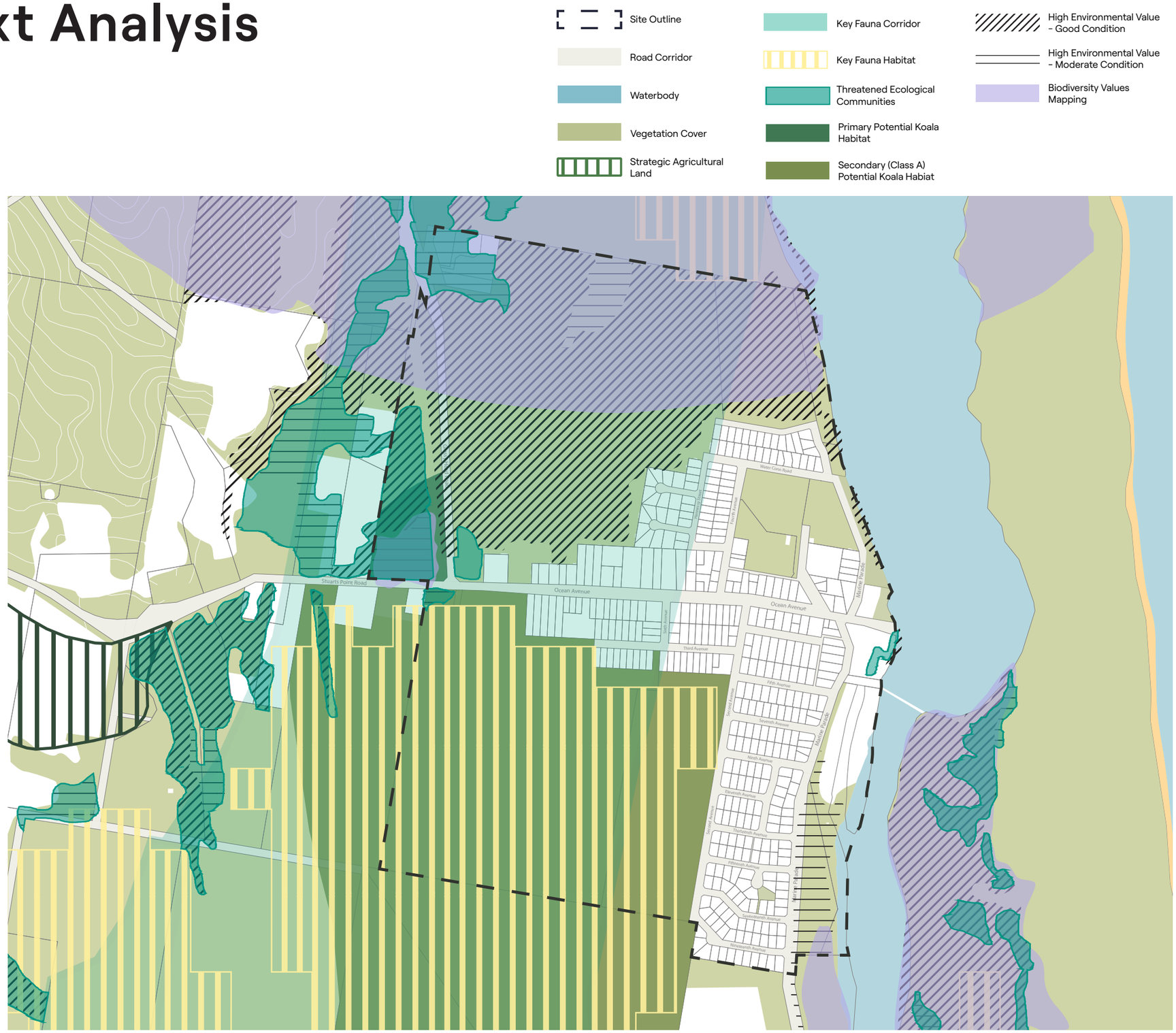
Note: A preliminary high-level environmental analysis has been conducted. Identified constraints are indicative and must be verified through detailed site assessments to gain a comprehensive understanding of potential environmental risks.

Biodiversity

The greenfield land area is heavily constrained by biodiversity values, with a large portion covered by native vegetation and threatened ecological communities (TECs). A large portion of this site is also identified as part of a key fauna corridor and includes key fauna habitat.

Action 2.1 under Direction 2 of the NCRP requires development to be focused to areas of least biodiversity sensitivity in the region and the implementation of the 'avoid, minimise, offset' hierarchy to biodiversity, including areas of high environmental value (HEV). High environmental value lands incorporate potential threatened ecological communities (TECs), some of which are unverified on the ground. These areas require ground verification before development.

HEV land is identified in the northern side of the greenfield land, and potential HEV land has been



Note: A high level preliminary environmental analysis has been undertaken. Detailed environmental site assessments are required for a comprehensive understanding of environmental risks.

identified to the southern portion. Development will trigger the Biodiversity Offsets Scheme (BOS), under the Biodiversity Conservation Act 2016, to avoid, minimise and offset the impacts of development due to the land's biodiversity values mapping, size and clearing thresholds.

A detailed field assessment of the entire greenfield site area is crucial to accurately identify vegetation types at plant community type level, threatened flora and fauna habitats, and any serious and irreversible impact entities. This necessary field data is needed to determine realistic development opportunities, and to avoid pursuing ecologically harmful and unfeasible projects. These detailed on-ground investigations must be done prior to any further detailed planning or development.

Any future DA will require a Biodiversity Development Assessment Report (BDAR) to assesses the potential impacts on biodiversity values, including threatened species, communities, and their habitats.

Koala Habitat

The majority of the southern portion of the greenfield urban expansion investigation area has been identified in the Comprehensive Koala Plan of Management for the Eastern Portion of Kempsey Shire LGA (CKPoM) as 'Secondary' Preferred Koala Habitat (PKH), where primary or secondary and supplementary food tree species are present. A significant portion of the northern greenfield urban expansion investigation area has been identified as 'Primary' PKH, where primary food tree species comprise the dominant or co-dominant (i.e. 50%) overstorey tree species.

Recommended management actions from the CKPoM include that for any koala records dated later than 2004 in the case of the Yarrahappini, Stuarts Point and Grassy Head areas should be further investigated by a suitably qualified and/or accredited koala specialist to determine whether or not a resident population is present at the locality and if so, the likely population size and extent of occupancy.

Further investigations required to determine the location of koala corridors. Any future development on this land will need to undertake a Koala Habitat Assessment and a stadia survey of preferred koala habitat food trees that may be impacted by the proposed development, and may require the retention of PKT land or habitat compensation measures, as per Section 4.6 of the CKPoM.

Coastal Values

Stuarts Point is mapped as a Coastal Environment Area under State Environmental Planning Policy (Resilience and Hazards) 2021. It has significant ecological coastal values and is at risk of foreshore erosion.

Its foreshore sits on low-lying land on the banks of the Macleay River, surrounded by native bushland, including paperbarks, banksias and eucalyptus, and sand dunes and mangroves.

The wetlands are an important environmental asset for Stuarts Point, with the Macleay Arm situated along the eastern boundary of the area's groundwater source and the coastal boundary located to the east with significant outflows towards the South Pacific Ocean. Activities, such as groundwater extractions, may harm estuarine ecosystems and contaminate the fresh groundwater if not properly managed.

Stuarts Point Beach has a history of commercial, recreational and cultural fishing, with key fish habitats identified in its waterways under the Fisheries Act. Managing fishing activities is essential, if environmental values, as well as social, cultural and economic values, are to be maintained.

Consideration must also be given to the coastal dune system in the vicinity of Stuarts Point. Coastal dunes provide a defence against erosion by providing a reservoir of sand for waves to utilise during storms. Whilst outside of the Stuarts Point Structure Plan area, Stuarts Point Beach is accessible for pedestrians and vehicles for nature-based recreation which, if not well-managed, can contribute to short term beach erosion; slope instability/reduced bearing capacity; long-term recession; oceanic inundation; and climate change.

Flooding and Groundwater

Stuarts Point is a flood-prone area due to its low-lying topography, proximity to the Macleay River—flowing into the South Pacific Ocean about 650 metres east—and rapidly rising groundwater levels. Some areas are particularly vulnerable to groundwater inundation. There is a natural low point running north-south in the west of the study area, however this land is only affected in a 1% Annual Exceedance Probability (AEP) event. In the case of a Probable Maximum Flood (PMF) event, the entire study area is subject to inundation at varying levels, with the highest point of impact located at the low points along the foreshore. See flood mapping on page 24 for details. Some parts of Stuarts Point may become isolated during flood events. In 2021 and 2022, Stuarts Point experienced significant rainfall causing widespread flooding due to these factors.

All new critical infrastructure and facilities must be located above the PMF level. Any new development on flood-prone land must comply with Council's flood planning requirements and be designed to avoid placing additional strain on emergency services. This includes meeting the minimum Flood Planning Level (FPL), and incorporating flood-compatible building materials and construction methods. For developments involving habitable land uses, adequate refuge at or above the PMF level must be provided in accordance with Council's Draft Flood Policy 2024.

It is noted that for the greenfield site, FPLs are not currently known and will need to be determined in future flood investigations for future development. Consideration of appropriate DCP controls to achieve the required FPL may be recommended. For all new potential subdivision in the urban expansion investigation area, new residential development should be located in areas to minimise flood impact. Future potential residential subdivision in the greenfield site will require a permanent high level road evacuation route(s) to land above PMF level, accessible to all allotments via (as a minimum) pedestrian access at or above design flood level not exceeding 100m in length is to be provided.

Consultation and support from SES is strongly recommended for all development.

Council monitors groundwater levels, especially during periods of heavy rainfall. When necessary, water pumps are deployed to help lower groundwater levels and manage surface water from rain; however, their effectiveness can be limited. Water access licences are required to extract groundwater for various purposes, including irrigation, town water supply, and power generation.

Bushfire

Due to the high level of vegetation, much of Stuarts Point is prone to bushfire or within a buffer zone.

Kempsey Shire Council's bushfire prone land mapping indicates that the majority of the UEIA is Category 1 vegetation, with vegetation buffer zones surrounding the existing urban footprint and on the Macleay River foreshore. See bushfire mapping on page 24 for details.

For future residential housing, development will need to undertake a bushfire hazard assessment. For proposed new subdivisions of bushfire prone land, Section 100B of the Rural Fires Act 1997 establishes that a 'Bush Fire Safety Authority' is required for a subdivision of bush fire prone land for residential or rural residential purposes.

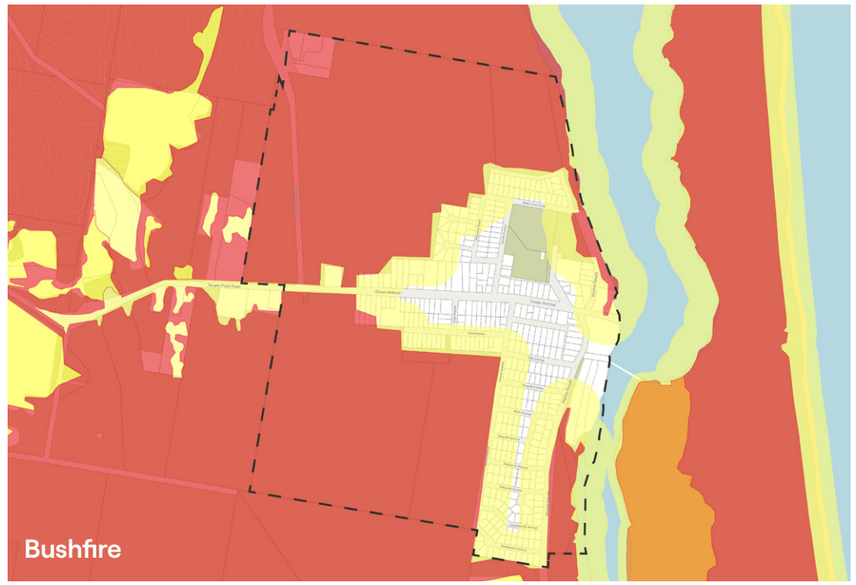
Consultation with NSW Rural Fire Service and the SES will be required for all future development on bush prone land.

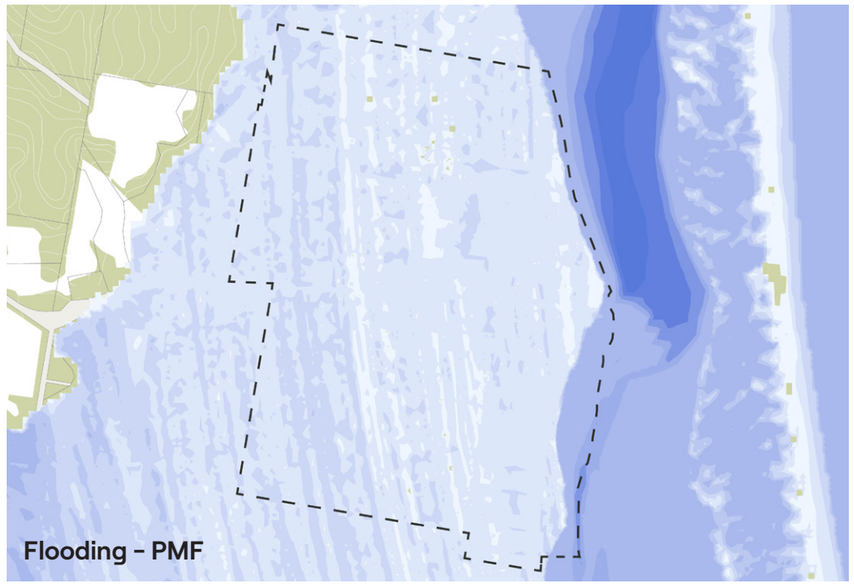
Acid Sulfate Soils

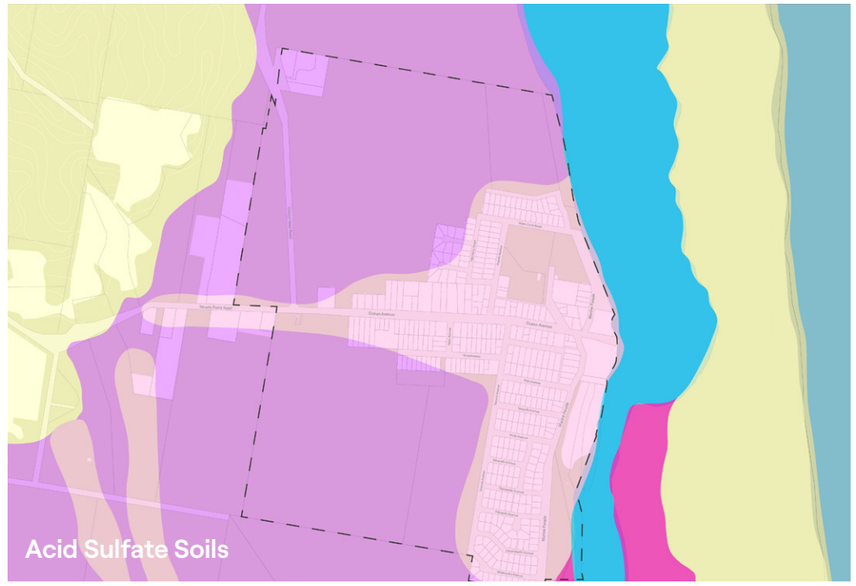
Class 3 and Class 4 Acid Sulfate Soils (ASS) are present on land within Stuarts Point. ASS are natural sediments that contain iron sulfides, which are common along low lying areas adjacent to waterways. Left undisturbed, ASS do not present any risk. However, when ASS are exposed to air, ASS can damage built structures, reduce agricultural productivity of land, and harm or kill animals and plants.

Any development resulting in works below 1-2









Site Outline

Road

Water

Vegetation Cover

Flood Depths

0m - 1m

1m - 2m

2m - 3m

3m - 4m

4m - 5m

5m - 6m

6m - 7m

7m - 8m

8m - 9m

Acid Sulfate Soil Class

Class 5

Class 4

Class 3

Class 2

Class 1

Bushfire Prone Land Category

Vegetation Buffer

Vegetation Cat 1

Vegetation Cat 2

Vegetation Cat 3

metres of the natural ground surface will need to undertake an ASS assessment to determine its presence and if remediation is required, and to ensure that the soil is appropriately managed.

Environmental Resilience / Climate Change

Recognising and addressing environmental resilience and the impacts of climate change within a structure plan is fundamental to achieving equitable and sustainable planning outcomes. This locality, with its diverse ecosystems, coastal exposure, and growing communities, is increasingly vulnerable to climate-related risks such as bushfire, floods, sea level rise, and extreme weather events.

Future growth of Stuarts Point should not contribute to climate change. By integrating climate adaptation and resilience into planning frameworks, both current and future land uses can support the wellbeing of all community members, particularly those most vulnerable to environmental disruptions. Council's Sustainability Resilience Strategy 2022 and development requirements promote ESD, waste minimisation, protection of the natural environment, and water efficiency, in line with the Long Term Renewable Energy and Water Strategy. The structure planning process for new residential areas presents an ideal opportunity to embed sustainable practices and water-sensitive urban design principles from the outset.

To minimise urban heat and the urban heat island effect, development should retain and plant local native vegetation, provide shade through landscaping and tree canopy, and use building design, orientation, and materials that reduce heat absorption and improve passive cooling.

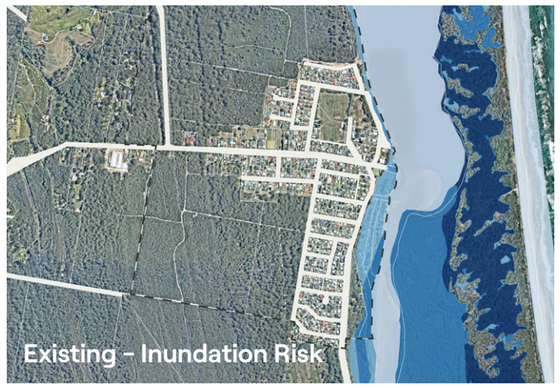
Where possible, passive energy conservation solutions such as natural lighting, natural ventilation, solar shading, green walls, green roofs, and renewable resources, such as solar energy, should be encouraged. Environmentally sustainable practices and water sensitive urban design principles are key considerations to help to tackle climate change, improve energy efficiency and grow the village in responsible and sustainable way.

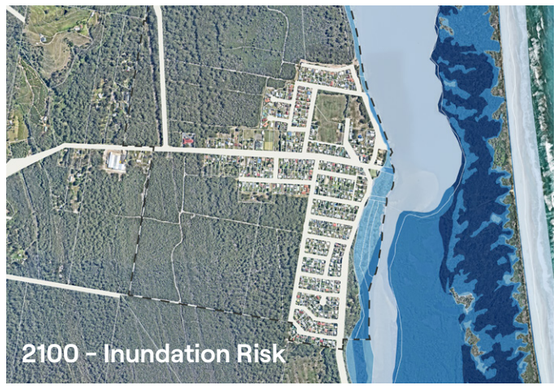
Coastal Erosion Risk – Climate change increases coastal erosion risk. The below diagrams compare existing conditions with the modelled 2100 scenario. Shades of red indicate the extent and severity of erosion expected to increase over time due to sea level rise and more frequent storm events.





Inundation Risk – Climate change increases inundation risk. The diagrams compare current conditions with the 2100 scenario, with shades of blue showing inundation extent and depth, and darker tones indicating higher flood levels from sea level rise and more frequent storms.





The Stuarts Point Structure Plan provides an opportunity to guide future growth with a proactive, climate-responsive approach that is aligned with local knowledge and values, protects vital natural assets, and builds communities that can adapt and thrive in a changing climate.

Air, Noise and Odour

Location of new sewage treatment plant

Air, odour and noise management is a key environmental consideration for the STP, with measures in place to eliminate or mitigate potential sources of odour. Air pollution in New South Wales is regulated under the Protection of the Environment Operations Act 1997. The proposed sewage treatment plant (STP) will be fully compliant with this legislation.

A standard 400 metre buffer zone will be maintained around the treatment plant to ensure appropriate separation from nearby residential areas. The Urban Growth Area lies well outside the designated 400 metre buffer zone and is therefore not expected to be impacted by the facility.

Some other key environmental considerations

Flooding / Water

- Opportunities for improved flood management through:
  - integrated detention, infiltration, and discharge points to the McLean River provided through future larger-scale development.
  - review of DCP controls to achieve suitable FPL for all new subdivision and development.
  - infrastructure upgrades through Voluntary planning agreements for new development.
- Council's groundwater / stormwater strategies and planning already address flooding issues in existing and new developments, including detention basins and infiltration mechanisms.
- Existing drainage infrastructure inadequacies.
- Existing lots sit in a depression, making drainage challenging.
- Old style development in existing area with no curb or gutter and doesn't have drainage infrastructure to drain a large portion of the area.
- Existing damming system – where the roads are currently higher than a lot of the houses and actual stormwater network is higher than many current house floor levels.
- Not known what required Flood Planning Level (FPL) will be – to be determined in future flood investigations for future development.
- Water security issues – Current groundwater extraction averages are 220 megalitres per year against a 300-megalitre limit. Stuarts Point water access license (WAL) entitlement is not sufficient to meet future demands resulting from high projected population growth. Population growth will necessitate increased licensing. Integrated water cycle management studies are ongoing and will inform future water supply strategies.

Bushfire

- Existing bushfire hazards can be mitigated and managed in potential future development in the greenfield area with Asset Protection Zones (APZ) and perimeter road built along the boundary of bushfire-prone area to create a between development and the hazard.
- As sensitive uses, the location of future potential seniors living or education facilities should be located away from bushfire prone land and outside of future APZs.
- Stuarts Point Road / Oceans Avenue is the main evacuation route from the locality to the Pacific Highway. In the case of a bushfire event, vegetation management along the road corridor should be considered to reduce isolation risks.

Biodiversity:

- Opportunity to provide a transparent set of actions for environmentally constrained land to guide development into the future.
- Despite the existing RU5 and E4 zoning of the urban expansion investigation area, a detailed field assessment is required to determine flora and fauna values.
- Assigning land for development in this Structure Plan or in a development proposal without adequate investigations may result in unrealistic development

Existing Open Space

The open space character is largely green, with large areas of natural vegetation supported by protected parklands, reserves and recreational areas, set alongside the water. Passive open space is weaved in the urban footprint of Stuarts Point to continue the prominence of greenery and amenity that makes up an integral part of the local character.

There are existing walking trails within Stuarts Point and nature based recreation activities available in nearby national parks and reserves that connect to wider protected areas and important regional ecological corridors. This includes nearby Fishermans Bend Nature Reserve, Stuarts Point Beach and Yarrahapinni National Park which connects to Way Way State Forest to the north and Tamban State Forest to the south-west, as well as the Yarrahapinni Wetlands National Park to the south.

Stuarts Point Foreshore Reserve sits along the Macleay Arm, which is a key feature of the locality. The foreshore area offers a variety of passive and active recreation activities, including a new playground and upgraded walkways, as well as water-based recreation activities, including swimming, stand-up paddle boarding, sailing, kayaking, fishing and boating. The interconnected relationship between the land and water and the range of activities available significantly contributes to the village's liveability and overall desirability that attracts many tourists each year.

The boardwalk across Macleay Arm towards the beachfront is a pedestrian focused green to blue connection, and an important tourist draw. The importance of this feature is recognised through the ongoing utilisation for recreational and commercial purposes, and protection of the space via parkland and reserves.



Community Infrastructure

As a small coastal village, Stuarts Point has a range of community infrastructure to cater for its local community. The village contains a range of community infrastructure that supports both its local residents and the broader district population, including surrounding rural residential areas and the nearby settlement of Fishermans Reach to the south.

This includes the Stuarts Point Community Hall and library, Yarrahapinni Community House, War Memorial, tennis courts, Stuarts Point Public School, Stuarts Point Oval, the Stuarts Point Workers' Recreation and Bowls Club.

The location of this infrastructure is largely within or near the village's key node at the junction of Ocean Avenue and Marine Parade, encouraging community connection and activation. This location, being close to the entry of Stuarts Point Reserve and foreshore, offers opportunities to expand and co-locate additional community and social facilities, including flexible indoor spaces, a public plaza, and open seating areas, to support both residents and visitors.

Local businesses, including the supermarket, local shop, service centre and pharmacy, are available, but there is no post office, doctor or other health services currently available. Older children are required to travel to Macksville or Kempsey for secondary school.

The presence of passive open space and recreation is strong within the locality and any future vision to be developed should maintain this focus.

With a growing population it will be important to consider the future demand of the population, utilising common targets to forecast necessary infrastructure. This may include new health, education, active recreation, more retail and commercial space, larger supermarket, or other community infrastructure.



Site Outline

Recreational Infrastructure

Community Offerings

Council Owned or Managed Community Offerings

1. Stuarts Point Community Hall
2. Yarrahapinni Community House
3. Stuarts Point Foreshore Reserve
4. Stuarts Point Footbridge
5. Public Open Space
6. Tennis Courts

Privately Owned Community Offerings

7. Stuarts Point Preschool
8. Stuarts Point Public School
9. Commercial Centre
10. Stuarts Point Workers Recreation & Bowls Club
11. Stuarts Point Tavern

Existing Urban Design

Stuarts Point is characterised by its low scale, informal coastal village form, typical of smaller coastal villages in New South Wales.

The existing built environment features predominantly detached residential dwellings, with a limited and undefined commercial area.

The street network follows a relatively consistent grid pattern, contributing to a simple and legible structure, although pedestrian walkability is inconsistent, with footpaths not present on all streets or both sides. The lack of defined boundaries between residential and commercial zones has resulted in some unclear delineation and separation of land uses.

The absence of clearly defined boundaries between residential lots and the street, along with generous setbacks, enhances the area's informal character.

The intersection of Stuarts Point Road and Grassy Head Road serves as the main village gateway, though it lacks a strong sense of arrival. The public domain is underdeveloped in terms of pedestrian amenities, shading, and infrastructure to support community interaction or place-based activity.

While the junction of Marine Parade, Ocean Avenue, and Banksia Street functions informally as the town centre, there are little indicators to know you are in the heart of the village. This is due to a lack of the necessary urban design structure and amenity to serve as a true focal point. A clearer "village heart" and associated place making opportunities would encourage movement to and from the village's centre, prioritising people and activating a new defined commercial zone.

Future development should enhance the existing character while supporting modest growth. Built form should remain low scale and compatible with the established architectural language, while allowing for increased housing diversity, particularly through medium density options near the village centre. Urban design should support connectedness through extension of the



existing grid, avoiding culs-de-sac, and ensuring clear wayfinding and multiple access routes.

Transitions between land uses should be carefully managed to avoid conflict and maintain amenity, with setbacks, vegetation buffers, and building scale adjustments applied as necessary. Street frontages should be active and pedestrian friendly, with improved footpath networks, consistent tree canopy cover, and public seating.

Any new development must also incorporate Aboriginal cultural heritage values in consultation with the local Aboriginal community, ensuring that cultural identity is embedded in the urban fabric.

Placemaking Opportunities

Stuarts Point presents an opportunity to establish a more clearly defined village centre and public gathering space that can enrich civic life and strengthen community identity. Community events do take place, but the physical infrastructure to support them is minimal.

Placemaking opportunities centre on creating a clearly defined and activated village heart. The key intersection of Marine Parade, Ocean Avenue, and Banksia Street is ideal for this purpose. Combining commercial, retail, civic uses here can establish a more legible and vibrant core.

Relocating the tennis courts to allow for an open, green public plaza would create space for events, markets, and everyday social interaction. The interface between the built environment and the natural setting, particularly from the corner of Marine Parade and Ocean Avenue to Macleay Arm, is underutilised in terms of activity, views and connections.

Improvements like continuous footpaths, rest areas, street trees, and better drainage will enhance pedestrian amenity and public space functionality. Beautifying entrance roads, improving open space links, and integration of green infrastructure will all contribute to a stronger sense of place.

Currently, the approach to the village from its primary entry point, where Stuarts Point Road meets Ocean Avenue, lacks a clear sense of arrival. Enhancing this gateway with landscaping and signage would help establish a stronger visual identity and more clearly signal the transition into the community. While Stuarts Point has a distinctive low key character, it faces challenges in functionality, connectivity, and placemaking. With thoughtful urban design and strategic public domain investment—enabled by growth and private sector involvement—there is strong potential to evolve the village in a way that maintains its coastal charm while better serving existing residents, and inviting future new residents and visitors alike.

Urban Design Objectives

Urban Design for Regional NSW provides guidance in the design, planning, and development of the built environment across regional NSW.

Based on Better Placed: An integrated design policy for the built environment of NSW (GANSW 2017), the Guide provides 7 objectives to achieve good urban design outcomes in a wide range of regional contexts. These objectives underpin the place-based planning for Stuarts Point.

Objective 1: BETTER FIT

Contextual, local and of its place

- celebrate local culture and nature
- respond to existing local character including the existing urban settlement pattern
- use the landscape to inform siting and configuration.

Objective 2: BETTER PERFORMANCE

Sustainable, adaptable, durable

- respond to regional conditions
- enhance performance of new development and upgrades
- use land efficiently and carefully, respecting the protection of native species alongside new urban development.
- adopt new technology to conserve resources, mitigate hazards, and adapt to climate change.

Objective 3: BETTER FOR COMMUNITY

Inclusive, connected and diverse

- welcome all on equal terms - locals and visitors
- creating places and opportunities of social exchange
- work with the Stuarts Point community, individuals and groups.

Objective 4: BETTER FOR PEOPLE

Safe, comfortable and liveable

- enable people to feel at ease with safe public spaces and good amenity to support all age groups
- optimise connections with the natural environment
- create healthy and liveable neighbourhoods.

Objective 5: BETTER WORKING

Functional, efficient and fit for purpose

- design for functionality
- find economies of scale and space by colocating complementary uses
- build in robustness and longevity
- innovate service design.

Objective 6: BETTER VALUE

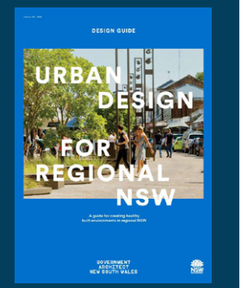
Creating and adding value

- generate community benefits that can be shared
- take a holistic integrated approach to designing spaces that consider all stakeholder needs and a sustainable built environment
- create a “ripple effect” with positive public to private interfaces to generate new economic and social activity.

Objective 7: BETTER LOOK AND FEEL

Engaging, inviting and attractive

- understand spatial quality
- use durable and sustainably sourced materials and visually engaging details
- make places enjoyable with good quality and attractive places, and useful amenities.



Movement Network

For the existing community there are clear movement corridors laid out by the road network, with main connections from the west and south into the local centre. At a LGA scale, the existing movement network encourages connections from Fishermans Reach, towards Scott's Head, and the Pacific Highway to access higher order centres. The primary entry point to the study area is via Stuarts Point Road, which connects to Ocean Avenue and leads directly to the village's key node.

Stuarts Point relies heavily on private transport, with limited community/public transport options available to nearby towns and centres.

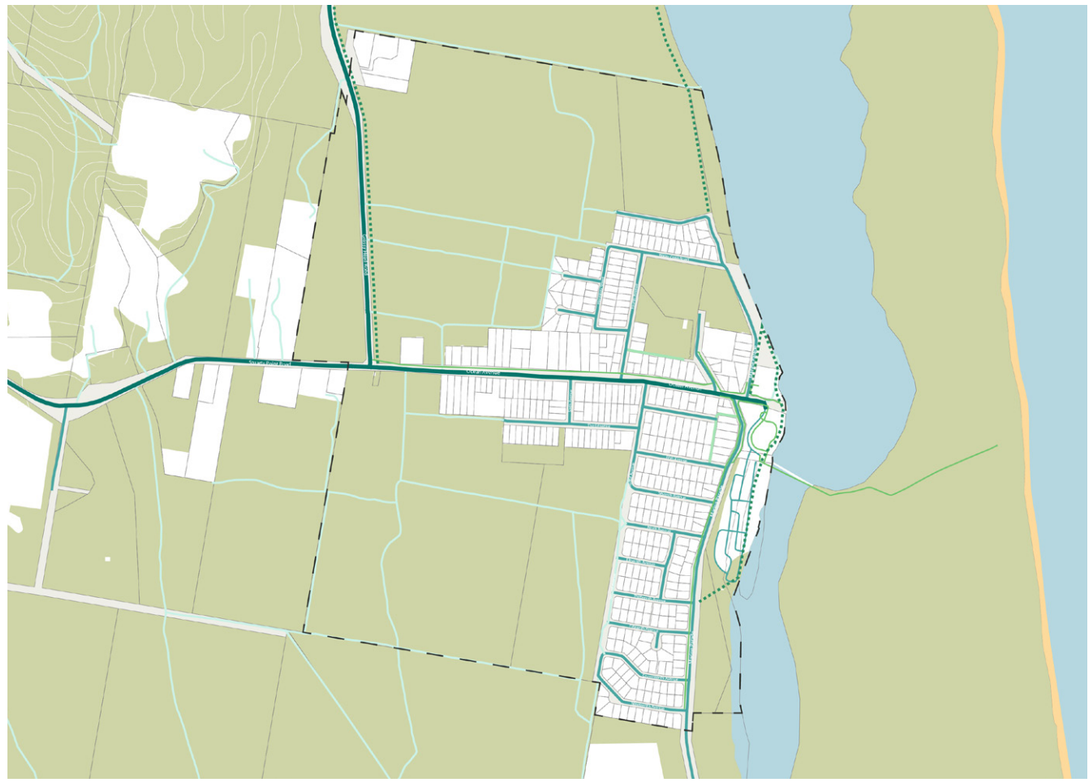
Pedestrian infrastructure is provided along the main roads within the urban footprint – Ocean Avenue and Marine Parade. However, a large majority of local roads do not include formalised kerbs and pedestrian walkways.

A portion of bicycle infrastructure exists along the foreshore; however no shared paths are provided as part of the pedestrian walkways. An informal active transport path is provided along Grassy Head Road. However, the community has previously requested a formalised off-road cycleway for this route, and to Kempsey.

We recognise the existing Council plans for improved bicycle infrastructure and the potential traffic diversion for heavy vehicles away from the village centre. These connections and the potential for improved pedestrian infrastructure will be encouraged in any future planning or development.

Key considerations

- A new bicycle movement plan put forward by Council identifies improved movement corridors by integrating safe, consistent and continuous cyclist networks. An improved cycling network will also help reduce greenhouse gas emissions and reduce dependency on private motor vehicle usage.
- The greenfield site could promote opportunities for a connected road network and the provision of active transport infrastructure.
- Population growth will increase the need for improved public transport availability and frequency, and make an improved public transport network more feasible to deliver.
- The northern foreshore is Council managed land and could be utilise to promote active transport opportunities along the waterline, for example walking tracks and shared pathways.
- Potential to upgrade some existing road infrastructure to support formalised pedestrian and bicycle movement in and towards the town centre.
- A potential freight / heavy vehicle new route to divert articulated truck movements away from the main village can remove pressure on the local road network, accommodate the needs of expanded residential areas, and improve pedestrian safety and amenity within the village.
- Urban expansion into the greenfield area will require perimeter roads which can improve fire safety as bushfire evacuation routes and APZs.
- Culs-de-sac to the north are closed off with residential development, restricting potential road and active transport connections.
- Preservation of existing avenue of trees and other vegetation along Grassy Head Road restricts road widening to accommodate a dedicated off-road cycling/shared pathway.
- Isolation of community without private car ownership.
- Stuarts Point Road / Ocean Avenue is the sole major entry into Stuarts Point. Congestion issues may arise with future development.
- Alignment and location of new roads would be confirmed at the development phase. The Structure Plan can show indicative future connections, as an expanded road network relies on working with a developer and addressing environmental constraints.



Tourism

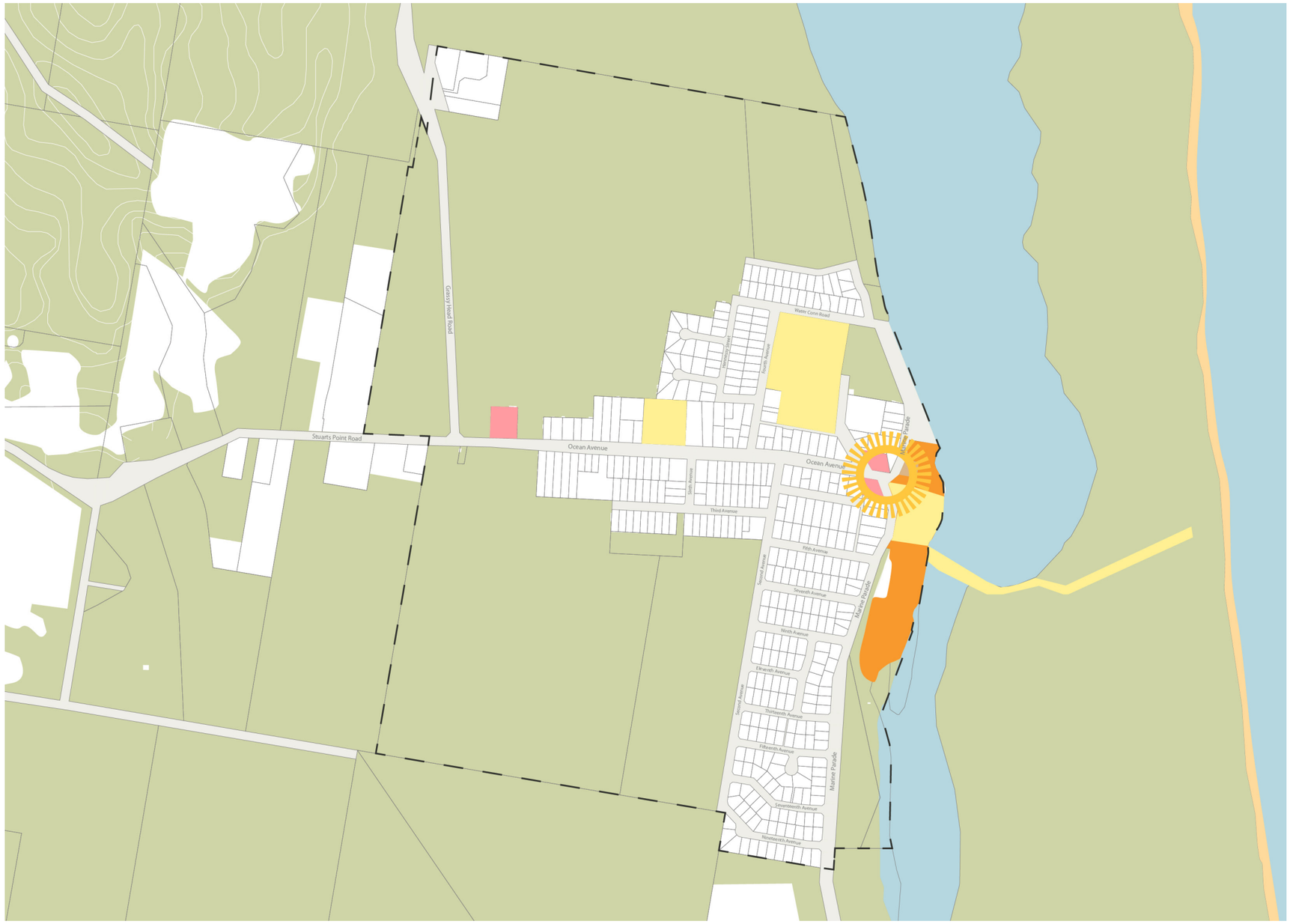
Tourism can be an important factor for the growth of small towns, with management of the visitor economy being important for ensuring a resilient community.

Stuarts Point's natural beauty attracts tourists seeking scenic, low impact tourism experiences, particularly with the Stuarts Point Foreshore Reserve and Holiday Park located along the Macleay Arm foreshore and walk to the beachfront.

Some short term accommodation, including the Holiday Park and Airbnb options, is available within the village. As a prime location for coastal activities and tourism, the Holiday Park provides activation of the foreshore and supports the visitor economy. The Holiday Park provides accommodation for tourists with sites that are suitable for caravans, motorhomes, campervans and tents along the foreshore. Facilities such as a playground, camp kitchen and amenities are provided near to the Macleay Arm footbridge. No other formal tourist hotel or motel accommodation is located in Stuarts Point.

There are a range of recreational activities, such as kayaking, fishing and good access to nature walks, popular fishing spots on the adjacent Macleay estuary or 4WD trails attracting visitors. Stuarts point is also located on the tourist drive to Grassy Head, Scotts Head, and Macksville, providing an additional draw for visitors.

Leveraging off the tourism drawcard of Stuarts Point will be important to help enhance its profile as a tourism destination within the broader region and economically support a growing community. Investment in tourist activities will help drive local economic growth and local job opportunities. A growing visitor population will also need to consider additional tourist accommodation options and more local services, including more food and beverage, to encourage tourism.



Utilities and Infrastructure

Waste water (Sewerage Scheme)

Stuarts Point currently does not have sewage and waste water management infrastructure, which is limiting growth of housing and business opportunities for the locality. To address this, Council is currently planning the construction of a new low pressure sewerage scheme and an associated Sewage Treatment Plant (STP) at Stuarts Point, servicing also Grassy Head and Fishermans Reach, to address the current deficiencies associated with the existing on-site sewage management systems (OSMS) in these areas. The project includes the construction of:

- pressure sewer network to initially service 541 existing properties
- property connection systems to connect properties to the pressure sewer network
- approximately 5300 EP Sewage Treatment Plant (STP) to treat waste water
- 3km treated effluent pipeline and dunal discharge for the release of treated effluent.

The STP will provide a new modern and reliable means of disposing sewage that can service existing lots (approximately 1,200 persons) and capacity for potential future development areas and with total future capacity for approximately 5,300 persons including the peak visitor population.

Its construction will respond to the community's concerns regarding insufficient sewer infrastructure and importantly:

- remove a major constraint to future development opportunities for the locality
- see continued developer interest in the area, with the combination of sewer upgrades alongside housing demand in the LGA
- support the local economy by allowing for peak holiday loading from places such as the holiday park and convention centre at Grassy Head, and by limiting OSMS impact on public



health and by protecting the environment for sensitive land uses, including oyster growing and professional fishing within the Macleay Arm Estuary system.

Completion is expected by 2026-27 to service existing lots, with future upgrades to be made at a later date to service future growth.

Water Supply / Groundwater

The Kempsey Local Government Area (LGA) is highly reliant on groundwater for all residential and agricultural water supply. The Stuarts Point groundwater source provides water supply to the communities of Stuarts Point, Grassy Head, and Fishermans Reach, supporting approximately 1,575 residents.

The Stuarts Point aquifer is recharged primarily by rainfall, runoff from Yarrahapinni Mountain (north-west boundary, and irrigation return flows. This source provides water through the Stuarts Point TWS borefield, located within Fishermans Bend Nature Reserve, via two production bores drawing from a deeper aquifer. The upper aquifer supports local high value horticulture, notably avocado farming.

In 2023, Council commenced its project for the installation of groundwater bores to provide valuable data to better understand the complex groundwater situation in Stuarts Point. Water NSW operates multiple groundwater monitoring bores, and a Water Sharing Plan governs access in coordination with farmers and Council. A water access licence (WAL) is generally required to extract water from rivers or aquifers to use for irrigation, industrial or commercial purposes. The current WAL permits 300 megalitres (ML) per year, with actual extractions averaging 220 ML/year.

With the population projected to potentially double in the future, annual water demand in Stuarts Point is estimated to rise to approximately 440 megalitres per year. Meeting this demand may require an increase to the existing WAL allocation. While groundwater from the Stuarts Point source has historically provided a reliable and sustainable supply for both the community and agriculture, any request to increase groundwater extraction must be made in accordance with the Water Management Act (WMA), which permits such adjustments only in five-year increments to prevent over-allocation.

Total Water Sharing (TWS) arrangements are prioritised within the water source, and any proposed increase to allocations must be supported by robust strategic planning that clearly outlines projected growth and future water needs. This includes consideration of peak summer periods when the population swells due to tourism, and extended dry spells, which often drive up demand—particularly for irrigation. During these times, the risk of saltwater intrusion from adjacent tidal rivers and wetlands becomes more pronounced.

Additionally, climate change and projected sea level rise by 2100 introduce further risks to the integrity of coastal aquifers. As such, careful, ongoing management of the groundwater resource and associated risks will be critical to ensuring long-term water security for the community and surrounding agricultural areas.

Stormwater

Council has undertaken a comprehensive review of long standing drainage issues in the locality, supported by both a Groundwater Study and a Stormwater Study. These investigations were initiated in response to significant flooding during past rainfall events, particularly in 2021, which coincided with record-high groundwater levels. The affected low-lying lots are situated in natural depressions and are part of older subdivisions that lack basic drainage infrastructure, such as kerb and guttering or an effective stormwater system. In many cases, existing roads and stormwater infrastructure are located above dwelling floor levels, compounding flood risk

While the studies have identified potential infrastructure options—such as an open drain supported by a system of stormwater pits and pipes that could reduce flood depths by up to 500mm—**no funding is currently available to implement these works**. As such, the identified options should be viewed as long-term strategies, rather than imminent solutions. The proposed designs are still subject to further refinement and detailed planning.

Delivery of any future drainage upgrades will depend on the availability of external grant funding, and Council will continue to seek such opportunities as they arise.

In the meantime, stormwater management for future development remains a key priority.

All new development at Stuarts Point will be required to comply with Council's stormwater management provisions of the DCP, ensuring appropriate infrastructure is in place.

Developers should consult with Council to ensure sustainability and adequate drainage provision, with a general preference for outlets over groundwater recharge. Future designs must also incorporate Water Sensitive Urban Design (WSUD) principles and consider potential impacts on groundwater-dependent ecosystems to avoid worsening existing conditions.

Electricity

Essential Energy (EE) provide existing power supply to Stuarts Point and surrounding areas. The existing 11 kV network infrastructure is supplied from the South West Rocks and crosses Macleay River, which is prone to flooding, thereby affecting reliability. An alternate supply exists via Smithtown along an older highway, though this too has its challenges, such as vegetation interference and additional load concerns.

The future sewerage treatment plant requires minimal electrical capacity; approximately 200 kva generator (comparatively, a single house accounts for 15 or 20 kva), equalling the power supply for approximately 15-20 houses. However, Stuarts Point has major under-cable sizing requirements that will require critical power infrastructure upgrades to enable the future capacity expected from the STP. There is a need for detailed capacity planning and continued monitoring of emerging trends (such as PV uptake and EV charging).

The Structure Plan will assist EE to assign electrical load requirements to various development zones (residential, industrial, commercial). However, determining whether current network capacities are sufficient or if further augmentation is necessary will inevitably be determined by the future scale of development proposals.

Other nuances of load development (including the effects of seasonal tourism and residential patterns), determining appropriate cost allocation between developers and EE, and evaluating the current limitations of alternative supply solutions such as battery storage will also need to be considered with future growth.

Telecommunications / NBN

Kempsey Shire is generally well serviced with appropriate telecommunications infrastructure. There are several internet connection options for Stuarts Point residents, with the National Broadband Network (NBN) available to every single property. Any extensive future development will need to ensure telecommunications infrastructure is provided to service new properties.

Land Tenure

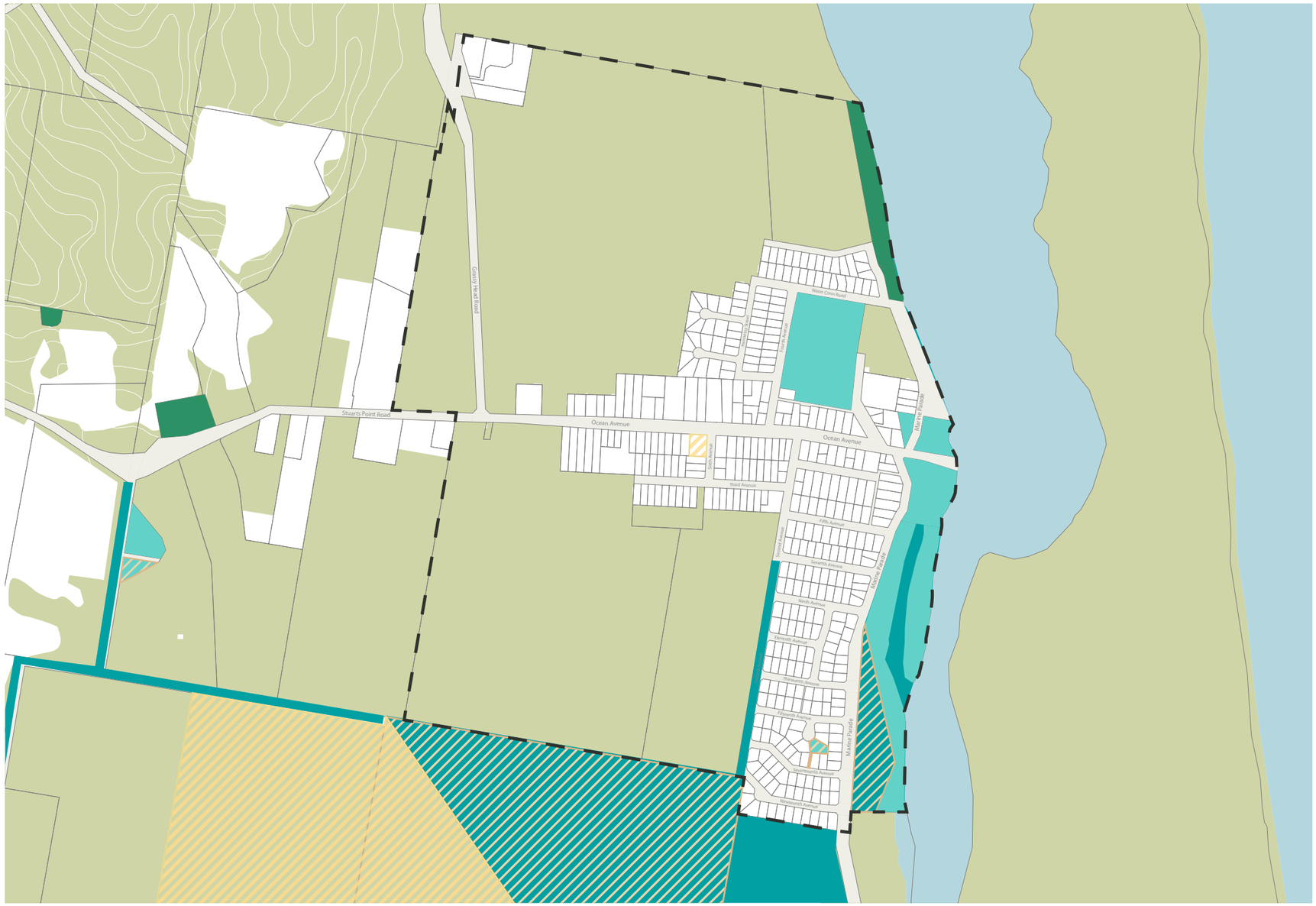
Kempsey Shire Council is the landowner of the northern foreshore. The Crown has significant landholdings in the area, including the Macleay Arm, however the majority of Crown land holdings in Stuarts Point are managed by Council.

Stuarts Point Urban Growth Area includes and has a boundary to Local Aboriginal Land Council (LALC) owned and/or claimed land. Though the larger LALC sites are located outside of the Stuarts Point Urban Growth Area boundary, it is important to note that any future planning or development should consider the land claims and communicate with the relevant LALC.

The urban expansion investigation area is the greenfield site which is under single ownership. Council and the community are aware of landowner interest in developing this site.

Key considerations

- Singular land ownership of 109ha greenfield site can potentially allow for more considered and holistic future development opportunities - rather than piecemeal development.
- A vacant site adjacent to the community hall is under Council management. The site could be an opportune location to develop community-based facilities or infrastructure.
- LALC owned land is located directly south of the investigation area, which should be considered in future development regarding bypass roads and future connections. LALC consent would be required in any future application relating to that land.
- A key site in the town centre is currently utilised for the tennis courts. Council is the appointed Crown land manager of this site which provides realistic opportunities to relocate the tennis courts and unlock placemaking opportunities for the village.
- New retail offerings, including a supermarket, to cater for a growing population and village will require expansion into adjacent sites currently with residential uses.



SWOT Analysis

The following summarises the strengths, weaknesses, opportunities and threats (SWOT) identified in the existing context analysis, inclusive of existing village and surrounding urban growth investigation areas.

Strengths

1	**Defined character**	Stuarts Point's coastal village built character and natural environment offers numerous positive features, including a laid back lifestyle, scenic views and opportunities for outdoor activities. These features make it a desirable place to live and visit. Highlighting and enhancing these features will be integral to a successful outcome in the locality.
2	**Topography**	The village and surrounding areas are generally flat, making it easily walkable and desirable for cycling where appropriate pathways can be provided.
3	**Existing amenity, open space, and natural attractions**	Stuarts Point has a range of existing community infrastructure and open space to cater for its local community. The natural boundary along the foreshore provides high visual amenity and a range of recreation activities. The village is also close to nature based recreation activities in nearby national parks and reserves that connect to regional ecological corridors.
4	**Upgrades to sewerage capacity**	The expected upgrades as part of the Stuarts Point Sewerage Scheme will provide a modern sewerage system for existing and future residents, encouraging future growth of the locality.
5	**Single land ownership of greenfield site**	The identified greenfield areas are under single land ownership and remain unfragmented by subdivision. This can support an easier delivery of future development, infrastructure and successful design.

Weaknesses

1	**Identified environmental constraints**	Biodiversity, bushfire, and flooding are identified environmental constraints. Impacts on biodiversity should be avoided first, then minimised before resorting to offsets. Without further detailed investigations of the constrained greenfield site, the design and planning for the growth of Stuarts Point beyond the existing village boundary will remain uncertain.
2	**Power supply**	Existing power infrastructure to Stuarts Point will not meet future demand. Upgrades will be required for the future growth of Stuarts Point.
3	**Distance and reliance on higher order centres**	Stuarts Point is located away from higher order centres and associated services, and minimal public transport opportunities. This includes the community access to major healthcare, employment opportunities and larger community infrastructure, including secondary schools.
4	**Missing sense of arrival**	The approach to the village lacks a clear sense of arrival, missing an opportunity to create a positive first impression and visually guide visitors to the centre of the village.
5	**Public domain and place making**	The public domain is underdeveloped in terms of pedestrian amenity. Street frontages should be active and pedestrian friendly, with improved footpath networks, consistent tree canopy cover, and public seating. The absence of a civic heart limits community interaction or place based activity.

Threats

1	**Ageing population**	Stuarts Point has a high median age (57) with a growing population over 65 years. With a disproportionate level of younger persons and a lack of necessary services, there is a direct need to provide the necessary infrastructure for an older demographic and attract a younger demographic.
2	**Projected decline in employment**	Stuarts Point does not include significant employment lands within the locality. The Department estimates a projected loss of employment over the next 25 years in Stuarts Point. There is a clear need to establish stronger employment opportunities to attract and retain workers.
3	**Industrial zoned area**	The land currently zoned for industrial uses in the study area is highly restricted with identified TECs and koala habitat.
4	**Natural disaster resilience**	Stuarts Point must manage natural hazards including bushfire and flooding. It is particularly vulnerable to groundwater reaching surface level during flooding, potentially contaminating floodwaters and causing septic tank overflows.
5	**Housing diversity and affordability**	Stuarts Point is dominated by detached dwellings. The NCRP's has a target for 40% of all new dwellings to be provided in the form of smaller homes and on smaller lots by 2036. Future growth in Stuarts Point will need to balance housing demand and targets while preserving its unique coastal village low scale character.

Opportunities

1	**Place making - creating a village heart**	Better utilisation of the village's key node at the junction of Ocean Avenue and Marine Parade can unlock this ideally located space with water views to become an open public plaza with space for events, markets, and everyday social interaction – a clearly defined and activated village heart.
2	**Better active and public transport**	Improved pedestrian and cycling pathways, along with future bicycle and bus connections to higher order centres, will encourage physical activity, reduce car dependence, and enhance social interaction.
3	**Heavy vehicle bypass**	A potential future new heavy vehicle route to divert articulated truck movements away from the main village can improve pedestrian safety and amenity within the village and accommodate the needs of potential expanded residential areas.
4	**Defined local centre**	The absence of a defined commercial core for the village has been identified as an issue by the community and in Council's LGMS. Introducing a clear boundary for a local centre will ensure complimentary uses are colocated, minimise conflicts with more sensitive uses, and help create an activated commercial hub.
5	**First Nations culture**	The Thunggutti/Dunghutti, Gumbaynggirr and Ngambaa People are the Traditional Owners of the land in and around Stuarts Point. These First Nations groups have a deep connection to the region to be recognised and celebrated.

Structure Plan

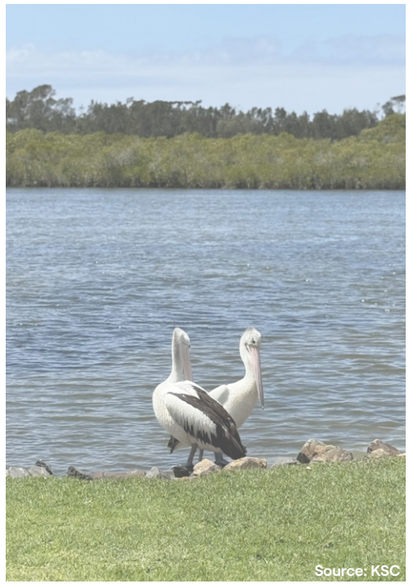
— guiding gentle growth


Source: KSC


Source: Jake Roden, Broadsheet


Source: TfNSW


Source: Blair Property Group


Source: KSC


Source: Stockland, Realestate.com


Source: KSC


Source: Virginia Trioli, ABC News


Source: Mae Pate, TimeOut

Vision

Stuarts Point will be a well connected, resilient community that embraces its natural surroundings and relaxed coastal character. Future growth will be thoughtfully managed, offering diverse housing choices supported by integrated infrastructure and accessible local services.

At the heart of the village, a vibrant and pedestrian friendly commercial hub will strengthen the connection to the foreshore, featuring inviting public spaces, strong placemaking, and active transport links – making Stuarts Point an attractive and welcoming place to live, work, and visit.

Structure Plan Principles

The Structure Plan is informed by a set of key principles that address matters of social, economic and environmental significance in Stuarts Point.

These principles will guide the delivery of the vision for the Stuarts Point, and have directed the development of the priorities and intended urban design outcomes set out in the structure plan.



A Healthy and Protected Environment

- Conserve and enhance the natural landscape, scenic qualities, and ecological values.
- Foster design that reflects the local culture and natural coastal character, incorporating a Country-centred approach.
- Promote sustainable and resilient development methods to protect against natural hazards and respond to environmental constraints.
- Cultivate high quality green and open spaces for passive and active recreation.



Housing that meets Community Needs

- Deliver ‘gentle growth’ by delivering appropriate housing density in strategic locations, extending from the village core.
- Ensure new housing supply is diverse, affordable and sufficient to meet the changing needs of the existing and future community.
- New development is to be sensitively designed with consideration to the existing village character.
- Ensure greater housing supply and diversity can be delivered with consideration to potential future growth scenarios.
- Apply subdivision patterns that align with the existing grid for efficient and sustainable land use.



Places for People

- Prioritise ‘people first’ approach thoughtful design of public spaces that fosters a sense of belonging, safety, creativity and social connection.
- Provide a high quality public domain that enhances pedestrian comfort, has clear wayfinding and incorporates increased street tree planting, and public seating.
- Provide diverse placemaking and activation opportunities, creating lively public spaces and engaging streetscapes.



Well-planned Infrastructure

- Ensure infrastructure is planned and delivered in line with future housing growth.
- Deliver an improved pedestrian and cyclist environment to encourage active and healthy lifestyles.
- Promote greater public transport access and connectivity to nearby local centres.
- Align community infrastructure investment with growth areas.
- If the greenfield site is unlocked:
  - ensure potential expansion of movement corridors is aligned with the broader road network and active transport infrastructure
  - encourage opportunities to divert heavy vehicle movements away from the main village.



Economic Growth and Resilience

- Develop a vibrant new village heart through place-led design that promotes walkability, strengthens local identity, and supports an activated, well-defined commercial zone.
- Enhance tourism experiences, attractions, and accommodation to strengthen the visitor economy and support local employment growth.
- Encourage consolidation of uses and promote local business growth in the right locations for economic resilience.
- Align development with infrastructure investment to support a growing economy over the long term.

Planning for Different Future Growth Scenarios

The future growth of Stuarts Point must be planned in a way that is responsible and appropriate by balancing development opportunities with site limitations.

The Stuarts Point 'Urban Growth Area' includes the existing urban village footprint and the surrounding 109ha greenfield land urban expansion investigation area (UEIA) already zoned for residential and industrial uses.

While Stuarts Point has already been earmarked for potential urban expansion under the local strategic planning framework, we know that further detailed environmental site assessments are required to avoid pursuing ecologically harmful and unfeasible projects in the greenfield urban expansion investigation area. At the time of preparing this Structure Plan, these required detailed on ground investigations were yet to be undertaken.

On this basis, planning for Stuarts Point must consider 2 scenarios which will inform the outcomes of the structure plan:

Scenario 1:

This scenario assumes that the required future environmental investigations have not been undertaken, or future investigations find land in the UEIA to be unsuitable for development.

In this circumstance, the planning for Stuarts Point will need to consider additional opportunities for delivering housing and services within the existing urban footprint to meet the demand for housing and associated infrastructure into the future.

Scenario 2 (2a and 2b):

Scenario 2a considers the potential for very limited residential expansion into the UEIA, subject to detailed environmental and servicing investigations. While some areas may be capable of supporting development, the extent of suitable land is expected to be highly constrained, with infill development continuing to deliver most new housing to 2041. Scenario 2b considers a higher growth outcome for the UEIA compared to scenario 2a; however, this is contingent on future environmental and servicing investigations, with the extent of suitable land likely to remain constrained across much of the UEIA. Given these uncertainties, structure planning for the UEIA is limited to high-level principles only, including indicative land use outcomes, broad road network patterns and key connection points to the existing urban footprint.

The Structure Plan has been developed having regard to each scenario and provides a staged, adaptable approach to meet future housing demand in a suitable and sustainable manner.

What we can plan for now

Scenario 1

Infill growth with no urban expansion

Required environmental investigations have not been undertaken or future investigations find the greenfield land is unsuitable for development.



Future potential scenarios

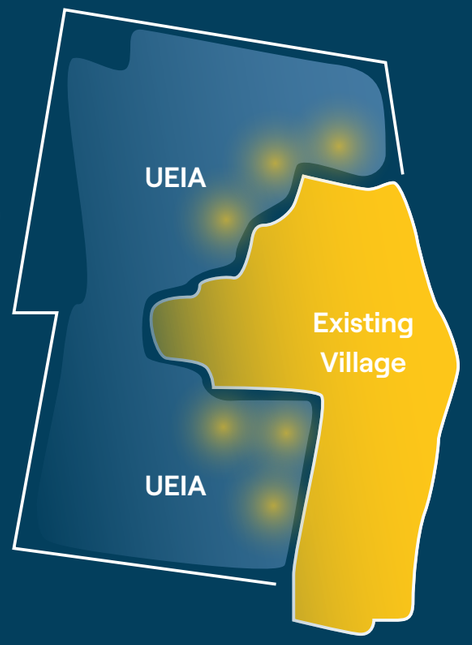
Scenario 2

Scenario 2a

Infill growth with minimal urban expansion

Environmental investigations find there is some very limited capacity for urban expansion into the greenfield site.

Assumes a maximum of approximately 10-15% of the UEIA may be suitable for urban expansion, subject to location and constraints.

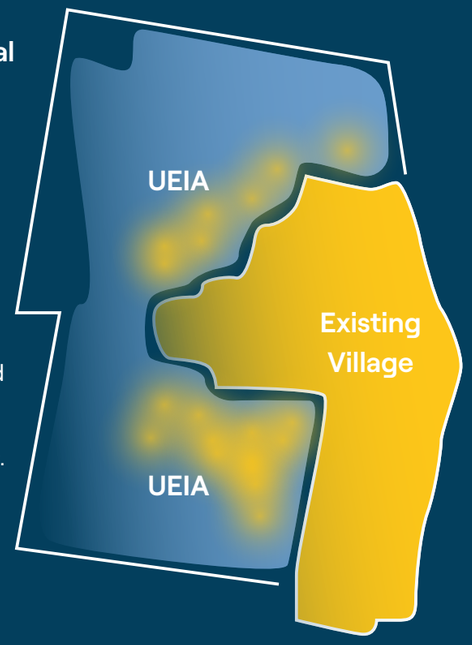


Scenario 2b

Infill growth with greater urban expansion

Future environmental investigations find there is increased capacity for urban expansion into the greenfield site.

Assumes more than approximately 15% of the UEIA land is found to be suitable for urban expansion, subject to location and constraints.



OVERALL STRUCTURE PLAN

Staged planning for both future growth scenarios

The overall structure plan provides an "at-a-glance" look at the overarching priorities and intended urban design outcomes for all of Stuarts Point. It aligns with the key principles and considers both future growth scenarios, 1 and 2, with respect to infill development opportunities for the existing village and potential future urban expansion into the UEIA.



Refer to the following pages for a detailed breakdown of the key actions illustrated in this overall "at-a-glance" Structure Plan.

Overarching Priorities – to guide sustainable land use and gentle growth

The following priorities apply to both scenarios

Growth and Housing Diversity

- Ensure subdivision allows for efficient use of land, access to services, and the preservation of natural features.
- Encourage increased density through urban infill in suitable locations, particularly around a newly defined village centre containing commercial, retail, and community services.
- Ensure new housing is walkable to shops, open space, and services.
- Encourage infill housing that reflects local character and provides a mix of affordable options.
- Promote a mix of smaller and diverse housing types to support lone persons, seniors and ageing in place, younger households and multi generational living.

Employment and Economic Activation

- Investigate suitable sites for light industrial land, avoiding environmentally sensitive areas.
- Utilise the existing industries, including local agriculture, to promote tourism opportunities.
- Encourage job creation through tourism, agriculture, retail, and boutique local businesses.
- Support a new 'Neighbourhood Commercial Precinct' within the village core that allows for a mix of commercial and retail uses, including a future supermarket.
- Support the tourism economy with additional short term accommodation options and more local services, including more food and beverage (permanent and temporary - i.e., food trucks in peak holiday periods).

Resilience and Risk Management

- Align future housing growth with delivery of the Stuarts Point Sewerage Scheme.
- All development to be located outside of high risk flood and bushfire zones.
- Critical infrastructure must be above PMF (probable maximum flood) level.
- Improve flood management through integrated detention, infiltration, and discharge points to the Macleay River provided through future larger scale development.
- All residential subdivisions in UEIA must align with infrastructure capacity and environmental constraints.
- Promote climate-responsive design (e.g. natural light and ventilation, cool and green roofs, permeable surfaces, WSUD, renewable energy, and native canopy landscaping) to enhance sustainability and reduce urban heat and heat island effects.

Community and Social Infrastructure

- Encourage civic space delivery that unlocks the foreshore as a key destination for tourism, social gathering, and cultural identity.
- Enable sustainable growth with quality community facilities, spaces, and services that are essential to community well being and function.
- Align infrastructure upgrades with population growth and demographic change to ensure timely and adequate provision.
- Support population growth with essential services like health facilities, childcare, education, aged care, and a post office.

Environmental and Cultural Protection

- Protect high value environmental assets and key view corridors, including the foreshore, native vegetation, and culturally significant areas, such as to Yarrahapinni, for their cultural/scenic value.
- Preserve corridors for future links and ensure integration with surrounding development.
- Undertake detailed field assessments of greenfield UEIA sites to identify flora, fauna, threatened species, and any serious and irreversible impact entities.
- Respect Aboriginal heritage through meaningful engagement with local communities and by embedding cultural identity into planning, placemaking, and built form.

Open Space and Connectivity

- Deliver a connected and accessible network of open spaces, including parks, green corridors, and community gathering areas.
- Ensure open space is multifunctional –supporting recreation, stormwater management, biodiversity, and resilience.
- Create open spaces that foster community connection, with amenities like seating, shade, and gathering areas.
- Ensure all homes are within walking distance of public open space, with safe and direct pedestrian and cycling links.
- Provide a safe, legible network of walking and cycling paths linking key destinations and public transport.
- Ensure adequate provision of green open space to meet the needs of the future population.

Overarching Key Moves

1. **Infill Development Near Village Core:** Focus new housing within walking distance of shops, open space, and community facilities, while avoiding overdevelopment and visual impacts.
2. **Infrastructure Alignment with Growth:** Coordinate development with the delivery of infrastructure including power upgrades, roads, drainage, and sewerage (leveraging the new Stuarts Point STP). Use planning agreements where necessary.
3. **Road Network and Bypass Delivery:** Support the future potential delivery of a heavy vehicle bypass and new perimeter roads to improve connectivity and amenity.
4. **Employment and Economic Diversification:** Investigate demand and relocation for light industrial uses and support local economic growth through tourism, boutique retail, and services such as health services and aged care.
5. **Cultural and Community Infrastructure:** Activate underutilised sites for community use, youth spaces, or public art. Protect and enhance areas of cultural significance in collaboration with First Nations communities.
6. **Flood and Bushfire Planning:** Ensure new development complies with flood planning and bushfire safety requirements, including evacuation route planning and appropriate siting of sensitive land uses.
7. **Environmental values and green open space:** Protect green open space and the blue-green grid. Undertake detailed field studies and BDARs before allowing development in the UEIA, ensuring land with high environmental value and ecological constraints are respected.
8. **Active and Public Transport Focus:** Extend pedestrian and cycle networks within and beyond the village, linking key destinations and supporting mode shift away from private vehicles. Future population growth should support the case for enhanced public transport services.

Setting the Foundations for Strategic Urban Growth - Scenario 1

Council has already made a significant investment in the delivery of the Stuarts Point Sewerage Treatment Plant (STP), providing essential infrastructure to support future growth. The Structure Plan should strategically leverage this infrastructure to optimise return on investment by facilitating residential development that acknowledges local housing demand, while also contributing to broader LGA-wide objectives for increased housing diversity and improved affordability.

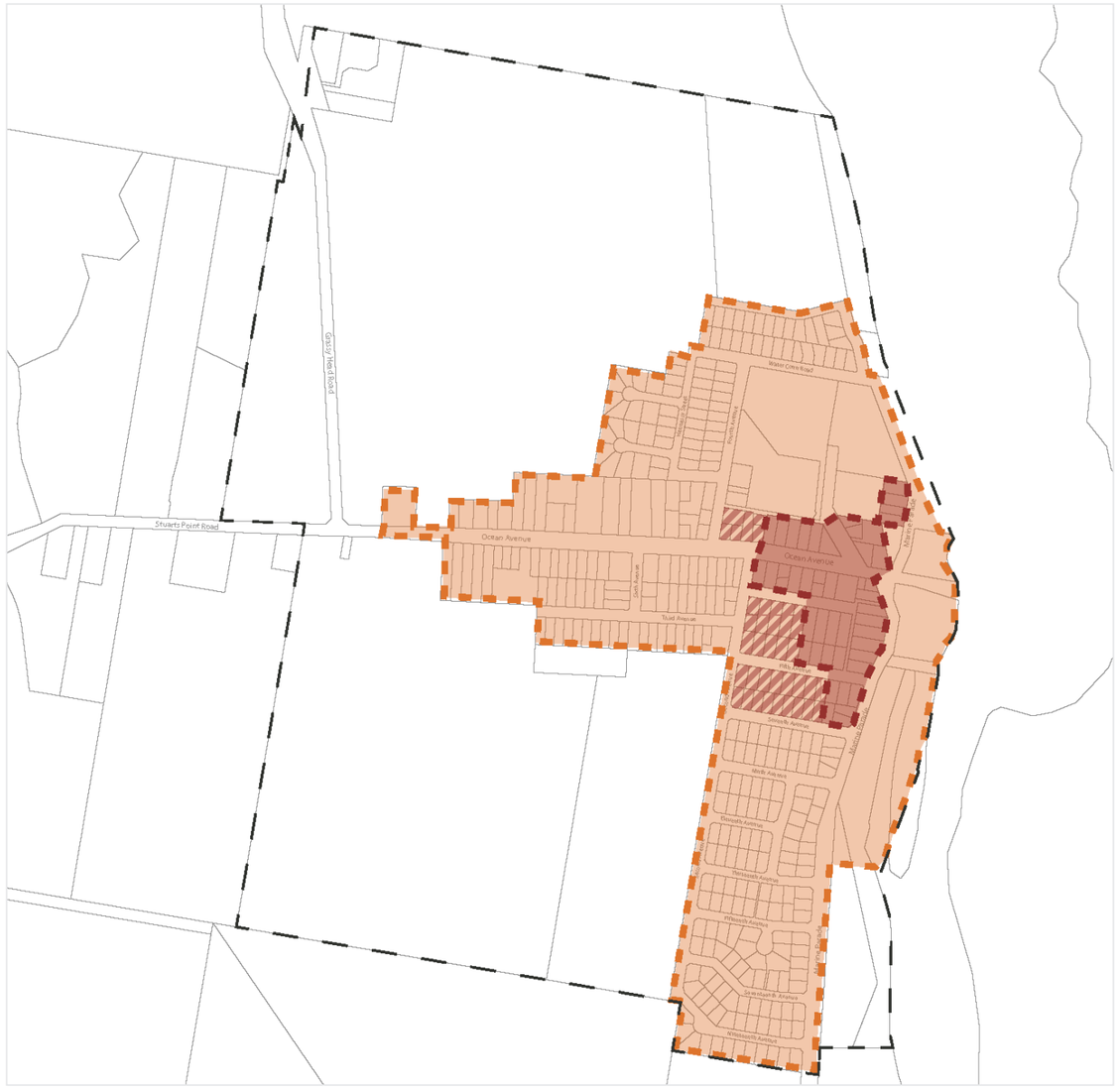
A key priority is to support diverse and affordable housing that meets the needs of an ageing population while attracting younger residents. Increasing density around a future local centre will support local business growth and the delivery of essential services such as medical facilities and a post office. Encouraging residents of working age to live and work locally is vital.

The Structure Plan focuses on infill development aligned with existing and planned infrastructure, particularly leveraging the STP capacity. To preserve Stuarts Point's low scale character and key natural views, increased density will be achieved through smaller lot sizes and low rise, medium density housing forms such as terraces and manor homes, rather than building height. Efficient land use within the existing urban footprint will be maximised, while green open spaces and connectivity are retained to promote accessibility, liveability, and healthy lifestyles.

In a scenario where urban expansion into the UEIA does not proceed, the prioritisation of well located, diverse, and affordable infill development supported by interventions that enable local economic development becomes even more essential.

Importantly, the following key actions will establish a strong strategic foundation to prepare for both growth scenarios.

New Minimum Lot Sizes



New 300sqm
Minimum Lot Size

Future staged 300sqm
Minimum Lot Size (if required)

New 400sqm
Minimum Lot Size

Key Actions:

- Facilitate additional housing supply and diversity in the existing village by enabling smaller, more affordable housing options on smaller lots.
- Encourage greater density by reducing the minimum lot size to 300sqm in the new low rise medium density precinct and new commercial precinct.
- Coordinate the delivery of sustainable gradual infill growth that allows for greater density of development while respecting the existing village character.
- Provide opportunities for future expansion of infill residential development within the density transition area.
- Encourage some additional housing supply and diversity outside the village centre by reducing the minimum lot size to 400sqm.
- Investigate suitable lot sizes for any future UEIA development to support housing diversity and affordability.

These actions align with the following overarching key moves:

1. **Infill Development Near Village Core**
2. **Infrastructure Alignment with Growth**
4. **Employment and Economic Diversification**

* subject to future required investigations.

Identifying Key Sites and Precincts



- Future Commercial Opportunity Sites
- Neighbourhood Commercial Precinct
- Future Low-Rise Medium Density Residential Housing SItes
- Low-Rise Medium Density Residential Precinct
- Density Transition Area
- Density Transition Precinct
- Key Community Placemaking Sites
- Foreshore Protection Precinct

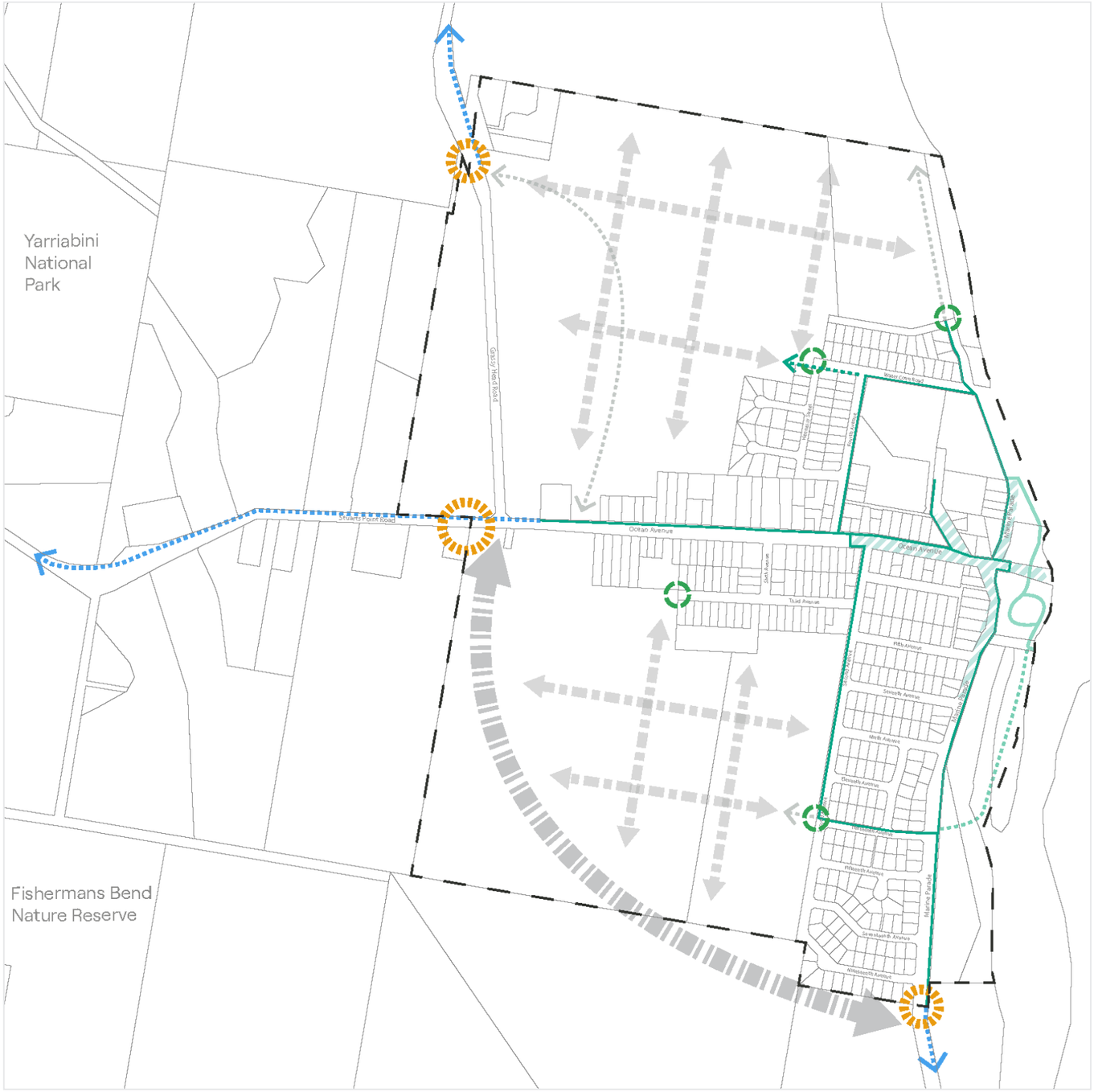
Key Actions:

- Provide a strategic and coordinated response to accommodate gradual infill growth that protects the existing village character and is aligned with existing and planned infrastructure capacity.
- Establish a defined commercial precinct within the existing village core that is aligned with community infrastructure and future placemaking opportunities.
- Protect the existing village character by managing density of development that encourages smaller dwellings.
- Facilitate orderly infill residential development by identifying suitable locations for low rise medium density housing adjacent to the commercial precinct.
- Provide opportunities for future expansion of infill residential development within a density transition area.
- Support tourism uses, environmental protection and local activation of the foreshore.
- Investigate the need for, and potential locations of, future E4 General Industrial zoned land, subject to employment demand studies.

These actions align with the following overarching key moves:

1. **Infill Development Near Village Core**
2. **Infrastructure Alignment with Growth**
4. **Employment and Economic Diversification**

Enhancing Active Transport Connectivity and Network Legibility



Key Actions:

- Provide a safe and legible active travel network that connects key destinations within the village and facilitates future access to public transport services, such as bus routes to surrounding local centres.
- Building on Council's existing Bike Plan, deliver off-road cycling infrastructure that connects to nearby villages and local centres. Note, future formalised active transport connections must be designed to avoid adverse impacts on the Grassy Head Road scenic landscape corridor. As such, it is likely that these connections will need to be routed through the UEIA, as indicatively shown.
- Investigate opportunities to extend the foreshore walkable loop.
- Deliver road treatments to prioritise active transport and pedestrian priority zones and gateway improvements to strengthen sense of arrival at strategic access points.
- Explore potential for shared path connections into the UEIA* via existing road networks, as indicatively shown.
- New street network infrastructure, active travel connections, and associated upgrades to support the potential future street network extension and delivery of a heavy vehicle bypass through the UEIA*.

These actions align with the following overarching key moves:

2. **Infrastructure Alignment with Growth**
3. **Road Network and Bypass Delivery**
8. **Active and Public Transport Focus:**

* subject to future required investigations.

Green Space and Scenic Corridor Protection



Key Actions:

- Adopt appropriate land use controls to deliver an enhanced blue-green grid with interconnected and protected green open space, vegetated reserves and valued scenic landscape corridors.
- Provide sufficient provision of green open space for passive and active recreation to support a growing population within the existing village.
- Review function and amenity of existing Council managed green spaces and identify any need for improvement.
  Note, any potential upgrades required should be coordinated with active transport planning and a review of Council's other community spaces.
- Recommendation for a future Street Tree Plating program to ensure adequate provision of canopy cover and landscaping for new active travel routes and placemaking sites.
- Ensure adequate provision of green open space within the UEIA* that meets the need of a growing community and provides good accessibility, public amenity and protects habitat for local wildlife, fauna and flora.

These actions align with the following overarching key move:

7. **Environmental values and green open space**

* subject to future required investigations.

A Future “Village Heart” - Scenario 2



FUTURE KEY MOVE:

Establish a vibrant, inclusive “Village Heart” at the intersection of Marine Parade, Ocean Avenue, and Banksia Street, as a key destination with integrated civic, retail, and community uses.

- Site Outline
- Road
- Vegetative Reserve
- Urban Development
- Existing School Infrastructure
- Existing Open Space Recreation
- Future Place Making / Opportunity Sites
- Streetscape and Pedestrian Improvement
- 1 Future Community Centre Redevelopment Opportunity
- 2 Relocated Tennis Court Site
- 3 Future Footpath Extension / Outdoor Dining
- 4 Memorial Site
- 5 Opportunity for additional community facilities / open space improvements
- 6 Opportunity for Village Green - Greenspace and Hardscape
- Council Managed Land
- Future Commercial Opportunity Sites
- Future Low-rise Medium Density Housing
- Density transition area
- New Pedestrian Crossings
- Future Shared Path Route
- Formalised Pedestrian Pathway
- Street Canopy Cover
- Active Street Frontage
- 300sqm Minimum Lot Size
- Potential for New Servicing Lane

Refer to the following pages for a detailed breakdown of the key actions illustrated in Future “Village Heart” - Scenario 2.

Significant enhancements to the Stuarts Point town centre, particularly in placemaking, public realm improvements, and community facility upgrades, are largely dependent on developer contributions or Voluntary Planning Agreements. These contributions are only likely to be realised under a growth scenario involving development within the UEIA, specifically in Scenario 2b, where greater development potential is identified. This scenario may involve an expanded developable footprint either to the north or south of the existing urban area.

The proposed Village Heart is a notional area anchored by a newly defined local centre zone, surrounded by activated community spaces. Central to this concept is the development of a "Village Green" – a green, open public plaza designed as the social and civic focal point of community life.

The Village Heart is envisioned as well connected to the foreshore and well integrated with surrounding infill development opportunities prioritised within the low rise medium density housing area and density transition area. This ensures walkability and a cohesive relationship between public spaces and future residential growth.

Placemaking Priorities

Placemaking should focus on defining and activating the core of the village. The intersection of Marine Parade, Ocean Avenue, and Banksia Street presents a strategic opportunity to consolidate commercial, retail, and civic uses, thereby enhancing legibility and vibrancy in the town centre.

There is also a significant opportunity to better leverage the natural setting, particularly the interface between the built environment and the Macleay Arm foreshore, which is currently underutilised in terms of view corridors and pedestrian connectivity.

Supporting Public Domain Improvements

- Relocation of the tennis courts is proposed to facilitate the creation of the Village Green, offering a functional and flexible open space for events, markets, and everyday community use.
- Extension of the footpath at the corner of Ocean Avenue and Marine Parade will improve connectivity between the Village Green and proposed alfresco dining areas, activating the public domain and maximising views and access to the foreshore.
- Upgrade the library, hall, and associated facilities to expand community offerings to cater for a growing community and support visitors and tourism, including youth and children's spaces, art and cultural exhibition areas, training and education rooms, flexible multi-use spaces, and potential co-location of health and social services. Upgrades should improve visual and physical connections to the Macleay River foreshore, enhance pedestrian permeability, and activate the public domain. A more open and inviting built form should encourage movement from Ocean Avenue, support informal use and community activity, and improve views toward the foreshore.
- Changes to road layouts and treatments to prioritise active transport and pedestrian priority zones.
- Upgrades for underutilised public spaces including the memorial site and adjoining land north of the site.
- Enhancing the pedestrian experience through improved footpaths, street furniture, and lighting. These are supported by tree retention, new planting for continuous canopy cover, buffer landscaping, and integrated public art.

"Across NSW, town centres and main streets play a major role in creating a sense of place and identity for regional areas. They typically perform a range of functions – as a major concentration of shops and services, the primary location of civic buildings and facilities, an important place for public events and gatherings, and a hub for local and regional transport services. Urban design can help to facilitate and combine these different roles to create town centres and main streets which are welcoming, attractive, safe, and vibrant places for residents, businesses, and visitors."

- Urban Design for Regional NSW



CASE STUDY – High Street Bowral
Source: Urban Design for Regional NSW



CASE STUDY – Blayney 2020 Master Plan
Source: Urban Design for Regional NSW


Source: Urban Design for Regional NSW


Source: Urban Design for Regional NSW


Source: Urban Design for Regional NSW

Infill Residential Growth Areas, Defined Commercial Core and Lot Sizes



Site Outline

Cadastre

Future Commercial Opportunity Sites

Future Low-rise Medium Density Housing

Density Transition Area

300sqm Minimum Lot Size

While Scenario 1 recommends the identification of future commercial opportunity sites, the inclusion of surrounding low rise medium density residential areas, a defined density transition zone, and reduced minimum lot sizes, these actions are also considered fundamental to facilitating the establishment of a future Village Heart under Scenario 2.

Future Placemaking Opportunity Sites and Active Frontages



Site Outline

Cadastre

Future Place Making / Opportunity Sites

1 Future Community Centre Redevelopment Opportunity

2 Relocated Tennis Court Site

3 Future Footpath Extension / Outdoor Dining

4 Memorial Site

5 Opportunity for additional community facilities / open space improvements

6 Opportunity for Village Green - Greenspace and Hardscape

Active Street Frontage

Future commercial sites should provide active frontages and strong connections to key placemaking areas to activate the Village Heart. At its core, a new "Village Green" will serve as a civic and social hub, supported by upgrades to community facilities and the public domain that maximise views and access to the foreshore.

Streetscape and Public Spaces Improvements



Site Outline

Cadastre

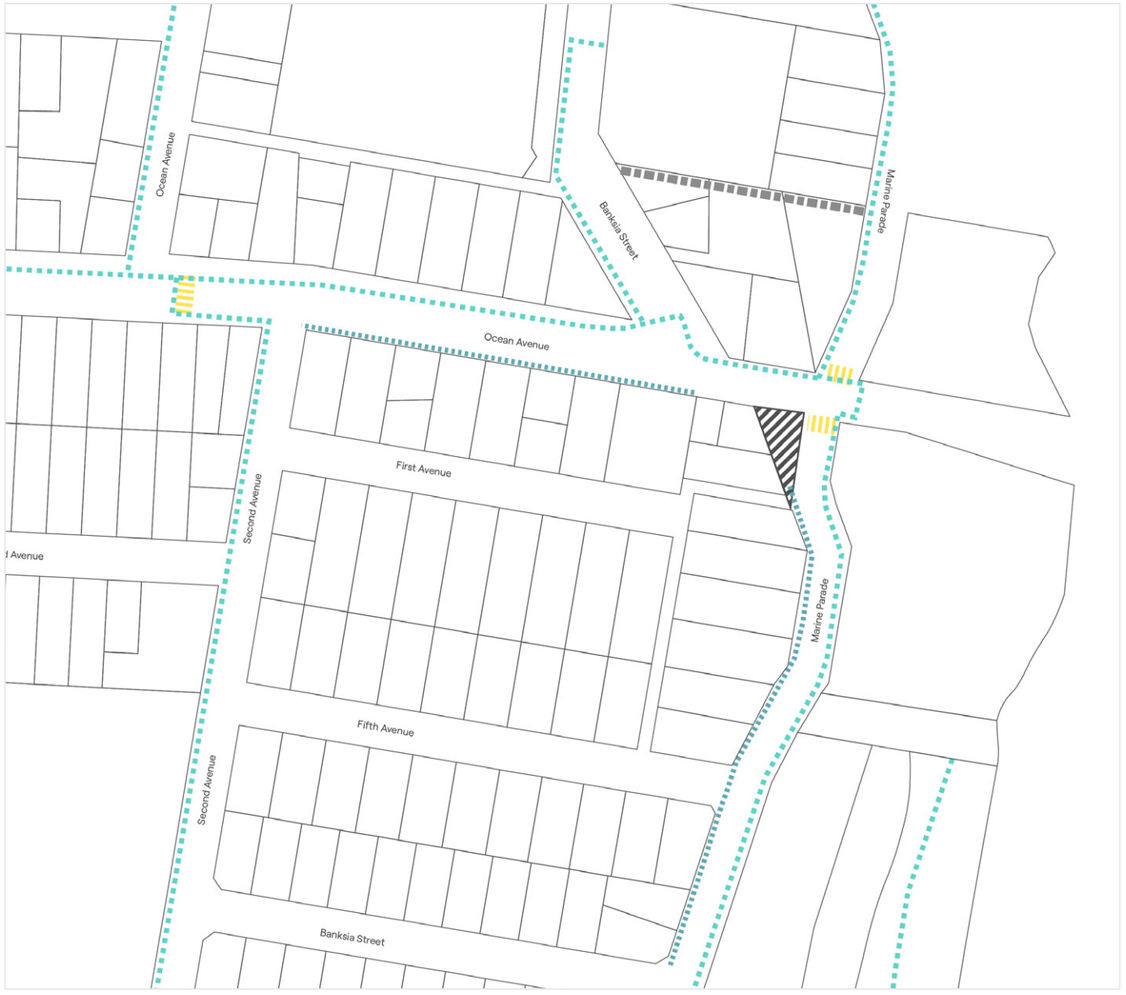
Future Place Making / Opportunity Sites

Streetscape and Pedestrian Improvement

Street Canopy Cover

Prioritise high amenity streetscapes and public spaces through street furniture, lighting, tree retention, new planting for continuous canopy cover, buffer landscaping, and integrated public art.

Enhanced Pedestrian Movement and Access



Site Outline

Cadastre

Road realignment / footpath extension

New Pedestrian Crossings

Future Shared Path Route

Formalised Pedestrian Pathway

Potential for New Servicing Lane

Reconfigure and enhance the movement network to improve legibility and prioritise active transport, establishing a pedestrian focused Village Heart.

Intended Urban Design Outcomes

The following applies to Scenarios 1 and 2

Built Form and Village Character

- Reinforce the low rise, low scale village character with human scaled built form.
- New developments should be thoughtfully designed to harmonise with the surrounding built and natural environment, considering its massing, dimensions, materials, and overall neighbourhood character.
- Deliver subdivision patterns that support greater diversity of building types and uses, enhance connectivity and movement (avoiding culs-de-sac) and contribute to a finer urban grain within and around the local centre.
- Promote appropriate and sensitive transitions between uses through delineation of zones, buffers, setbacks, and scale shifts.
- Colocate and centralise business, retail, and community uses, with non residential uses at ground level to provide active frontages.
- Commercial and mixed use development should be designed to actively address the street, maintain consistent built form setbacks, and contribute positively to the quality and amenity of the public domain.
- Residential development should reinforce a cohesive streetscape character by providing complementary front setbacks, orienting primary entries toward the public domain, and integrating landscaped interface treatments, including planting zones within the footpath or verge, to enhance visual amenity and pedestrian experience.
- All new development to allow for passive surveillance, with subdivision to extend from the existing grid, avoiding culs-de-sac, with clear wayfinding and safe access routes.

Key Actions:

- Establish low rise medium density areas and transitional zones.
- Prioritise the introduction of low rise medium density typologies (e.g., dual occupancies, terraces, manor homes) within the low rise medium density zone, adjacent to the commercial core.
- Provide a clear delineation of land uses to provide a defined local centre and more suitable zoning for surrounding residential precincts.
- Maintain existing village height limits, with development to remain below the tree canopy to preserve Stuarts Point's low rise coastal village character.
- If future density demands arise, height increases should be limited to sites adjacent to and within the village centre and require rigorous environmental and visual impact assessments.
- Amend the minimum lot sizes to support more diverse and affordable housing supply. Smaller lot sizes to be focused within and around the village core.
- Provide a graduated transition in built form and density from the commercial precinct to the low rise medium density zone, the density transition area, and into the existing village context and surrounding natural vegetation.

Residential built form examples for future low rise medium density housing zone



Two storey town houses, Port Macquarie.
Source: Chris Jenkins - Baja Studio Architect



Low rise medium density housing within the natural surrounding context and strong street connection to support passive surveillance.
Source: NSW Housing Pattern Book



Multi dwelling housing, Cresent Head
Source: Realestate.com



Example of site analysis, scale transition, and amalgamation in a low scale medium density context.
Source: NSW Low Rise Medium Density Design Guide

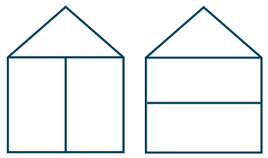


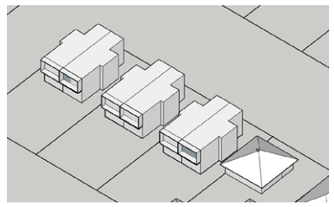
Semi-detached houses.
Source: NSW Housing Pattern Book

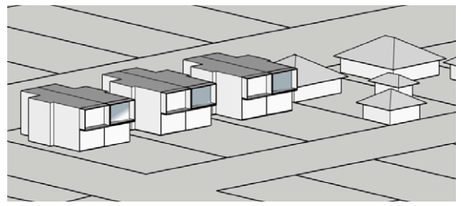
Envisaged residential built form and lot amalgamation patterns for the future low rise medium density housing zone

Existing lot widths of approx. 20m and generally long depths allow for a variety of low rise medium density housing typologies including manor houses, dual occupancies, multi-dwellings (row homes/townhouse/villas), multi-dwellings (terraces) and attached dwellings (terraces), and semi-detached dwellings.

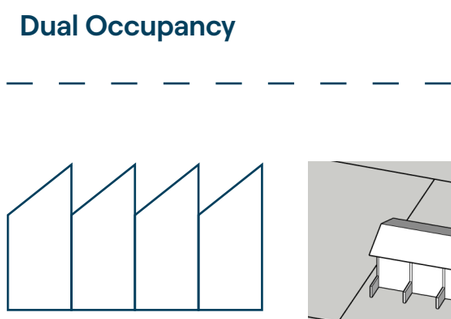
Site amalgamation is generally only required for more than 3 medium sized terraces (with frontage to primary road) or corner lot terrace house configurations, or for residential flat building development with more than 4 dwellings.

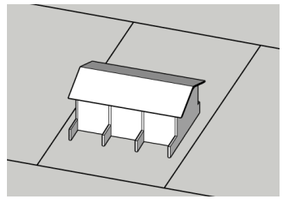


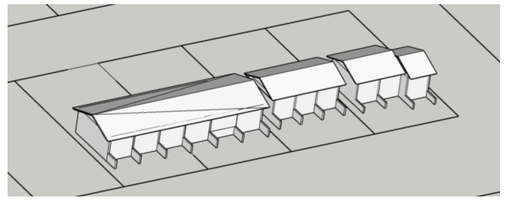




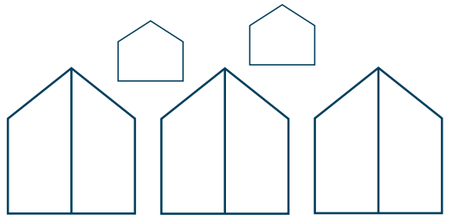
Dual Occupancy

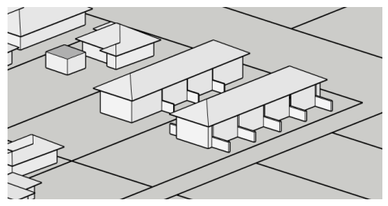


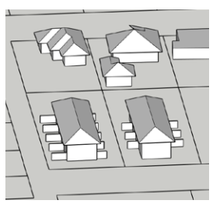




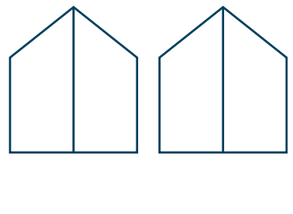
Terraces



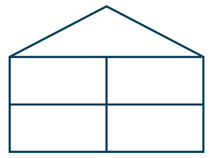




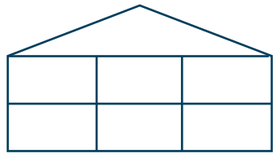
Multi Dwelling housing



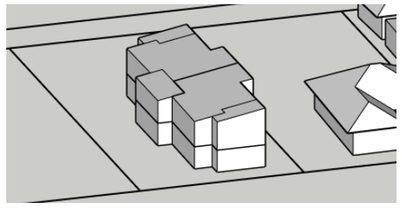
Semi Detached

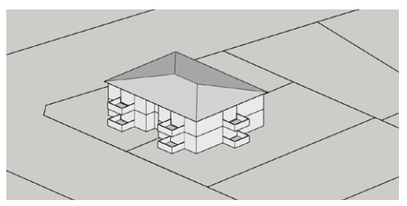


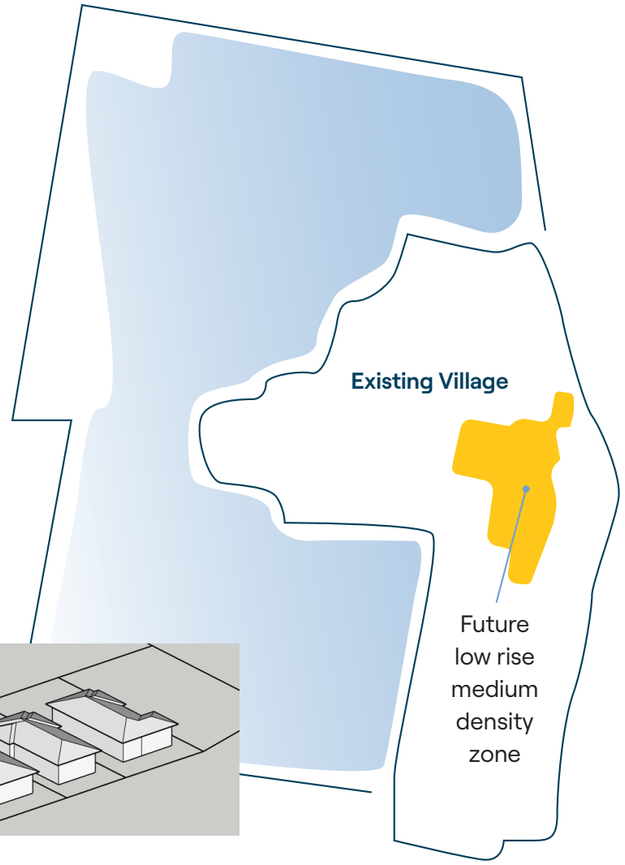
Manor Homes



Apartment (2 Storey)







Note: High level testing of low rise medium density housing on existing lot patterns has been undertaken to demonstrate site suitability and where lot amalgamation may be required to accommodate certain housing typologies within the proposed future low rise medium density housing zone.

Public Domain and Open Space

- Design streets and spaces in the Village Heart that prioritise walking, reduce vehicle dominance, and ensure safe, legible, and accessible movement for people of all ages and abilities.
- Frame public spaces within the Village Heart with active frontages, fine grain building typologies, and human scale design that fosters vibrancy and visual interest.
- Protect and enhance key visual corridors, including Ocean Avenue and Grassy Head Road, with improved native landscaping, and protection of significant trees.
- Strengthen the arrival and destination experience.
- Reflect the local history and support cultural expression through the use of natural materials, planting and public art.
- Integrate sustainable and climate responsive design for public spaces.
- Preserve existing open spaces and public recreation areas.

Key Actions:

- Relocate and repurpose the existing tennis courts into a Village Green offering flexible open space for community gatherings, events (e.g. markets), and daily use.
- Extend the public domain at Ocean Avenue and Marine Parade to enable outdoor dining near food outlets with direct views to the foreshore.
- Preserve scenic values by keeping building heights below the tree canopy and using landscape buffers for visual harmony with the natural environment.
- Implement street tree planting and provide informal seating along Ocean Avenue and Marine Parade to ensure continuous canopy coverage and enhance walking comfort.
- Provide clear indicators and wayfinding with landscaping, signage, and creative design elements at gateways and key destination points.
- Ensure open space and public recreation areas are appropriately zoned to prevent encroachment from other land uses.
- Design Village Heart upgrades to support slow vehicle speeds and provide designated pedestrian crossing points in the vicinity of the site.
- Incorporate native planting, water sensitive urban design, and climate adapted materials to create comfortable, sustainable environments.
- Locate loading and parking away from street frontages within the local centre.


Walkable, activated local centre
Source: Sunshine Coast Council


Lennox Head Community Market
Source: Visitnsw.com


Spaces for community events
Source: Kalumundra Farmers Markets


Outdoor dining concept
Source: Kiama, Visitnsw.com


Village green concept
Source: Fraser Regional Coast Council


Pedestrian priority concept
Source: City of Greater Geelong


Coastal public art
Source: Moorabool Shire Council

Future Commercial Opportunity Sites – a new, defined Local Centre

- Design tenancies to address streets and public spaces for a walkable, active centre
- Ensure building form and materials reflect local character, with articulation that enhances the street and public domain.
- Support a mix of commercial, shop top housing, and mixed-use development for a vibrant, sustainable economy.
- Colocate the centre with a community hub, civic plaza, and active transport links to strengthen accessibility and local identity
- Screen or place service areas behind buildings to protect local amenity.
- Promote efficient, landscaped parking: shared, consolidated, shaded, and positioned behind or away from main street frontages.

Key Actions:

- Require active, articulated frontages along key street edges.
- Prohibit blank walls and inactive façades on public interfaces.
- Locate parking and loading areas on side or rear streets, screened or sleeved by active uses.
- Support one full-line supermarket, complemented by specialty retail and commercial uses in the local centre.
- Relocate the service station outside the local centre and away from residential areas.
- Support potential for shop top housing within the local centre.

Community Infrastructure

- Integrate facilities into the urban fabric using user centered design to ensure accessibility, flexibility, safety, and inclusivity.
- Promote vibrant public spaces that foster social interaction and sense of belonging.
- Prioritise passive surveillance, clear sightlines, and comfortable amenities to support safe and welcoming environments.
- Maximise infrastructure efficiency by colocating complementary infrastructure and encouraging shared uses.
- Reflect local character, values, and heritage in design and siting.
- Minimise barriers that hinder connectivity or or integration with adjacent land uses.
- Express community and cultural identity and stories through art, materials, and naming.

Key Actions:

- Upgrade the community centre/ library and use adjacent vacant land to relocate tennis courts and add youth and community spaces.
- Improve landscaping and pedestrian infrastructure at the War Memorial site.
- Support civic design and upgrades north of the War Memorial.
- Repurpose the existing tennis courts site into a Village Green.
- Encourage shared use of car parking and complementary infrastructure.
- Engage the community in design to ensure spaces meet local needs.

Mobility and Access

- Enhance the Ocean Avenue and Marine Parade junction to support placemaking, social interaction, and vibrancy.
- Deliver a connected active transport network with safe walking and cycling that preserves environmental and scenic values.
- Improve key pedestrian links, kerbs, and accessibility across the village.
- Support a future public transport network with increased services.
- Provide alternative vehicle access for loading and servicing in the Village Heart to reduce conflicts with active frontages and improve the pedestrian experience.
- Strategically locate and align new roads to respond to environmental constraints and support future development, including provision for a potential heavy vehicle bypass.
- Plan infrastructure upgrades to enhance mobility and access while protecting industrial and employment land viability.
- Allow for the shared pathway and active travel network to have a future connection to Pacific Highway and higher order centres as per Council's bicycle plan.

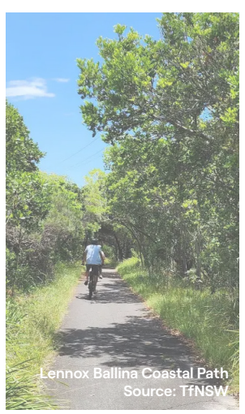
Key Actions:

- Realign Ocean Avenue and Marine Parade junction to improve walkability and activate the local centre.
- Provide safe pedestrian crossings at appropriate intervals and at key locations to the Village Heart.
- Deliver the "Foreshore Loop" with walking paths, open spaces, and active transport.
- Implement Council plans for a cycleway to connect to nearby towns and to Kempsey.
- Safe and convenient transition between on and off-road bicycle networks.
- Install lighting and canopy along pedestrian, cyclist, and shared paths.
- Support industrial land viability by colocating a future heavy vehicle bypass to improve access and reduce conflicts.


Albert Waterways Community Centre
Source: City of Gold Coast



Source: TfNSW


Lennox Ballina Coastal Path
Source: TfNSW

Urban Expansion Investigation Area (UEIA)

Growth Principles and Delivery Requirements

Land outside the existing Stuarts Point urban footprint is subject to significant environmental constraints, including biodiversity values, flood and bushfire risk, stormwater and groundwater challenges, acid sulfate soils, and power infrastructure limitations. Accordingly, any future development in these areas must be approached with caution and guided by comprehensive technical assessments.

While the Structure Plan presents a long term vision for gentle growth, development within the UEIA is not assured. Progression under Scenario 2 (2a or 2b) will depend on the outcomes of detailed, site specific investigations to determine the extent of land that is environmentally suitable and viable for development, if any.

Strategic planning and future development proposals must be underpinned by robust technical studies that address all identified constraints. Detailed planning can only proceed once these investigations are complete, with a clear commitment to avoiding environmental impacts as a first principle.

1. Conditions for Future Growth

- Development is subject to environmental investigations confirming land suitability.
- High environmental constraints must be addressed in early planning stages.
- Any development must avoid and manage impacts on significant aboriginal cultural heritage, environmental values and demonstrate ecological sensitivity.

2. Environmental Protection and Technical Studies

- Prioritise conservation of high value vegetation, significant trees, flood prone land, and bushfire affected areas.
- All planning proposals and DAs must be supported by the required environmental and hazard studies.
- Prioritise low-impact land uses such as well-managed ecotourism in areas where environmental constraints, such as biodiversity values, limit the suitability of residential development. Ecotourism may provide economic incentives for conservation while minimising ecological disturbance.

3. Housing and Urban Design

- Support staged, low impact growth by gradually decreasing density from the village core.
- Encourage diverse, affordable housing supported by appropriate social infrastructure.
- Maintain larger, lower density lots at edges to manage natural interfaces and hazards.
- Promote climate resilient and sustainable design.
- Apply CPTED and Safer Design Guidelines.

4. Flood and Bushfire Resilience

- All homes must be above flood planning levels (FPL); all slab on ground construction requires careful design and controls.
- Perimeter roads and APZs are required along bushfire prone land.
- Sensitive uses (e.g. schools, seniors housing) must be located outside APZs and hazard areas.
- Emergency evacuation roads must be permanent, on high ground and accessible.
- Ensure critical infrastructure is above PMF level and development on flood prone land complies with flood planning requirements.

5. Road Network and Connectivity

- Design a permeable, interconnected grid-like road layout that supports walking and cycling.
- Avoid culs-de-sac and ensure strong connections to the existing road network.
- Use the proposed heavy vehicle bypass as the southern limit for urban expansion - subject to detailed environmental investigations.
- Provide pedestrian and shared paths as part of street delivery.

6. Industrial Precinct

- Investigate relocating industrial uses south of Stuarts Road to better align with future infrastructure (e.g. bypass).
- Protect environmental values of existing industrial zoned land by investigating rezoning for environmental conservation.

7. Green Open Space and Public Domain

- Protect and enhance scenic corridors, including significant tree avenues and a 25m landscaped buffer along Grassy Head Road.
- Development must provide a high level of tree canopy cover in the public domain (excluding biodiversity and drainage areas).
- Deliver bushwalking tracks, green corridors, and public open space to foster low impact recreation and wellbeing, and to support a growing population.

8. Cultural Heritage and Place Identity

- Assess and respect Aboriginal cultural heritage values through early consultation with local traditional knowledge holders.
- Celebrate Ngambaa people, the traditional owners of the land, through public art, signage, and spaces for gathering and storytelling.

9. Infrastructure and Delivery Mechanisms

- Align development with the Stuarts Point Sewerage Scheme capacity and power infrastructure.
- Support use of Voluntary Planning Agreements (VPAs) to deliver public benefit including required infrastructure upgrades.
- Any future development must be staged and supported by the appropriate infrastructure at each stage.

All future strategic planning, rezoning proposals, and development applications for the UEIA are required to be supported by the following:

1 Environmental and Hazard Studies:

Assessment of environmental impacts in accordance with *Biodiversity Conservation Act, 2016* and *Environmental Planning Biodiversity Conservation Act, 1999*.

Flood impact assessments to determine flood planning levels and ensure safe and resilient development.

Bushfire hazard assessments, including Asset Protection Zone (APZ) planning and emergency access, in consultation with the NSW Rural Fire Service.

Proposals must demonstrate a clear avoidance of sensitive environmental areas at the earliest design stages. Where impacts are unavoidable, robust mitigation and management strategies will be required in line with regulatory requirements.

The outcomes of the required studies will establish the evidence base for assessing the suitability of land within the UEIA for development and will inform whether long-term growth of Stuarts Point proceeds under Scenario 1, Scenario 2a, or Scenario 2b.

2 Technical Infrastructure / Utilities Assessments:

Sewerage and Water Supply:
Whilst the Stuarts Point STP will provide a means of treating sewage and disposing of treated effluent, future greenfield development must evaluate capacity and extension requirements for sewerage systems and potable water supply to support planned growth outside of the existing urban footprint.

Stormwater Management:
Design sustainable stormwater drainage, including detention, infiltration, and discharge points, ensuring flood risk mitigation.

Road Network Planning:
Develop a connected, permeable road network that integrates with existing roads and supports active transport, emergency access, and future expansion.

Power and Telecommunications:
Assess availability, capacity and feasibility of required electricity and digital infrastructure upgrades, including opportunities for renewable energy integration.

3 Staging and Delivery Plan:

Future development must be staged in alignment with infrastructure capacity, particularly sewerage, stormwater, and road networks, and consider infill development. Initial stages of development should occur closest to the existing urban area and only expand outward as technical studies confirm land suitability and infrastructure delivery is feasible.

Staging should:

- Begin with areas of lowest environmental sensitivity and highest infrastructure capacity.
- Provide a logical and contiguous extension of the existing village grid-like layout.
- Deliver necessary supporting infrastructure such as roads, drainage, and community facilities concurrently with development.
- Maintain flexibility to adapt staging based on the results of ongoing environmental and infrastructure investigations.
- Only once all relevant studies are completed, and land is confirmed to be developable, can more detailed planning proceed. This includes structure planning, subdivision design, any rezoning processes, and development applications.

The above list of requirements does not constitute a comprehensive or exhaustive statement of all obligations. Proponents are advised to engage at an early stage with Council and other stakeholders, including relevant government agencies and authorities, as well as energy providers and emergency services, to ensure full compliance and coordination. Sufficient preparatory work, such as detailed environmental site assessments, should be undertaken prior to engagement to ensure meaningful consultation and to support both Council and Proponent interests.

Recommended local planning control amendments

Kempsey Shire Local Environmental Plan 2013

To implement the outcomes of the Structure Plan, the following amendments to the KLEP are recommended. Given current uncertainty regarding development capacity within the UEIA, a staged approach to these amendments is proposed.

The implementation recommendations of the Structure Plan are intended to inform future Council actions, including a Council-led planning proposal. Unless otherwise stated, the following KLEP amendments form part of the Stage 1 actions under the implementation plan.

Zoning

Existing Village Footprint

As per Clause 2.2 and 2.3 of the KLEP, it is recommended to establish new zoning across the locality that will better suit existing development and align with future development opportunities. This involves:

- Introducing a E1 Local Centre zone over the identified commercial precinct in the Structure Plan, to support the economic viability of the centre.

- Introducing a R3 Medium Density Residential zone to the primary low rise medium density area. Expansion into the surrounding density transition area (Stage 2) should only be considered once infill opportunities within R3 zone area have been fully utilised.

- Apply the R1 General Residential zone to all remaining residential land within the urban footprint to support existing housing types and encourage some diversity, while limiting commercial uses outside the village centre. Although similar residential uses will be permitted as in the R3 zone, the R1 zone will have lower density due to different development standards.

- It is recommended that the RU5 zoning be retained for the Stuarts Point Workers Recreation and Bowls Club and land extending west from residential development along Ocean Avenue (within the UEIA). This would support the ongoing operation of the club, provide greater flexibility at the village edge, and allow for alternative locations for uses unsuitable in residential zones, such as a service station.

- To prioritise environmental protection, community-based land uses, tourism activities and activation of the foreshore, rezone RU5 land along the foreshore to part SP3 Tourism and part C3 Environmental Management.

- Introducing RE1 Public Recreation zones over key existing recreation areas to ensure their ongoing use for public open space and recreational purposes.

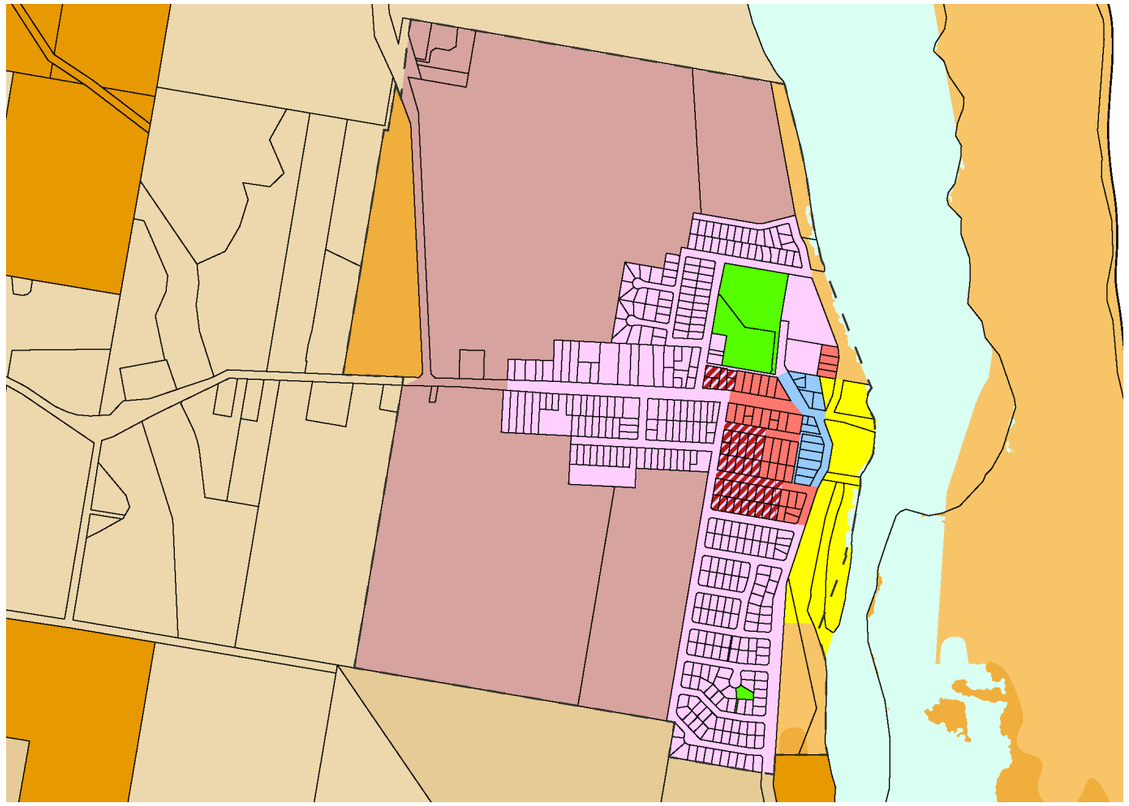
UEIA

No rezoning of RU5 zoned land within the UEIA is proposed at this stage. If future detailed investigations confirm the land is suitable for development, alternative zoning options may be considered through any future master planning and planning proposal.

Industrial Rezoning and Conservation

Rezone the existing E4 General Industrial zoned land to C2 Environmental Conservation to promote environmental conservation in Stuarts Point.

To support Stuarts Point's economic future, it is recommended that Council investigate relocating industrial land to a more suitable location with



Proposed Zoning under the KLEP - includes areas requiring further investigation

RU5 Village
R1 General Residential
R3 Medium Density Residential
Staged R3 Medium Density Residential
E1 Local Centre
RE1 Public Recreation
SP3 Tourism
RU1 Primary Production
RU2 Rural Landscape
C1 National Parks and Nature Reserves
C2 Environmental Conservation
C3 Environmental Management

reduced environmental constraints and proximity to existing industrial uses, such as land south of Stuarts Point Road near 906 Stuarts Point Road. This would enable colocation of industrial and primary production uses and improved heavy vehicle access via a potential future bypass.

Although agriculture, forestry, and fishing currently support local jobs, these sectors are expected to decline by 2041. However, there is limited evidence of demand for industrial land in Stuarts Point. Before rezoning to E4 General Industrial, Council should assess whether E4 or RU1 Primary Production zoning is more appropriate for future employment needs. Any industrial zoning within the investigation area should be based on detailed environmental studies and demonstrated employment demand.

Floor Space Ratio (FSR)

It is recommended that the Council investigate the potential introduction of an FSR control within the existing urban village, as part of a comprehensive LEP review for Stuarts Point.

The priority for the FSR controls is to manage density within the new E1 and R3 zones.

The proposed FSR should consider alignment with the Low Rise Medium Density Design Guide and NSW Pattern Book for low rise medium density residential typologies in the R3 zone.

The existing 0.5:1 maximum FSR control over the industrial zoned land should be removed, as part of rezoning this land to C2 Environmental Conservation.

Heights

No increase to the 8.5m height limit under the Clause 4.3 Height of Building development standard is recommended at this stage.

However, in the case where the UEIA is found to be unsuitable for development or additional capacity is required in the existing urban village, it is recommended that options to increase the maximum building height to 11 metres are investigated for certain sites within the local centre and surrounding R3 zone (Stage 2).

Any future height increase is subject to detailed urban design investigations and with consideration of environmental impacts, such as impacts on views and overshadowing. With the exception of the areas of future investigation proposed above, all other height limits across Stuarts Point will be maintained at 8.5m.

Minimum Lot Sizes

Existing Village Footprint

To provide greater housing diversity within the existing urban footprint, amend the minimum lot size of the R1 zone from 500sqm to 400sqm. See map below for extents.

To establish low rise medium density areas which allows for varying residential typologies, amend the minimum lot size within the new E1 Local centre zone and R3 Medium Density Residential zone from 500sqm to 300sqm. See map for extents. It is recommended that the minimum lot size for the density transitional area is amended to 400sqm, with provision for future flexibility to reduce this to 300sqm (Stage 2) where it is demonstrated that additional infill housing supply is needed.

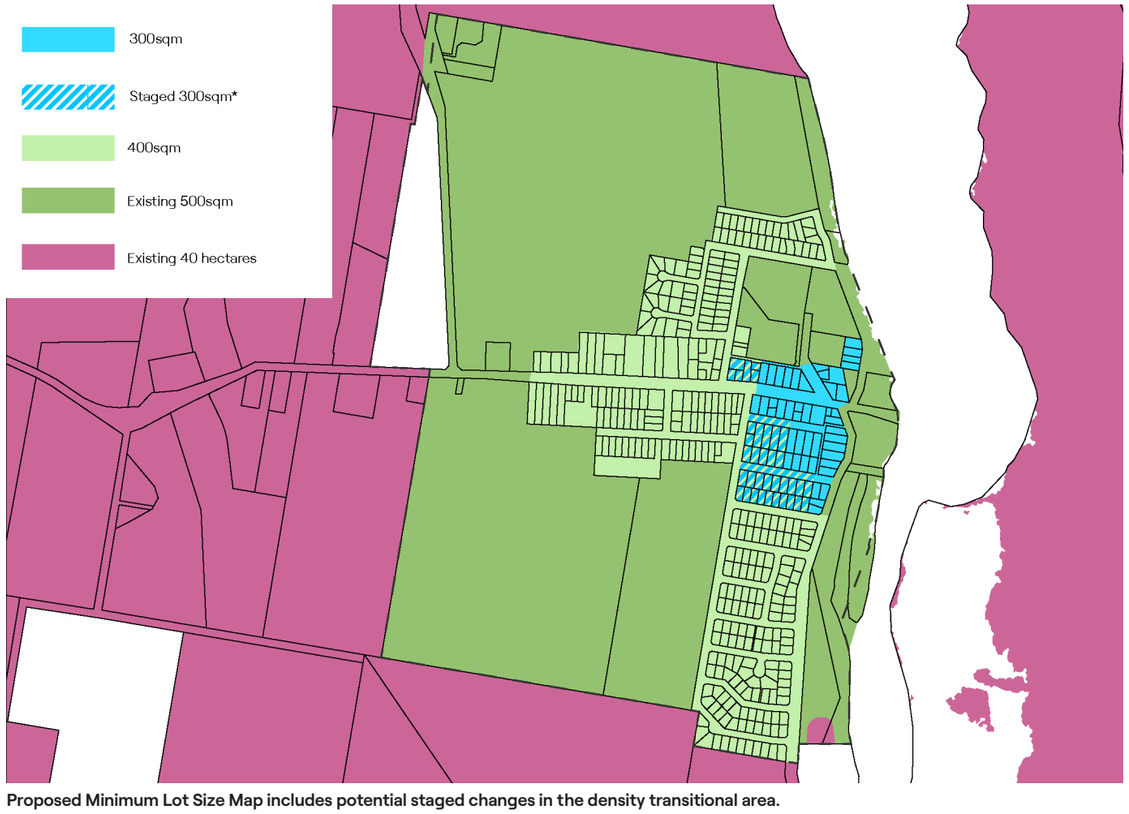
To facilitate suitable subdivision for terrace housing on corner lots within the R3 Medium Density Residential zone, sites with a total size area of 1,800sqm or greater may be subdivided into a minimum area of 200sqm each for individual terrace house subdivisions.

Urban Expansion Investigation Area

No change to the minimum lot size within the UEIA is currently recommended. If future investigations confirm development suitability, lot sizes of 400sqm may be considered near the existing urban footprint through future master planning and planning proposal. Larger lots would still be required along the UEIA perimeter and in areas constrained by flooding, bushfire risk, or high environmental value.



Proposed Maximum Building Height Map – No changes proposed at this stage, unless future density requirements necessitate amendments.



Proposed Minimum Lot Size Map includes potential staged changes in the density transitional area.

Kempsey Development Control Plan 2013

To support the LEP provisions and provide guidance on detailed design development outcomes, the Kempsey Development Control Plan (KDCP) should be revised to better align with the Structure Plan's intended outcomes.

Review of the KDCP

The KDCP will require a specific review of Chapter C1: Residential Development - Urban Areas to align with proposed zoning outcomes; R1 General Residential, R3 Medium Density Residential and E1 Local Centre.

It is recommended that the classification of Stuarts Point as a Low Density Precinct under the DCP be reviewed, with consideration given to introducing a new precinct category to accommodate low–medium density development.

Chapter C1 of the DCP is not anticipated to require substantial amendment; however, a thorough review must be undertaken to ensure that the existing controls do not unreasonably constrain or conflict with the future development objectives for Stuarts Point.

All other site specific DCP objectives and development controls should be defined in Chapter F1, as below.

Revision of Chapter F1: Stuarts Point

Chapter F1 applies to all development on land within the Stuarts Point village area. A comprehensive revision of all sections is required to better align with the principles, priorities and intended urban design outcomes outlined in the Structure Plan, as well as the recommendations for the LEP, in order to support and facilitate the future vision for Stuarts Point.

It will need to include specified controls under Chapter F1 which override the provisions in Section C1 - Residential Development - Urban Areas. In the absence of specific controls within the revised Chapter F1, the applicable provisions of Chapter C1 should prevail. The controls will need to focus on establishing a clear vision for each of the precincts which define positive outcomes for economic and residential development opportunities.

Revisions of the Chapter F1 should relate to:

Precincts

- Update the precinct mapping for Stuarts Point to reflect the designated areas identified in the Structure Plan, in accordance with the Proposed DCP Precincts Map.

- Each precinct section should be updated to reflect the vision, priorities, principles, and intended urban design outcomes outlined in the Structure Plan.

- The low rise medium density precinct should encourage residential density and diversity in forms that suit the locality. This includes encouraging typologies such as attached dwellings, semi-detached, dual-occupancies, residential flat buildings, and serviced apartments.

- The transitional precinct provides land for future low rise medium density residential development when the existing precinct has reached capacity. The intent is to ensure the existing low rise medium density precinct is priority for delivering housing.

- The commercial precinct should promote an active and vibrant centre by prioritising land uses that support the ongoing economic viability of Stuarts Point. Shop top housing is encouraged as a complementary use to increase housing supply and contribute to a lively, mixed use local centre. Relocation of the service centre to a more suitable location outside the Local Centre and adjacent residential areas is also encouraged to reduce land use conflicts and enhance amenity.

- The Foreshore Precinct serves as a key focal point for activation, movement, and placemaking. Land uses and design elements should promote passive engagement, provide informal meeting spaces, and create a welcoming community area for gatherings and events. The precinct should enhance the foreshore's role as a movement corridor while balancing this function with environmental conservation and integrated greenscaping.

- Confirmation of an industrial precinct will be subject to required environmental investigations and employment demand analysis to determine the appropriate location and extent of industrial land. The DCP precinct mapping should be updated as required to reflect the outcomes of these studies.



Proposed DCP Precincts Map

Setbacks

- Introduce a minimum 0m front setback for commercial uses, with flexibility for associated outdoor uses such as outdoor dining.

- Introduce a minimum 0m side setback for commercial uses.

- Maintain a minimum 5m front setback for the purposes of single detached dwellings in the R1 zone.

- Allow for flexibilty in front setbacks within the R3 zone, ranging between a minimum of 3m-5m to allow for diverse low-rise dwellings types and to accommodate a range of on-site parking needs.

Residential Built Forms and Density

General

- Controls relating to built form, setbacks, open space, and deep soil requirements should be tested against all permissible dwelling typologies.

Low Rise Medium Density Housing Typologies

Recommendation for Council to undertake a review of the Residential Built Form and Density DCP controls to:

- Align with State policy and low rise medium density design guidance to:
  - Ensure consistency with the NSW Low Rise Medium Density Design Guide for Development Applications, which establishes design principles and performance standards for low rise medium density development (including dual occupancies, manor houses, and terraces) under the DA pathway.
  - Incorporate relevant provisions of the NSW Housing Pattern Book, which provides typologies and development standards for low rise medium density dwellings delivered through the Exempt and Complying Development SEPP pathway.

- Clarify local application of the Low Rise Medium Density Design Guide and NSW Housing Pattern Book standards for residential development in Non-LMR housing areas - i.e., Stuarts Point.

- Include provisions to address local context and character while maintaining consistency with Statewide minimum design and performance standards.

- Support housing diversity and supply through clearer, more flexible development controls that enable low rise medium density housing in appropriate residential zones.

- Ensure DCP controls do not conflict with or unnecessarily duplicate Pattern Book standards already set under the Exempt and Complying SEPP.

Local Character

- Require future development to protect view lines and views to national park, water views, mountain/lookouts.

- Street design should provide sufficiently wide verges to accommodate street trees and natural vegetation for shade, cooling, amenity, and biodiversity.

- Maintain development height at or under the canopy line.

- Promote open space and public domain upgrades for the purpose of activation, tourism, and placemaking in identified areas.

- Require active frontages for commercial uses along Ocean Avenue, Marine Parade and Banksia Street, in accordance with the Proposed DCP Active Frontages Map.

- Incorporate environmentally sensitive design outcomes, including native landscaping and water sensitive urban design.

- Encourage new development within the local centre to incorporate through site links and service lanes that enhance pedestrian permeability and overall connectivity.

Placemaking Opportunity Sites

- Ensure redevelopment of opportunity sites delivers high-quality placemaking outcomes



Proposed DCP Future Placemaking Opportunities Sites Map



Proposed DCP Active Frontages Map

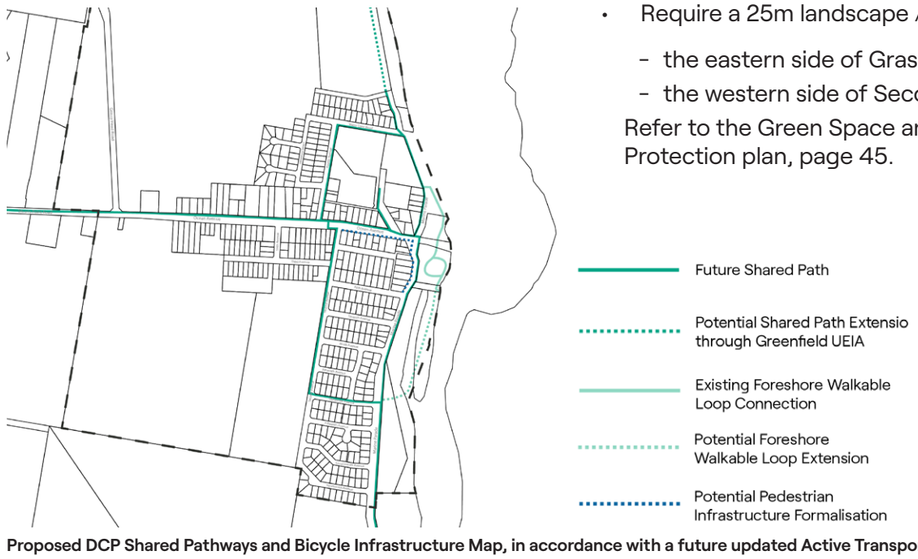
that reflect local character and community needs, including the integration of public art and design elements that respond to local culture, history, and landscape; strong pedestrian connections with seating, shade, and informal gathering spaces; and high-quality public realm interfaces using appropriate materials, lighting, and landscaping that reinforce the coastal village character.

- Introduce urban design principles and controls to support the future Village Heart, including public domain expansion and potential road realignment at the corner of Ocean Avenue and Marine Parade.

- Development of opportunity sites should contribute to open, activated public spaces, supported by green infrastructure and tree canopy.

Active Transport

- Introduce a section regarding active transport provisions in the context of the existing urban village (Stage 1) and with potential connections to and via the UEIA.



Proposed DCP Shared Pathways and Bicycle Infrastructure Map, in accordance with a future updated Active Transport Plan

- Encourage the provision of shared paths and a foreshore bicycle loop.

- Allow for future connections outside of the existing village to surrounding centres, to the north, south and west.

Tree Preservation and Vegetation Management

- Infill Development within the Existing Urban Footprint:
  - New subdivisions must prioritise retention of existing trees and vegetation and demonstrate improved vegetation outcomes and a green, landscaped character.
  - Where vegetation removal is unavoidable, replacement planting must be provided to ensure sufficient canopy cover for shade, urban cooling, visual amenity, and support of local biodiversity.

Scenic Landscaped Corridors

- Maintain the existing the control which requires a 25m visual / scenic buffer running parallel to Grassy Head Road in the existing industrial zone.

- Require a 25m landscape / scenic buffer to:
  - the eastern side of Grassy Head Road;
  - the western side of Second Avenue; and

Refer to the Green Space and Scenic Corridor Protection plan, page 45.

- A future potential bypass road will require a landscaped buffer to any adjacent residential or sensitive land uses.

UEIA

- Ensure alignment with the Structure Plan and recognition of identified constraints.

- Include comprehensive requirements for improved flood management and bushfire protection, including suitable FPL for all new residential subdivision and development, and perimeter roads and APZs required along bushfire prone land.

- Future development within the UEIA should:
  - preserve the existing grid-like street pattern
  - ensure integration with active transport networks
  - provide for heavy vehicle access via a proposed bypass road
  - protect vegetation corridors and biodiversity and maximise tree canopy to provide shade and urban cooling
  - include connected walking and cycling paths and areas of retained or restored natural vegetation for passive recreation.

Refer to the Enhancing Active Transport Connectivity and Network Legibility map on page 44.

Industrial Land

- Revise the DCP controls relating to industrial land in Stuarts Point to align with the recommendations of this Structure Plan.

- The future location of industrial land should be aligned with access from a potential future bypass road to reduce industrial traffic impacts on the local road network and to protect the amenity of nearby residential areas.

Contributions, Affordable Housing and Voluntary Planning Agreements

- Kempsey Shire Council is currently reviewing its Section 7.11 Contributions Plan, with the revised plan now in final draft form for public exhibition. It is recommended that a future review include Stuarts Point, to ensure developer contributions support essential infrastructure for both new development and upgrades within the existing village, as well as future expansion into the UEIA..

- Investigate feasibility of introducing an affordable housing levy contribution for significant new large-scale development to make make an in-kind or monetary contribution to affordable housing.

- Under Section 7.4 of the EPA Act, Voluntary Planning Agreements (VPAs), also known as Planning Agreements, provide a formal mechanism for negotiations between developers and Council to secure public benefits associated with development proposals. These agreements enable developers to contribute to the delivery of essential community infrastructure and public amenities, which may include the dedication of land, monetary contributions, or provision of affordable housing. Examples of such public benefits include:
  - Construction or upgrade of roads, parks, and community facilities
  - Provision of affordable or social housing
  - Environmental conservation and open space enhancements
  - Improvements to pedestrian and cycling infrastructure

By requiring VPAs, Council can ensure new developments contribute fairly to sustainable growth by securing public benefits, such as infrastructure upgrades, affordable housing, or land dedication, that may not be specified in existing planning instruments, thereby delivering balanced outcomes for both the community and developers.



Implementation

This Structure Plan will guide future decision making for the sustainable staged growth of the Stuarts Point over the next 20 plus years.

Collaboration with a number of stakeholders will be required to enable delivery of the actions.

Council will review the plan annually to ensure that the actions continue to reflect the planning priorities of the Kempsey Shire LGA, capturing changes over time.

The actions of the plan have been categorised based on their delivery timeframe:

Short	Medium	Long
0-5 years	5-10 years	10-20 years

Timeframes and priorities will be updated as necessary.

Short term (0-5 years)

- Focus: Enable village infill, a defined local centre and improved active transport while monitoring infrastructure capacity and future growth options.

Action	Lead	Delivery Partners
Adopt the Structure Plan and Implementation Plan	Kempsey Shire Council	
Progress targeted LEP amendments for the in accordance with the Stage 1 recommendations made in the Structure Plan	Kempsey Shire Council	DPHI
Review and amend the DCP in accordance with the recommendations made in the Structure Plan	Kempsey Shire Council	
Prepare an updated Active Transport Plan focused on village-wide walking and cycling connections	Kempsey Shire Council	DPHI, TfNSW
Continue monitoring infrastructure capacity (STP delivery, electricity, water, roads)	Kempsey Shire Council	TfNSW, Essential Energy
Conduct detailed environmental investigations of the UEIA to: • Confirm the suitability of land for development and identify the extent of any future development areas • Establish conservation zones to facilitate the protection of areas with high environmental value	Landowner/ Proponent	Kempsey Shire Council, DPHI (DCCEEW – BCS)
Monitor infill development interest within the existing village and options for potential future expansion of the UEIA, including relevant environmental constraints.	Kempsey Shire Council	Landowner/ Proponent(s), DPHI (DCCEEW – BCS)

Medium term (5–10 years)

- Focus: Review open space, community facilities and infrastructure needs and prepare Local Centre and future growth planning as demand emerges.

Action	Lead	Delivery Partners
Undertake an Open Space and Community Facilities Review once population growth occurs or is likely	Kempsey Shire Council	
Monitor infrastructure capacity (including STP delivery) and development interest within the existing village and the UEIA	Kempsey Shire Council	DPHI, Landowner/ Proponent
Review UEIA growth and expansion options in response to demonstrated demand, environmental constraints and servicing capacity	Kempsey Shire Council	DPHI, Landowner/ Proponent
Where the suitability for growth within the UEIA is demonstrated and supported by detailed studies: • Progress detailed master planning for the UEIA where justified and supported by environmental investigations. • Prepare a Planning Proposal to amend the KLEP, including rezoning of the UEIA, if required	Landowner/ Proponent	Kempsey Shire Council
Prepare Local Centre precinct masterplan, including a public domain plan. This should give consideration to: • Commercial floorspace, including a future supermarket, post office, and health and allied services • Pedestrian movement and parking to support commercial activity • Mixed use development parcels that support high quality public domain and infrastructure • Placemaking elements that promote visual amenity and enjoyment, and align with the Public Domain Plan for the Village Heart • Potential new through site links and service lanes that support pedestrian permeability and connectivity • Include options for the relocation of the service centre away from the Local Centre and surrounding residential uses	Kempsey Shire Council	Landowner/ Proponent

Long term (10–20 years)

- Focus: Plan and deliver longer-term growth and infrastructure where supported by population, environmental and servicing capacity.

Action	Lead	Delivery Partners
Continue monitoring infrastructure capacity (STP delivery, electricity, water, roads)	Kempsey Shire Council	
Coordinate local infrastructure upgrades (transport, drainage, utilities) as required	Kempsey Shire Council	DPHI, TfNSW, Essential Energy, Landowner/ Proponent
Update transport, infrastructure and servicing strategies as the town evolves	Kempsey Shire Council	
Periodically review the Structure Plan and Implementation Plan to reflect growth outcomes	Kempsey Shire Council	
Where additional infill growth is required, prepare a Planning Proposal to amend the KLEP in accordance with the Stage 2 recommendations of the Structure Plan	Kempsey Shire Council	DPHI

Glossary and Abbreviations

Term / Acronym	Description
ACH	Aboriginal Cultural Heritage - Places, objects, or values of cultural significance to Aboriginal people, protected under NSW law.
Active Transport	Modes of travel powered by human energy (walking, cycling).
AEP	Annual Exceedance Probability - The likelihood of a flood or other event being equaled or exceeded in any given year, usually expressed as a percentage (e.g., a 1% AEP flood has a 1 in 100 chance of occurring in any year).
APZ	Asset Protection Zone - A cleared or managed area around a building or community designed to reduce bushfire risk by limiting fuel for fire and providing space for firefighters to defend assets.
ASS	Acid Sulfate Soils - Soils containing iron sulfides that can produce sulfuric acid when exposed to air, potentially causing environmental damage to waterways, infrastructure, and vegetation. Classes under NSW planning legislation (based on the Acid Sulfate Soils Manual): Class 1: Soils likely to contain ASS and require management for any disturbance. Class 2: Soils potentially containing ASS that may require investigation before disturbance. Class 3: Soils unlikely to contain ASS; minimal management required. Class 4: Soils unlikely to contain ASS and not expected to require special management. These classifications guide assessment and management during planning and development.
BAL	Bushfire Attack Level - Indicates potential bushfire risk to a building.

Term / Acronym	Description
Canopy Cover	Extent of tree cover providing shade, cooling, and ecological benefits.
Carbon Neutral/ Net Zero	Reducing greenhouse gas emissions to zero through offsets or renewable energy.
CPTED	Crime Prevention through Environmental Design - A planning and design approach that reduces opportunities for crime and enhances public safety by influencing the built environment, including natural surveillance, access control, territorial reinforcement, and maintenance.
DA	Development Application
DCP	Development Control Plan
ESD	Environmentally Sustainable Design - Design and construction practices that minimize environmental impact, improve energy and water efficiency, reduce waste, and enhance the health and comfort of occupants
Fire Trail / Fire Access	Roads or paths designed for firefighting and evacuation.
FPL	Flood Planning Level The minimum level to which development should be protected from flooding, typically based on a specified design flood (e.g., the 1% AEP flood) plus freeboard to account for uncertainty and safety.
FSR	Floor Space Ratio - The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area
GFA	Gross Floor Area

Term / Acronym	Description
Green Infrastructure	Vegetation or engineered systems (green roofs, walls, swales) that provide environmental and social benefits.
Height Limit	Maximum permissible building height.
Infrastructure Contributions	Payments or works required to support development (roads, water, community facilities).
LALC	Local Aboriginal Land Council
Land Use Zoning	Classification of land for specific uses (residential, commercial, industrial, rural).
LEP	Local Environmental Plan
LGA	Local Government Area
Lot Size	Minimum area of land required for development under zoning rules.
PMF	Probable Maximum Flood – The largest flood that could conceivably occur at a particular location, based on the most extreme combination of meteorological and hydrological conditions considered reasonably possible. It is used for designing critical infrastructure and flood risk management.
SEPP	State Environmental Planning Policy

Term / Acronym	Description
Setback	Minimum distance a building must be from boundaries or street
SFAZ	Strategic Fire Advantage Zone – Land managed to reduce bushfire risk by lowering fuel loads and aiding firefighting access.
Stormwater Management	Systems designed to control runoff, prevent flooding, and improve water quality.
Subdivision	The division of a lot into smaller lots for development
Urban Heat Island Effect	Localised warming due to built environments and reduced vegetation
WSUD	Water Sensitive Urban Design


GYDE