



MIDCOAST
council



ZONING IN
on our future



URBAN RELEASE AREAS REPORT

July 2021



Table of Contents

EXECUTIVE SUMMARY	5
BACKGROUND	6
STRATEGIC PLANNING CONTEXT	7
Mid North Coast Regional Strategy 2006-36.....	7
Hunter Regional Plan 2036.....	11
GROWTH IN THE MIDCOAST	13
INVESTIGATION OF GROWTH AREAS	15
Regional City	15
Taree.....	15
Cundletown	22
Taree South Employment Area.....	26
Strategic Centres	30
Forster/Tuncurry.....	30
Gloucester.....	51
Coastal towns	56
Hallidays Point	56
Diamond Beach	57
Red Head and Black Head.....	64
Tallwoods	75
Harrington	80
Old Bar/Wallabi Point.....	90
Pacific Palms	96
Smiths Lake	96
Tea Gardens/Hawks Nest.....	97
Inland towns	109
Tinonee	109
Wingham.....	112
Villages	118

Bulahdelah	118
Coopernook	123
Green Point.....	127
Karuah	131
Lansdowne.....	135
Nabiac.....	139
Stroud	152
COMMUNITY CONSULTATION ON GROWTH AREAS	156
NOMINATED URBAN RELEASE AREAS – OVERVIEW LIST	162
Short-Term (1-5 Years) 2022 - 2027	165
Medium-Term (6-10 Years) 2028 – 2032	185
Long-Term (10+ Years) 2032 +	192
PRIORITISATION OF PLANNING PROPOSAL APPLICATIONS WITHIN A RELEASE AREA PROGRAM	205

Version	Purpose of Document	Reviewed by	Date
1	Draft report	R Pamplin	1 April 2021
2	Draft Report for Council	R Pamplin/A Kelly	8 April 2021
3	Draft Report incorporating minor changes at Council meeting	R Pamplin/A Kelly/H Lloyd	17 May 2021
4	Draft report for adoption incorporating feedback from public submissions	R Pamplin/H Lloyd	12 July 2021
5	Final report as adopted	R Pamplin/H Lloyd	5 August 2021

ADOPTED BY COUNCIL ON: 28 JULY 2021

ENDORSED BY THE NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT
ON:

Executive Summary

The purpose of this Report is to provide certainty around the expansion of settlements in the MidCoast by identifying land that can be rezoned for residential or employment zones to meet the demand for additional housing and business or industrial growth.

This Report is intended to meet the principle of Strategic Merit required by Council and the NSW Department of Planning, Industry and Environment (DPIE) to be demonstrated by all Planning Proposals lodged to rezone land.

This Report identifies land that can be rezoned and provides the timeframe under which Planning Proposals would be accepted by Council and DPIE to create additional residential and employment opportunities to meet demand.

Following adoption of this report by Council and subsequent endorsement by DPIE, it will form the basis of a future Urban Development Program required to be prepared by Council under the *Hunter Regional Plan 2036*.

Rather than being the identification of land never before considered for rezoning, this document represents a minor review of land identified in previous strategies that is yet to be rezoned.

This Report identifies existing urban zone boundary of settlements and land deemed suitable for consideration for rezoning to expand settlements.

Settlements where no land has previously been identified for expansion have not been included in this minor review. Such new land would be identified through future local settlement strategies. This Report would either then be updated to include these new areas or they would separately inform the future Urban Development Program.

Background

To meet the Strategic Merit requirement that Planning Proposals to rezone land must demonstrate, Council has traditionally relied upon land being identified in the *Mid North Coast Regional Strategy 2006-36* prepared by the State government. Local strategies prepared by the former Councils prior to the merger to form MidCoast Council have at times provided additional information regarding the constraints to development of such land and the type of development anticipated for such land.

Council has already rezoned many of the growth areas identified in the *Mid North Coast Regional Strategy 2006-36*, which was superseded in 2016 by the *Hunter Regional Plan 2036*. This new Plan provided high-level considerations for Council to operate under while rezoning land but does not specifically identify land that can be rezoned.

While Council has been able to utilise the identification of land in the *Mid North Coast Regional Strategy 2006-36* to demonstrate Strategic Merit for rezoning's, due to its age (and the fact that it was superseded in 2016) this is no longer a viable option.

Following consultation with DPIE in February 2021 it was determined that the best way for Council to be able to demonstrate Strategic Merit for the rezoning of land was to identify land for expansion of settlements for residential and employment development by inclusion in a separate document that could be exhibited, adopted by Council and then endorsed by DPIE.

The scope of this work was to review land identified in the *Mid North Coast Regional Strategy 2006-36* that has not yet been rezoned and to consider additional land identified through the Housing Strategy. While the intent of the Housing Strategy was to convert existing urban zoned land into the new MidCoast Local Environmental Plan, it also identified future growth areas that could be rezoned but did not review these areas to determine whether they should still be rezoned.

This review considered the appropriateness as to whether this land should continue to be identified for rezoning for urban purposes based on the following considerations:

- whether the constraints affecting previously identified land will effectively negate the ability for the land to be developed for urban development;
- whether the land identified is consistent with the *Hunter Regional Plan 2036*; and
- whether the land is consistent with the strategic direction of the MidCoast Housing Strategy.

This review also considered additional land identified in the MidCoast Housing Strategy and any known major redevelopment opportunities within settlements.

This body of work will provide the community with certainty regarding the known likely extent of urban development of each settlement, as well as providing certainty for landowners and developers over what land can be considered for rezoning for urban purposes and the priority and timeframes for this land to be rezoned.

Strategic Planning Context

Mid North Coast Regional Strategy 2006-36

The primary purpose of the Regional Strategy is to ensure that adequate land is available and appropriately located to accommodate the projected housing and employment needs of the Region's population over the next 25 years. The Strategy sets the policy to govern where and how growth can occur. While it is clear that expected growth can be accommodated in the Region, the Strategy places limits on growth in some areas where the value of environmental/cultural assets and natural resources is high. The importance of providing for employment land to provide increased capacity for new jobs has also been addressed in the Strategy.

The Regional Strategy represents an agreed NSW Government position on the future of the Mid North Coast. It is the pre-eminent planning document for the Mid North Coast and complements and informs other relevant State planning instruments. The Mid North Coast Regional Strategy applies to the period 2006–31 and will be reviewed every five years.

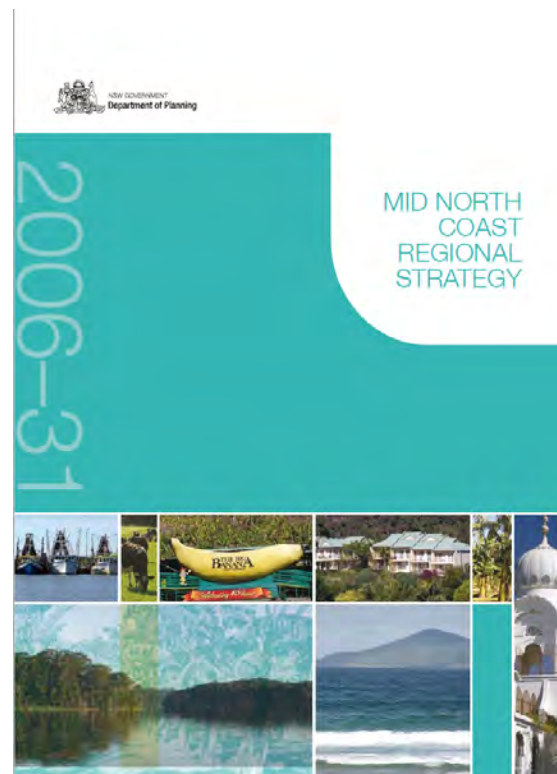


Figure 1: Mid North Coast Regional Strategy 2006-36

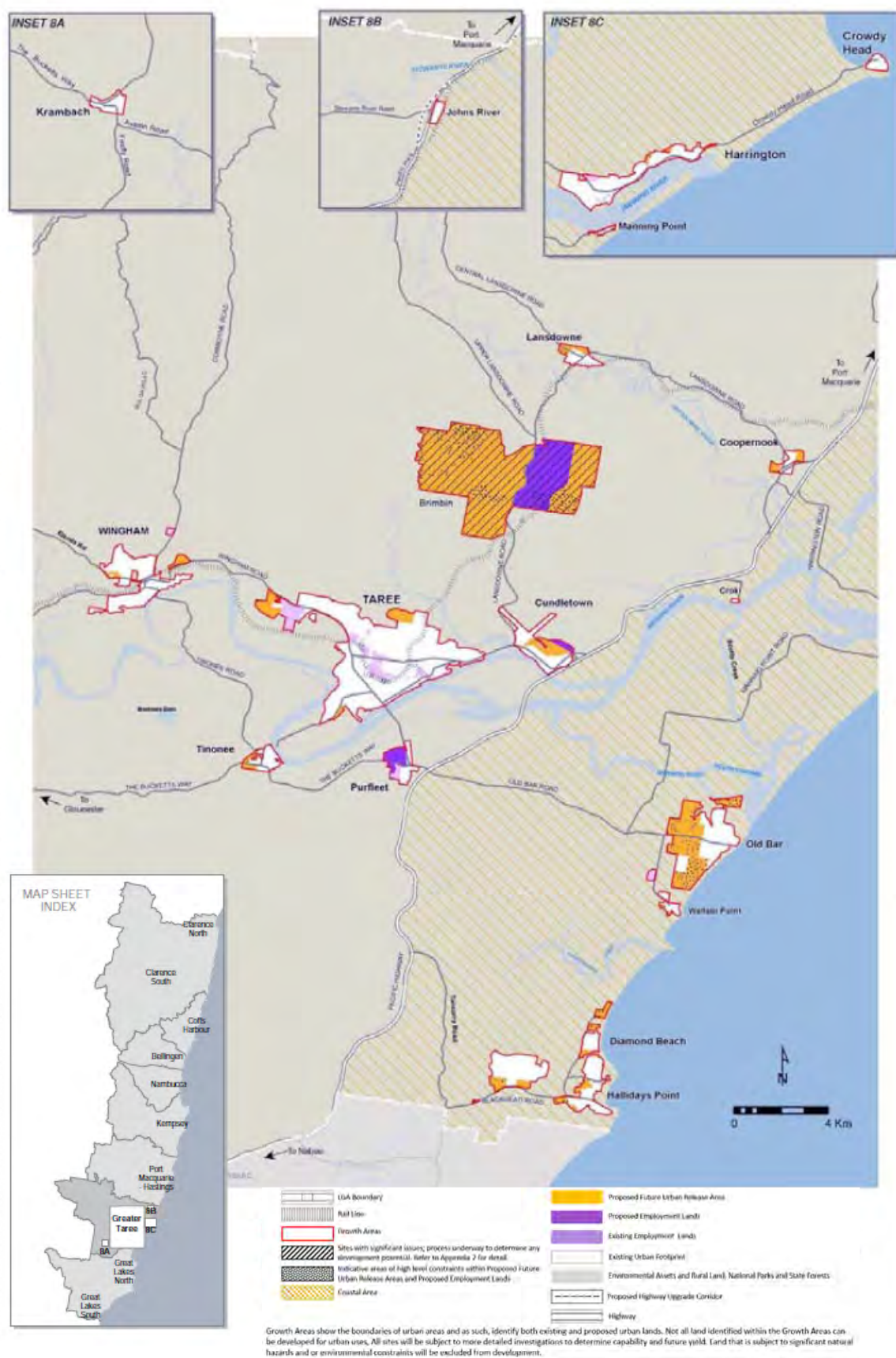
The former Greater Taree City Council and Great Lakes Council were included in the Strategy, whereas the Gloucester Shire Council was not, instead relying on land identified in local strategies to provide Strategic Merit for the rezoning of land.

The growth area maps for the former Greater Taree and Great Lakes Councils are shown below. Many of these areas have already been rezoned for urban purposes (residential and employment).

The orange land is identified for potential residential development while the purple land is identified for employment purposes (business and industrial zoning).

The areas that have not yet been rezoned are reviewed in this Report.

GROWTH AREAS MAP 8 – GREATER TAREE



**Figure 2: Greater Taree growth area map
from the *Mid North Coast Regional Strategy 2006-36***

GROWTH AREAS MAP 9 – GREAT LAKES NORTH

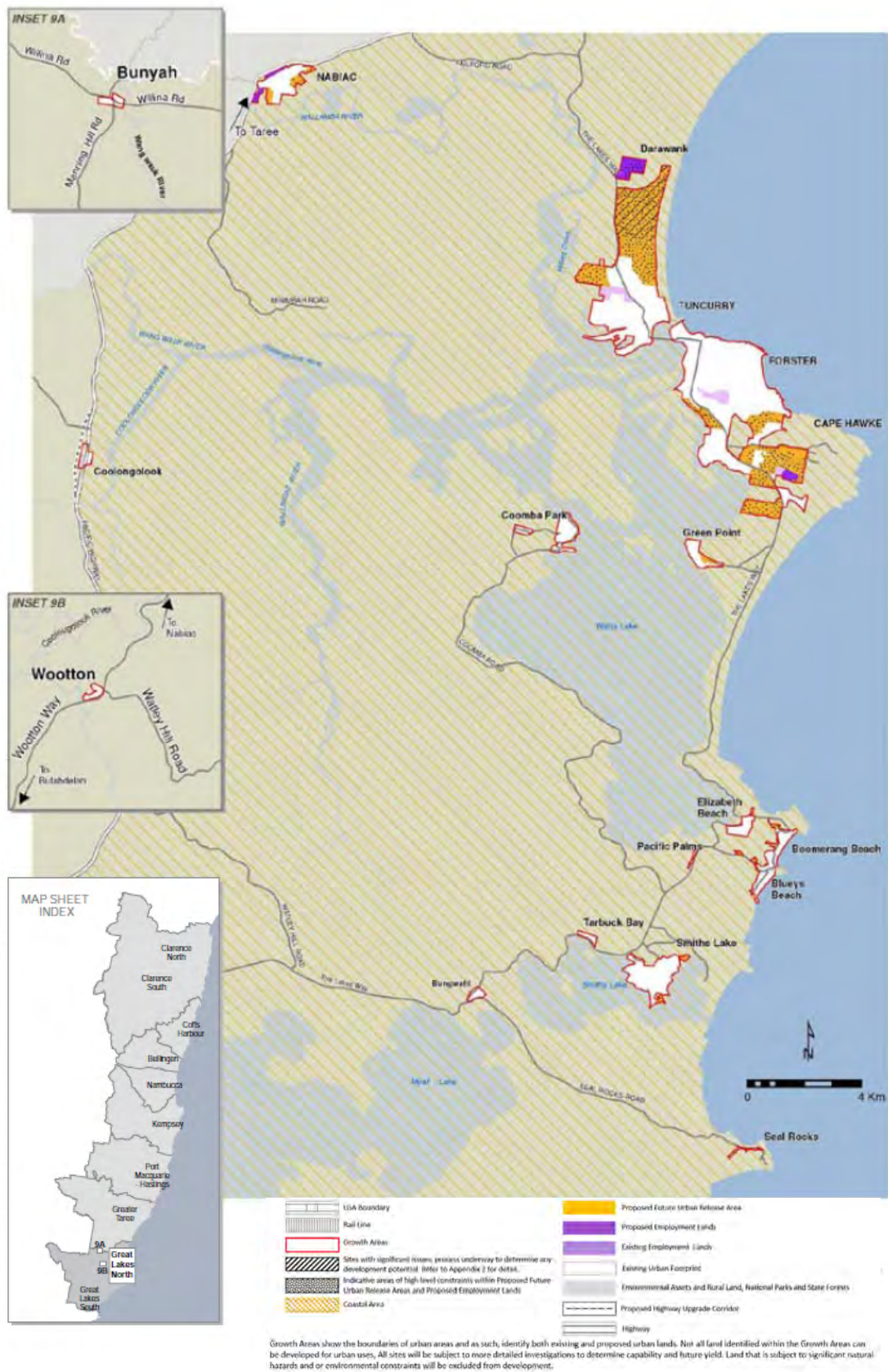


Figure 3: Greater Lakes North growth area map from the Mid North Coast Regional Strategy 2006-36

GROWTH AREAS MAP 10 – GREAT LAKES SOUTH

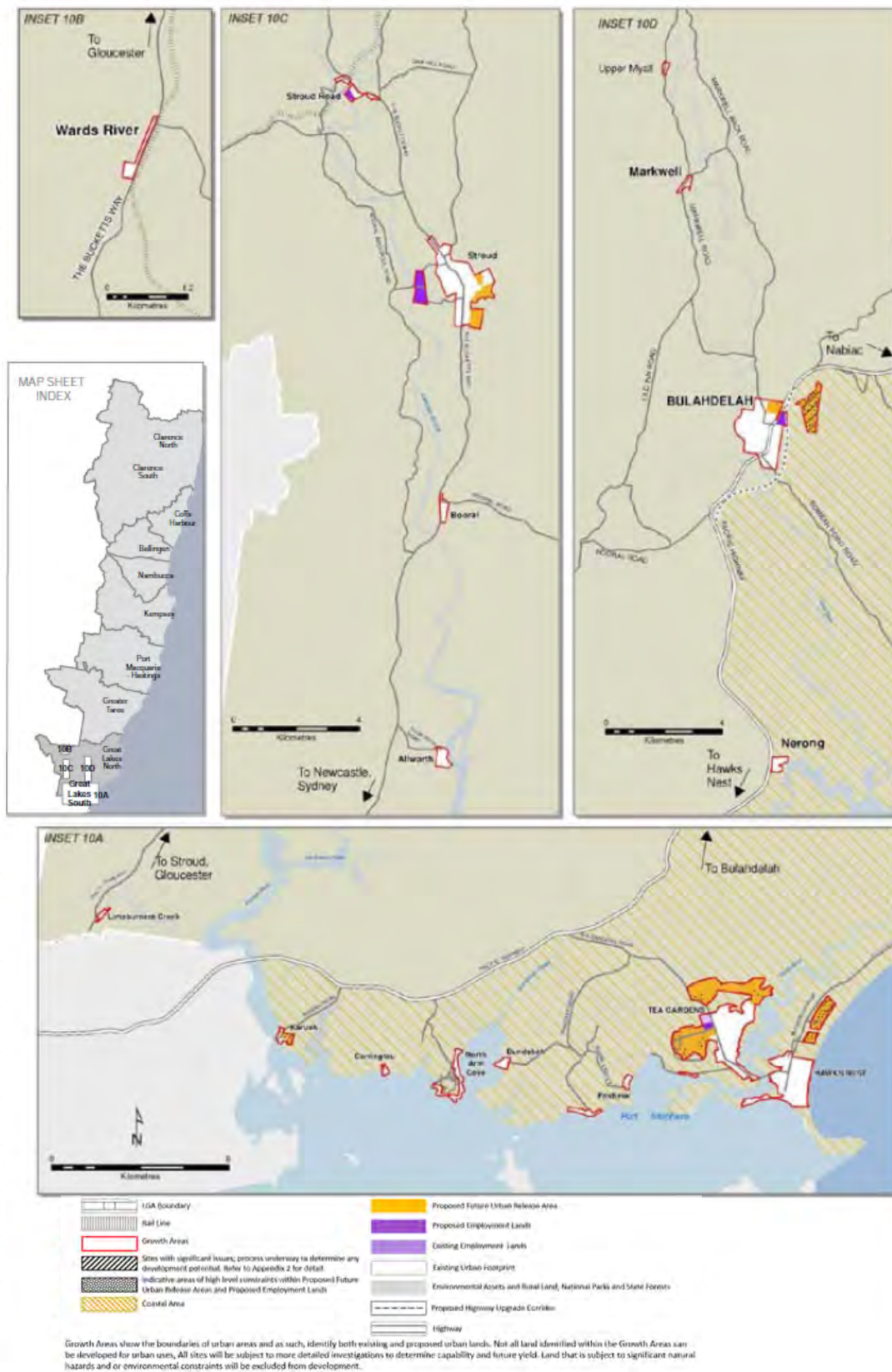


Figure 4: Greater Lakes South growth area map from the Mid North Coast Regional Strategy 2006-36

Hunter Regional Plan 2036

More housing and greater housing choice will be available throughout the Hunter including within Greater Newcastle, existing towns and villages, and the growth areas of the Maitland Corridor, Newcastle - Lake Macquarie Western Corridor and the emerging corridor centred on Cooranbong, Morisset and Wyee.

The Hunter is entering a new and exciting phase with a growing metropolitan area, greater economic diversification and global gateways that link the region to the rest of the world. It has thriving communities and a diverse natural environment that will help to underpin not just the future prosperity of the region but also the State.

Priorities for each council are set out in Local Government Narratives, which will guide further investigations and implementation.



Figure 5: Hunter Regional Plan 2036

The Plan has the goals of being the leading regional economy in Australia, having a biodiversity-rich natural environment, having thriving communities and providing greater housing choice and jobs. The Plan has 27 Directions to achieve this and specific actions linked to each Direction.

The MidCoast area (includes Dungog Local Government Area) makes up approximately one third of the land mass of the Hunter Region and contains the major transport routes (road, rail and air) that connects the region to the North Coast and the New England tablelands. The MidCoast area is expected to continue to grow and be a sought-after area for residents and visitors alike.

The Plan includes Local Government Narratives (see Figure 6 below) that provide specific information on expectations regarding provisions of additional housing and employment opportunities to support the growth of settlements. The ones relating to MidCoast Local Government Area have been provided.

MIDCOAST

MidCoast is composed of MidCoast and Dungog local government areas.

MidCoast

Population

2016	91,250
2036 (Projected)	96,250
Projected Increase	+5,000

Dwellings

2016	49,750
2036 (Projected)	54,750
Projected Increase	+5,000

Employment

2016	30,936
2036 (Projected)	36,873
Projected Increase	5,937

The MidCoast Local Government Area, in the northern part of the Hunter, features pristine waterways, an extensive network of national parks and World Heritage wilderness areas. It is a popular destination for residents and visitors. The economy and employment are largely service-based, with industries such as tourism being highly seasonal. It contains diverse agricultural activities, including poultry, dairy and beef, and significant oyster-producing areas. The new MidCoast Council will have to consider the needs of diverse communities within a regional setting. It will have to capitalise on the opportunities provided by urban centres, rural areas and the natural environment to form a thriving economy based on food production, tourism, manufacturing and services that meet the needs of an ageing and growing population.

Regional priorities

- Support the visitor economy by leveraging the natural beauty of the area and enhancing nature-based tourism infrastructure.
- Protect productive landscapes that sustain the poultry, dairy and beef industries.
- Manage development within sensitive water catchments and protect environments that sustain the oyster industry.

- Provide capacity for long-term employment through education and training, and by capitalising on intra- and inter-regional connections.
- Provide housing, services and facilities, as well as accessible public spaces for an ageing population.

Centres and employment

Regionally significant centres and employment land clusters:

- Strategic centres: Forster–Tuncurry, Taree
- Centres of local significance: Gloucester, Old Bar, Wingham, Tea Gardens–Hawks Nest, Harrington, Diamond Beach, Bulahdelah, Nablac, Hallidays Point and Stroud.

Priorities for strategic centres:

Taree

- Enhance retail, health, education, cultural, civic and recreational activities.
- Maintain the retail and commercial role of the CBD, centred on Victoria Street.
- Support the Manning Rural Referral Hospital by developing a health precinct cluster.
- Develop opportunities to cluster appropriate economic activities around the Taree Airport and Pacific Highway interchanges (Northern Gateway and Manning River Drive) that support the ongoing commercial and retail role of Taree CBD.
- Support the continuing role of manufacturing.
- Encourage greater utilisation of the Manning River for tourism, recreational and commercial purposes.

Forster–Tuncurry

- Maintain retail, education, civic and tourism activities.
- Manage the role of tourism and accommodation.

- Protect environmental and natural attributes.
- Consolidate commercial activities in existing precincts.
- Enhance the services and facilities to support the ageing population.

Housing

Future housing and urban renewal opportunities:

- Deliver existing Urban Release Areas at Figtrees on the Manning, Brimbin, Hallidays Point, Old Bar, Manning River Drive Business Park (employment), Tea Gardens and South Forster.
- Manage environmental values and residential growth in North Tuncurry.
- Investigate renewal and infill housing opportunities in Taree, Forster–Tuncurry, Old Bar and Tea Gardens–Hawks Nest that respond to changing demographics.

Figure 6: MidCoast Council Local Government Narrative – *Hunter Regional Plan 2036*

Growth in the MidCoast

The MidCoast *Urban Land Monitor 2016-2036* (ULM) was prepared in October 2019 and adopted by Council at its Ordinary Meeting on 16 December 2020. The ULM is the first step towards Council preparing an Urban Development Program as required under the *Hunter Regional Plan 2036*.

Executive Summary

MidCoast has aspirations of continued growth supported by increased employment, community and recreation opportunities, while being responsive to the natural environment. The MidCoast Urban Land Monitor (ULM) examines our residential land supply and future demand through to 2036 and will assist Council to facilitate these aspirations.

The ULM primarily examines residential settlements that have been identified by the Hunter Regional Plan 2036 as either a Strategic Centre or a Centre of Local Significance (as shown in Figure 1). These centres represent approximately 70% of the entire MidCoast population and accommodate over 95% of population growth.

In developing land supply projections for the ULM, only those existing urban release areas that have been identified in previous local and regional strategies, where there is a high likelihood of residential development occurring, have been considered.

The ULM is a resource for land use planning on the MidCoast through to 2036, as it highlights key considerations to be addressed now in order to guide future residential growth in a sustainable way.

The growth of residential centres also has significant ramifications for our planning of employment, community, recreation and tourist uses, as well as local and regional infrastructure.

The findings from this document have therefore been used to guide preparation of the Draft Housing Strategy, Draft Employment Zone Review and other key documents in the current strategic planning work program that will inform a future consolidated MidCoast Local Environmental Plan and Development Control Plan.

Major findings

Overall, the entire MidCoast has adequate supply of residential zoned land to meet historic average growth rates until 2036. However, examining centres at a local level highlights development pressure is being experienced within coastal areas (also refer to Figure 2):

- Forster-Tuncurry currently has adequate residential supply, however this is critically dependent on the development of North Tuncurry (approximately 1,900 dwellings), as many future residential sites in Forster have ownership, contamination or other constraints.
- There is approximately 10 years of supply of R4 High Density Residential zoned land in Forster, which provides unit accommodation for residents, investors and tourists.
- Harrington will exhaust locally available residential land supply by 2019-2021 if it experiences the average growth across all coastal centres (2.7% since 2011) or even sooner if it continues to experience its own current very high growth rate (5.11% since 2011).
- Hallidays Point and Smiths Lake have potential residential land supply shortages which should be monitored closely over the next 10 years and decisions made as to whether additional growth (land release) is supported or is a priority.
- The future development at Brimbin (an approved new town north of Taree) has the potential to deliver 8,000 residential lots and have a considerable impact on the housing demand and supply for the northern MidCoast region. An estimated 10% (800 lots) will be developed by 2036.



Figure 7: MidCoast Council *Urban Land Monitor 2016-2036*

The ULM provides 'snap-shot' of historic growth and land available and potentially available in the future for residential development. The ULM, however, does not review previously identified growth areas as to whether they could or should be rezoned and does not take into consideration any market factors since it was prepared.

In 2020 and early 2021 the MidCoast has experienced what has commonly been referred to as the COVID Boom. This boom has resulted mainly from the desire of people to live in regional areas instead of highly populated areas such as Sydney, the Central Coast and Newcastle. COVID has also shown that technology enables people to work from home and this has also driven the ability of people seeking a quieter lifestyle to move now to regional areas such as the MidCoast and still work for companies located in densely populated areas.

The COVID Boom has resulted in land being taken up as soon as it is available to the market in the coastal settlements of Forster, Hallidays Point (particularly Diamond Beach) and Tea Gardens.

This has resulted in development pressure to rezone land in the MidCoast and hence the need to review previously identified growth areas to ensure they are still appropriate to rezone and to include some minor new areas to meet demand.

If current trends continue, these population predictions are likely to be significantly exceeded.

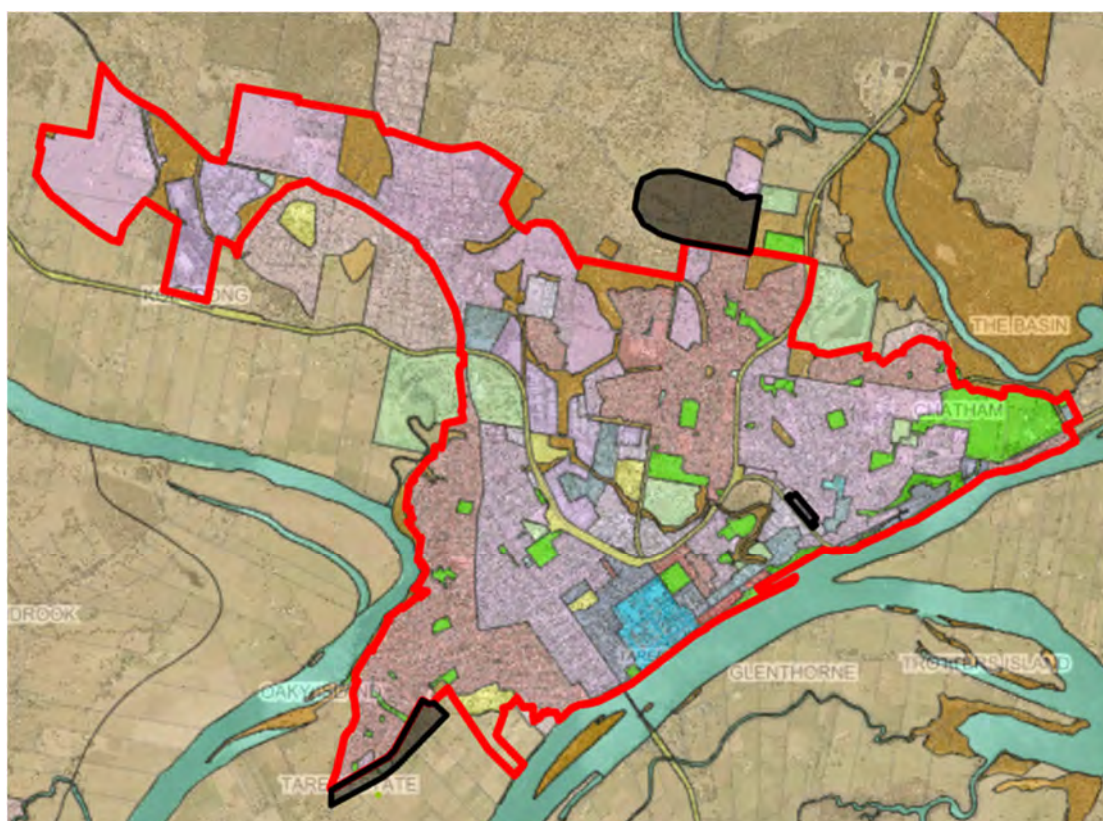
Investigation of Growth Areas

Regional City

Taree

The ULM states that Taree (includes Cundletown) has a population growth of 0.33%/year and that undeveloped residential land could provide 652 dwellings. Since this time the Kolodong Residential Estate has been rezoned, potentially providing an additional 450 dwellings, taking the total supply up to 1,102. The demand for dwellings by 2036 was stated as being 536 at the current population projection and 643 under a high growth scenario.

However, the ULM states that there are three separate markets in Taree being Kolodong, Taree/Taree West and Bushland. While the abovementioned Kolodong Residential Estate will cater for the demand in Kolodong, there is no vacant residential supply in Taree/Taree West. The Bushland market has a large supply of residential land and it is not envisaged that additional land will be required until the long-term (10+ years).



Taree Site Overview Map

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	R82 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Taree Growth Area 1 (Edinburgh Street)

Overview

Constraints:

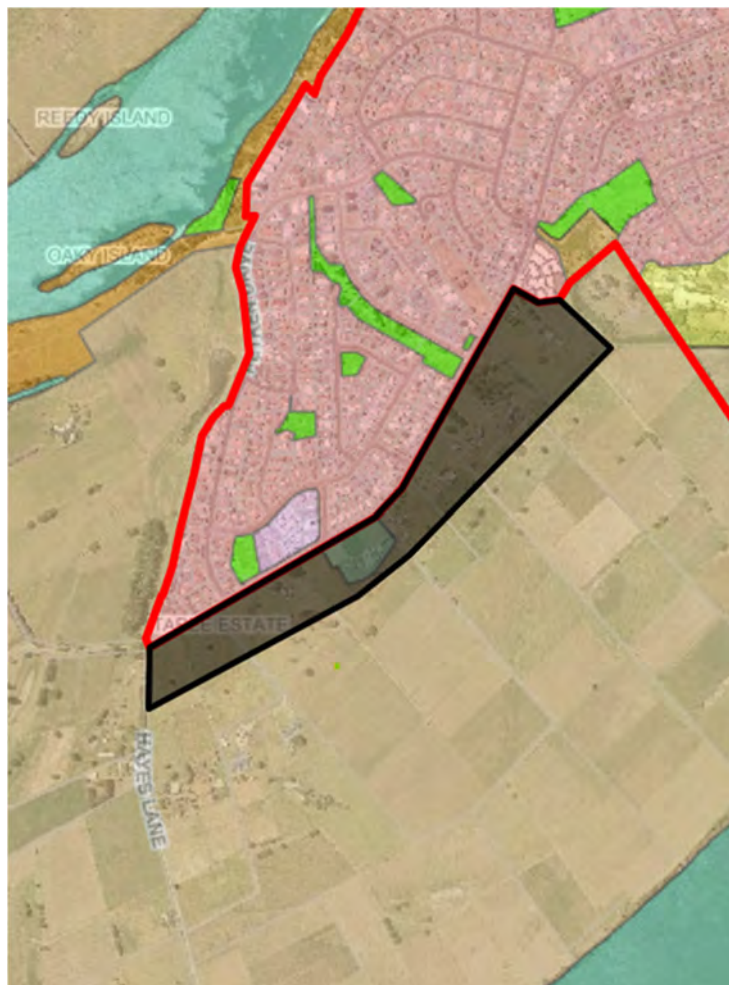
- Flooding
- Watercourses and wetland/riparian vegetation
- Adjacent to agricultural land risking sterilisation (a stock flood refuge area will need to be designated as part of a rezoning and the ability for the location of dwellings associated with such land)
- Constraint level – LOW

Opportunity:

- Additional low-density residential land supply in an area subject to high demand (last expansion area in Taree West)
- Extensive views to the south across the Manning River

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential, environmental and agricultural opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

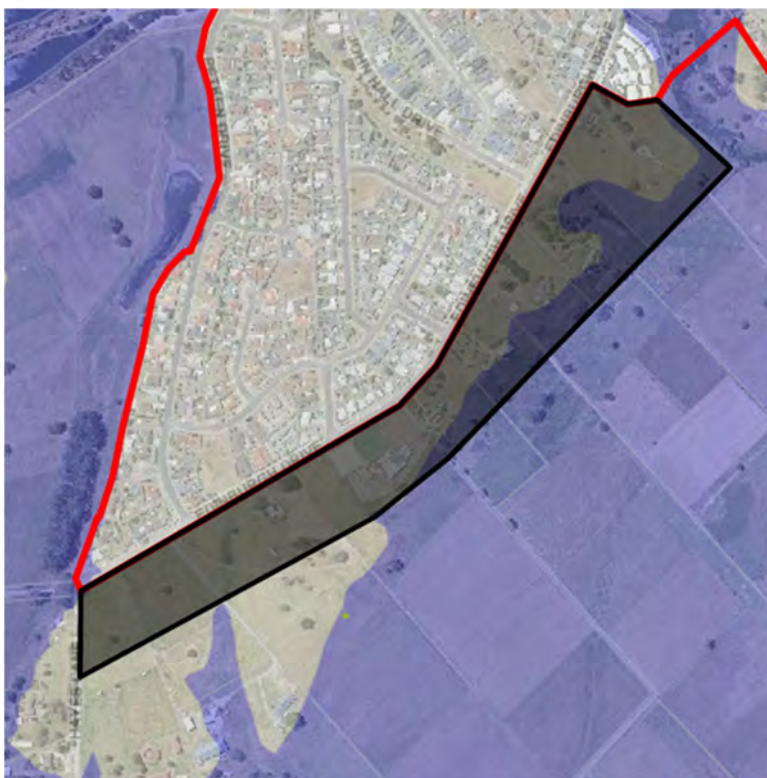
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- - - Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



FPL3 - 2100 1% plus 0.5m freeboard

Flood Prone land (Greater Taree DCP 2010)



Vegetation Cover and Watercourses (NearMaps 2020)

Taree Growth Area 2 (Kanangra Drive)

Overview

Constraints:

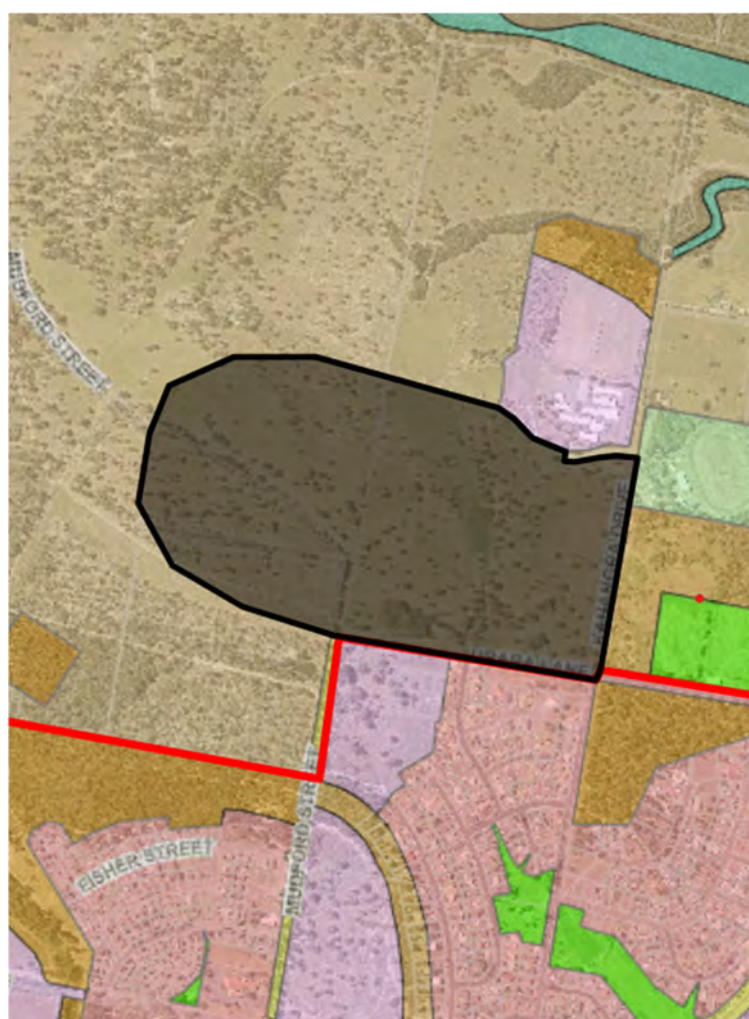
- Scattered trees
- Bushfire
- Koala habitat
- Constraint level – LOW

Opportunity:

- Additional low-density residential land when required (not needed in the short-medium term)
- Adjacent to a school and sporting fields

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide low density residential development, subject to a Planning Proposal.



Identified Settlement Expansion

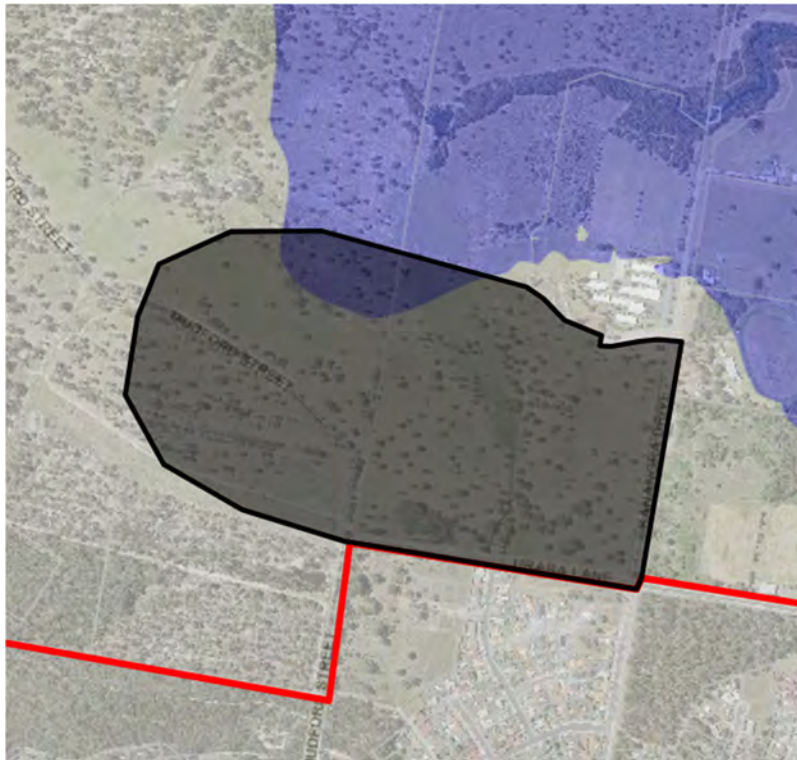
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

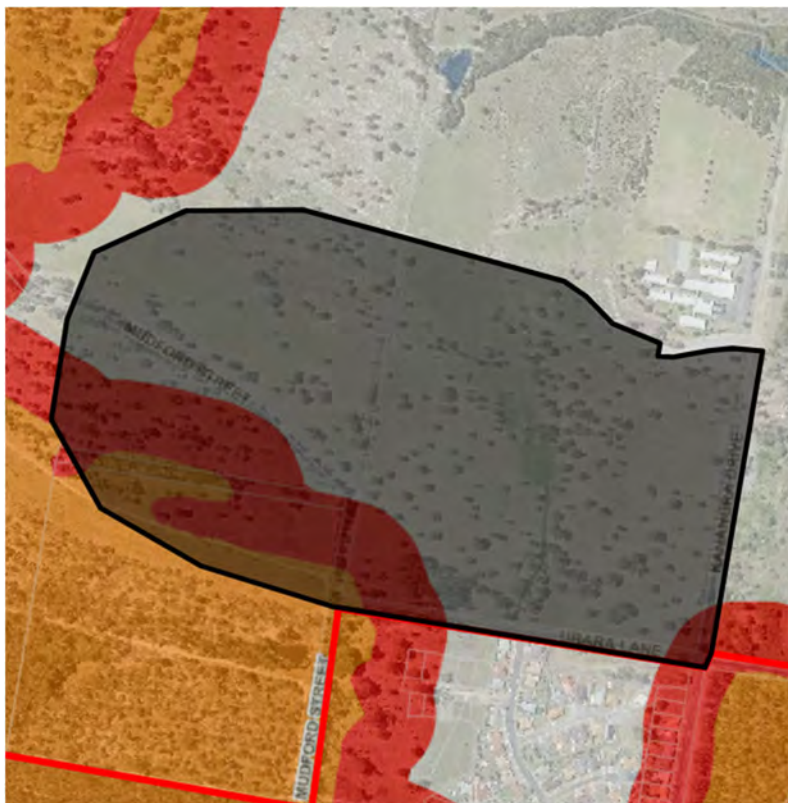
- Urban Zone Boundary
- - - Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Flood Prone land (Greater Taree DCP 2010)

■ FPL3 - 2100 1% plus 0.5m freeboard



Bushfire Prone land

■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2



Vegetation Cover and Watercourses (NearMaps 2020)

Taree Growth Area 3 (former Peter's Dairy Factory)

Overview

Constraints:

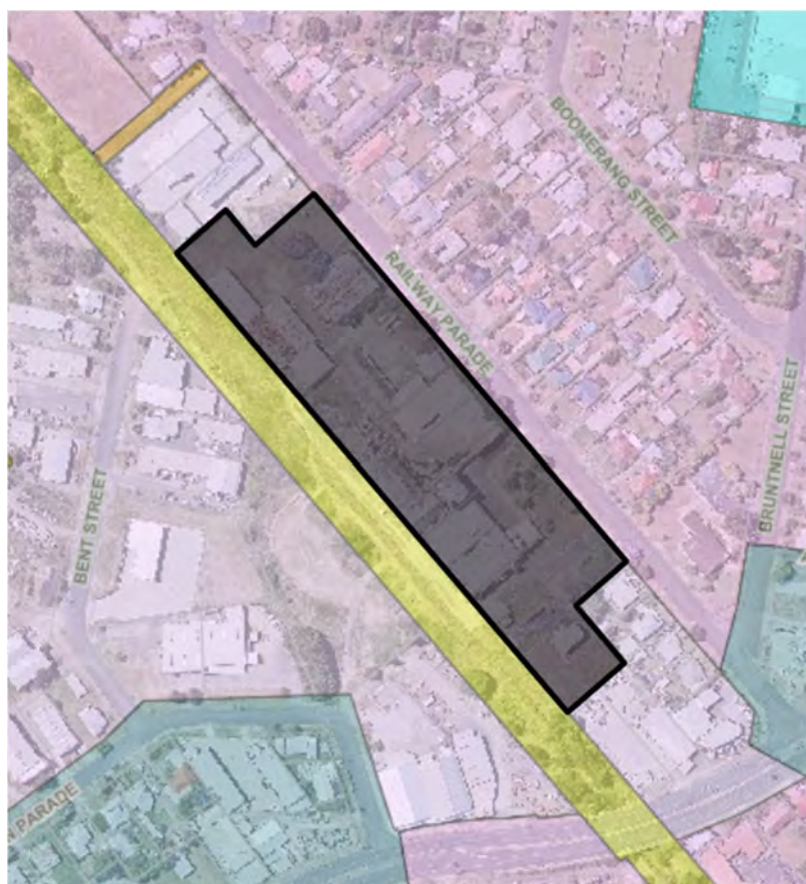
- Potential contamination including asbestos
- Traffic impact on Railway Parade/Oxley Street (former Pacific Highway) intersection
- Adjacent industrial uses
- Constraint level – LOW

Opportunity:

- Mixed use development making use of heritage buildings for apartments, business development and supporting businesses
- Ability to utilise disused rail corridor to provide pedestrian/cycle link back to the FIGTREES on the Manning development and the Taree Recreation Grounds/Entertainment/Recreation precinct and the Taree CBD

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide a mixed-use development, subject to a Planning Proposal.



Identified Redevelopment Opportunity

Zone

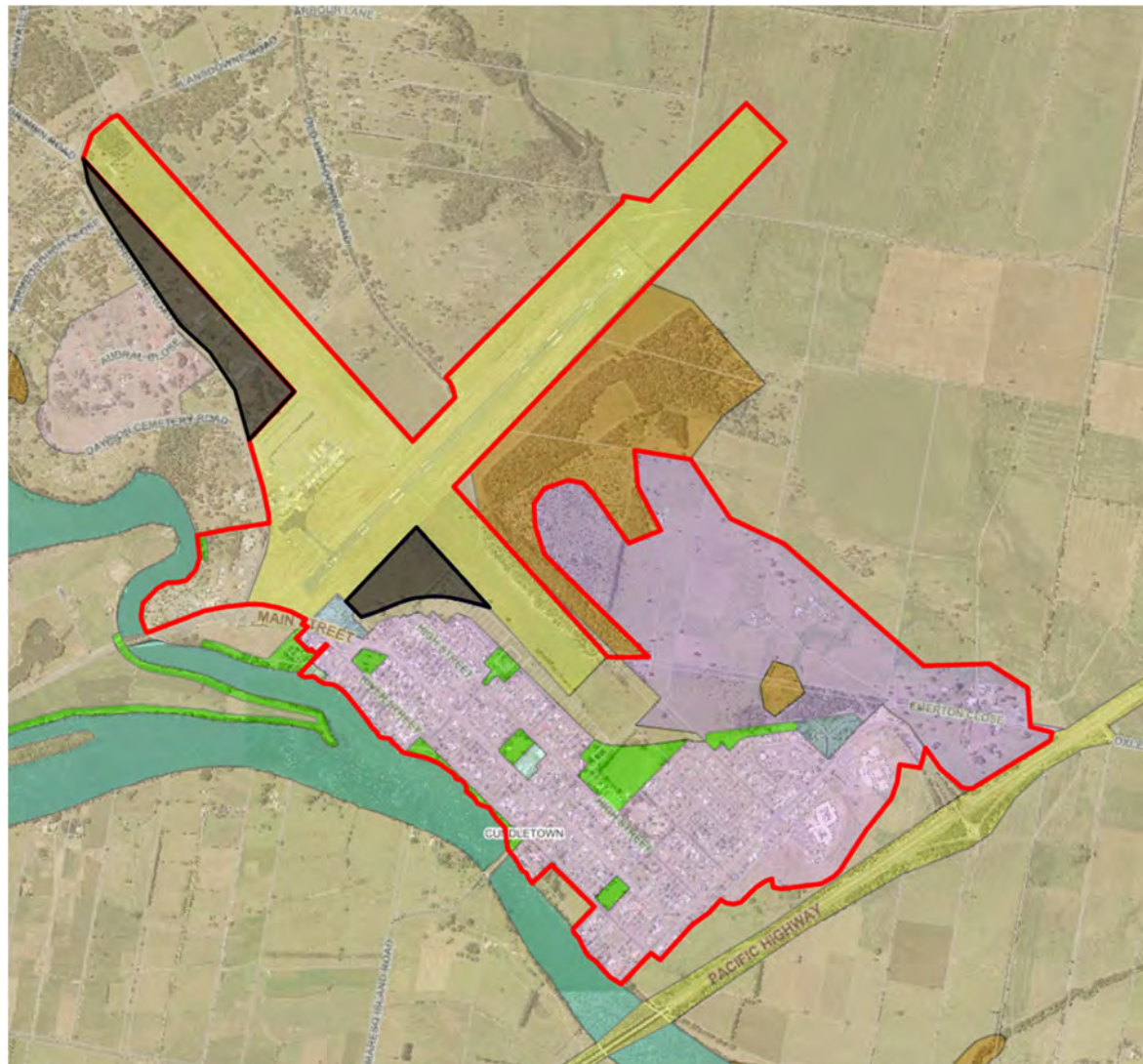
- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- - - Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Cundletown

Cundletown is fully developed from a residential perspective but has recently rezoned employment lands with a focus on transport and freight distribution, capitalising on its location near the Pacific Highway and airport. Two further growth opportunities have capacity to leverage off the Taree Airport expansion.



Cundletown Site Overview Map

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Cundletown Growth Area 1 (Taree Regional Airport)

Overview

Constraints:

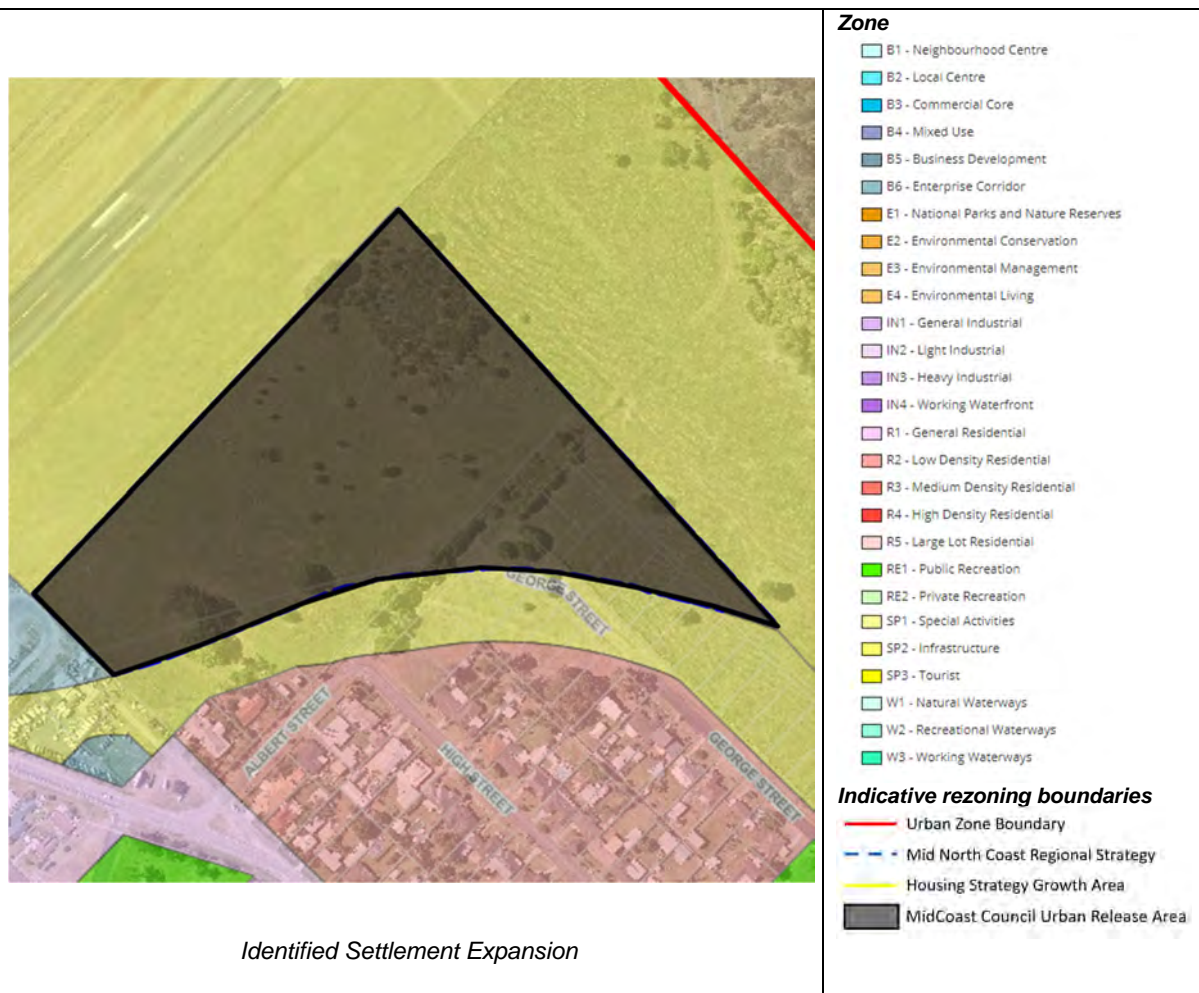
- Scattered trees
- Airport limitations (obstacle limitation, crash zone, light control)
- Constraint level – LOW

Opportunity:

- Additional employment opportunities associated with the airport expansion
- Access and leverage from the Cundletown bypass

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide employment opportunities associated with the airport, subject to a Planning Proposal.



Cundletown Growth Area 2 (Taree Regional Airport)

Overview

Constraints:

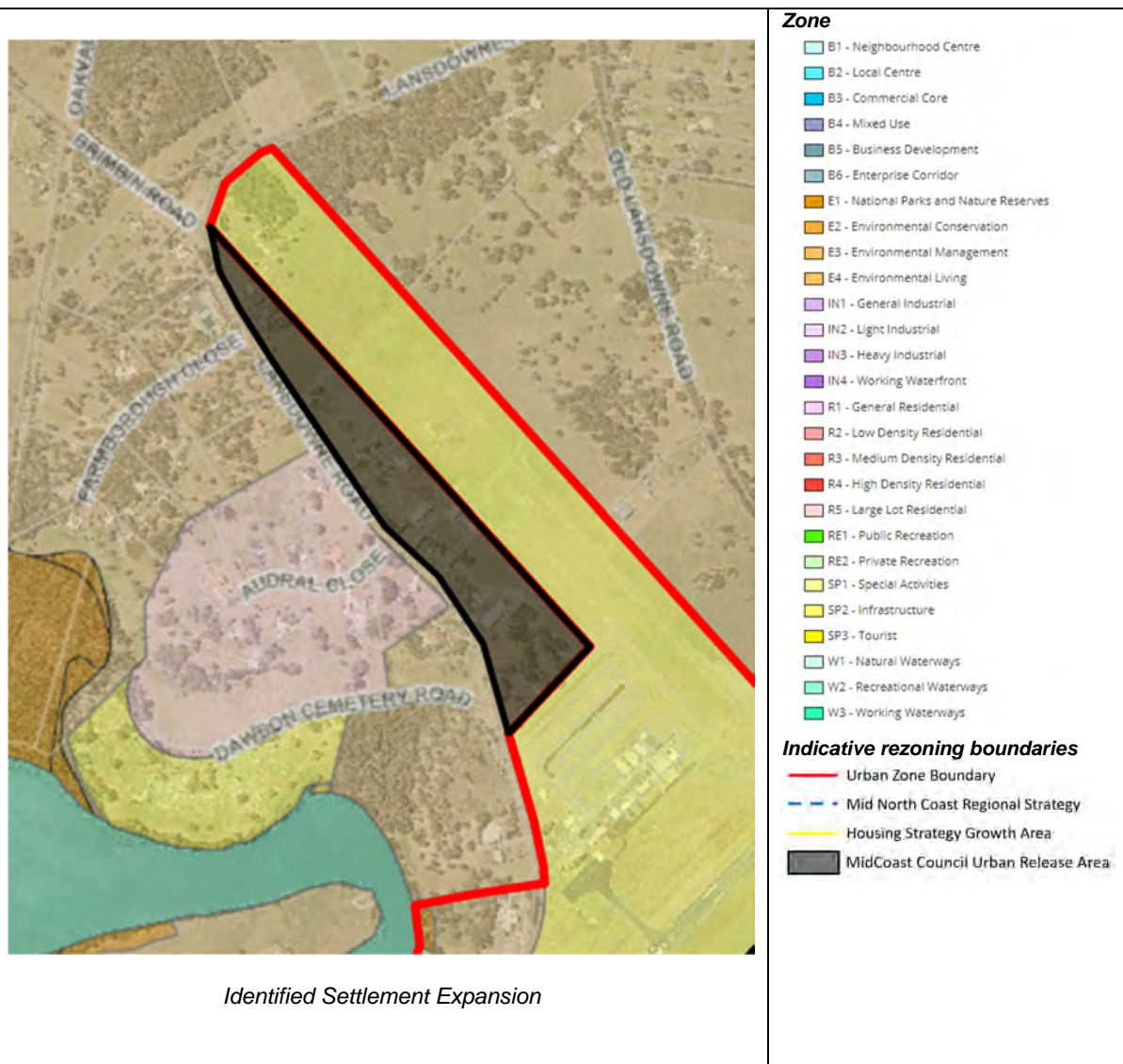
- Scattered trees
- Bushfire
- Possible contamination
- Airport limitations (obstacle limitation, crash zone, light control)
- Constraint level – LOW

Opportunity:

- Additional employment and/or residential opportunities associated with and leveraging from the airport expansion

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to identify opportunity as an 'air-park' or employment opportunities associated with the airport, subject to a Planning Proposal.



Constraints Mapping



- BFPL Buffer
- BFPL Vegetation Category 1
- BFPL Vegetation Category 2

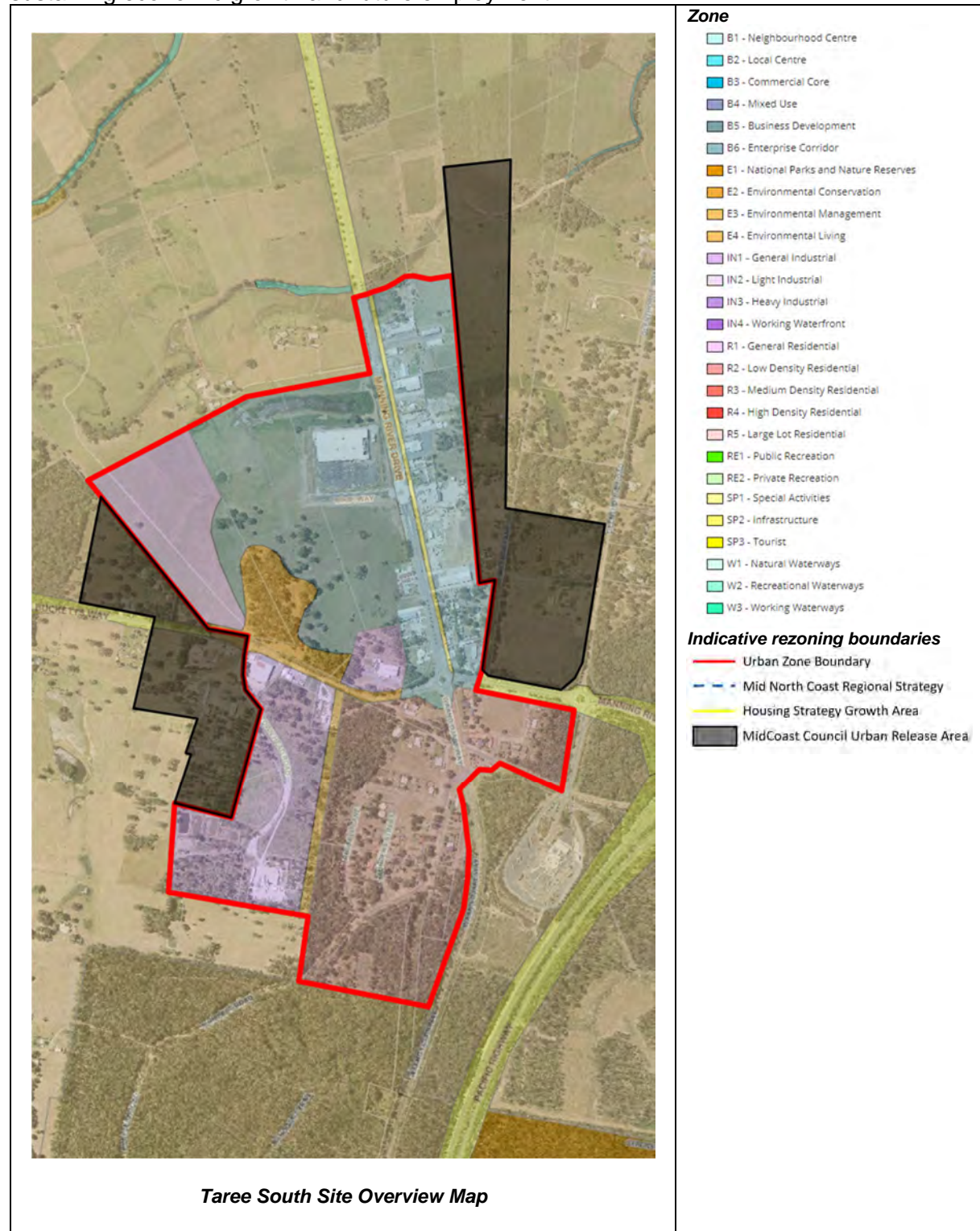
Bushfire Prone land



Vegetation Cover and Watercourses (NearMaps 2020)

Taree South Employment Area

This location south of the Manning river provides approximately 85ha of employment land in close proximity to the pacific highway and Taree. Taree is a key contributor to employment throughout the region, with approximately 40% of the MidCoast's jobs located in the area. As such, maintaining an adequate supply of employment lands in and around Taree is vital to sustaining economic growth and future employment.



Taree South Growth Area 1 (Glenthorne Road/Eriksson Lane)

Overview

Constraints:

- Vegetation
- Flooding, stormwater and water quality
- Constraint level – LOW

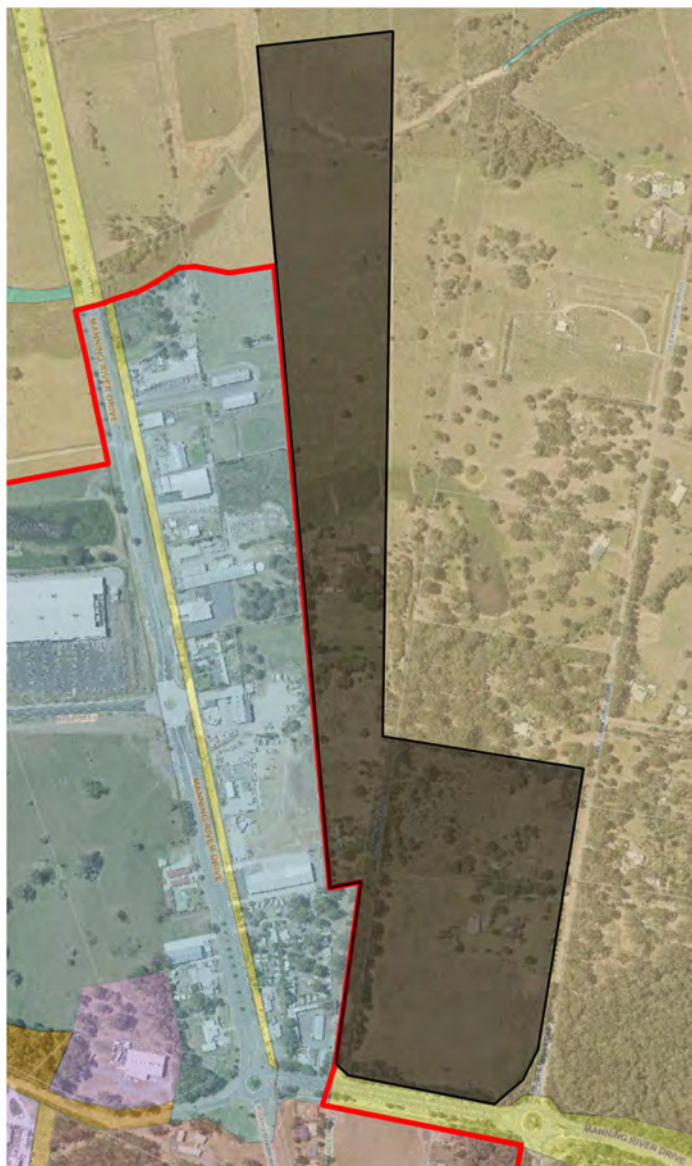
Opportunity:

- Additional employment land

Recommendation:

That this area be nominated an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide a mix of employment and environmental opportunities, subject to a Planning Proposal.

Note: A current rezoning is likely to be gazetted in the near future.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Taree South Growth Area 2 (The Bucketts Way)

Overview

Constraints:

- Vegetation
- Bushfire
- Flooding, stormwater and water quality
- Constraint level – MEDIUM

Opportunity:

- Additional employment land when required
- Building upon existing industrial uses of service station and landscaping supply business

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide additional employment land, subject to a Planning Proposal.



Identified Settlement Expansion

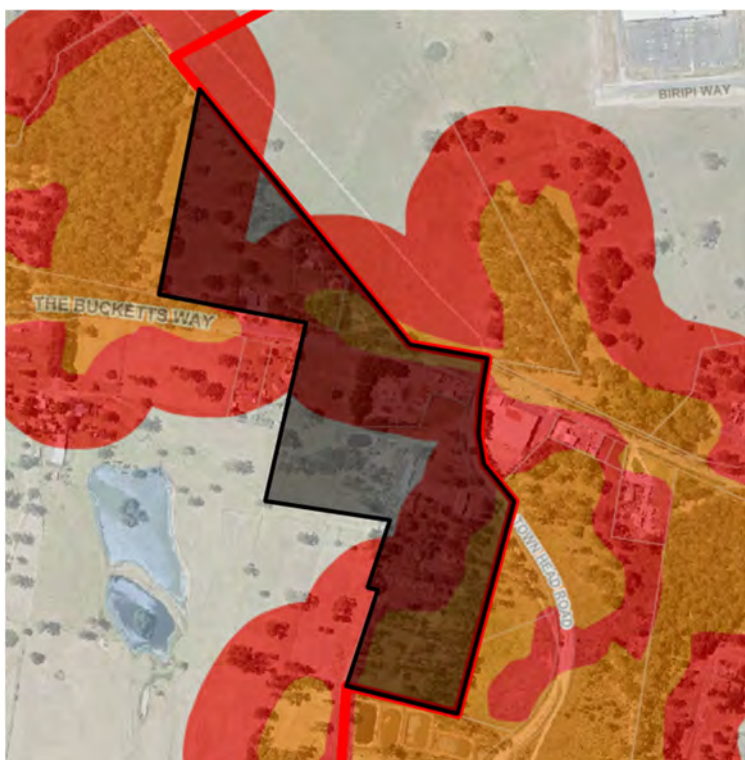
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



- BPL Buffer
- BPL Vegetation Category 1
- BPL Vegetation Category 2

Bushfire Prone land



Vegetation Cover and Watercourses (NearMaps 2020)

Strategic Centres

There are two Strategic Centres in the MidCoast, derived from the main population centres in the previous councils that were merged to form MidCoast Council, being Forster/Tuncurry and Gloucester.

Forster/Tuncurry

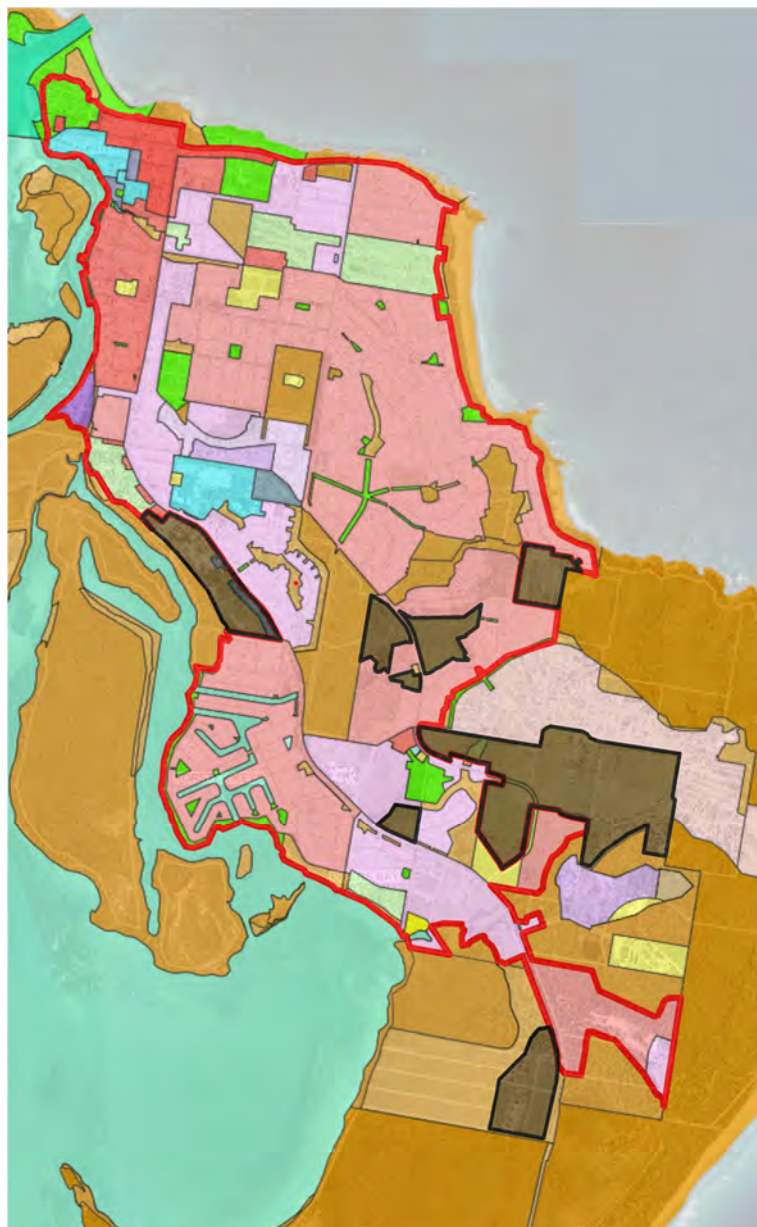
The ULM states that Forster-Tuncurry has a population growth of 1.05%/year and that undeveloped residential land could provide 1,077 additional houses. The demand for detached dwellings by 2036 was stated as being 1,599 at the current population projection and 1,919 under a high growth scenario. This represents a shortfall of 522-842 detached dwellings. Additionally, the ULM notes that take up rates for new residential land releases has been rapid, with very few subdivided residential lots vacant.

It is important to commence rezoning of land now to cater for the demand for new residential land releases.

While Forster and Tuncurry are combined for demographic and reporting purposes, it is important to note that the two represent different markets, with Tuncurry being very flat and Forster being more undulating. The Tuncurry growth area is owned by Landcom and its development is likely to be via a State Environmental Planning Policy (not via a rezoning processed by Council) while the growth areas in Forster are owned by a number of private developers.

The Urban Release Areas for Forster/Tuncurry represent the last expansion areas for this Strategic Centre. Any future growth after these are rezoned and developed will need to be by increasing densities.

Forster



Forster Site Overview Map

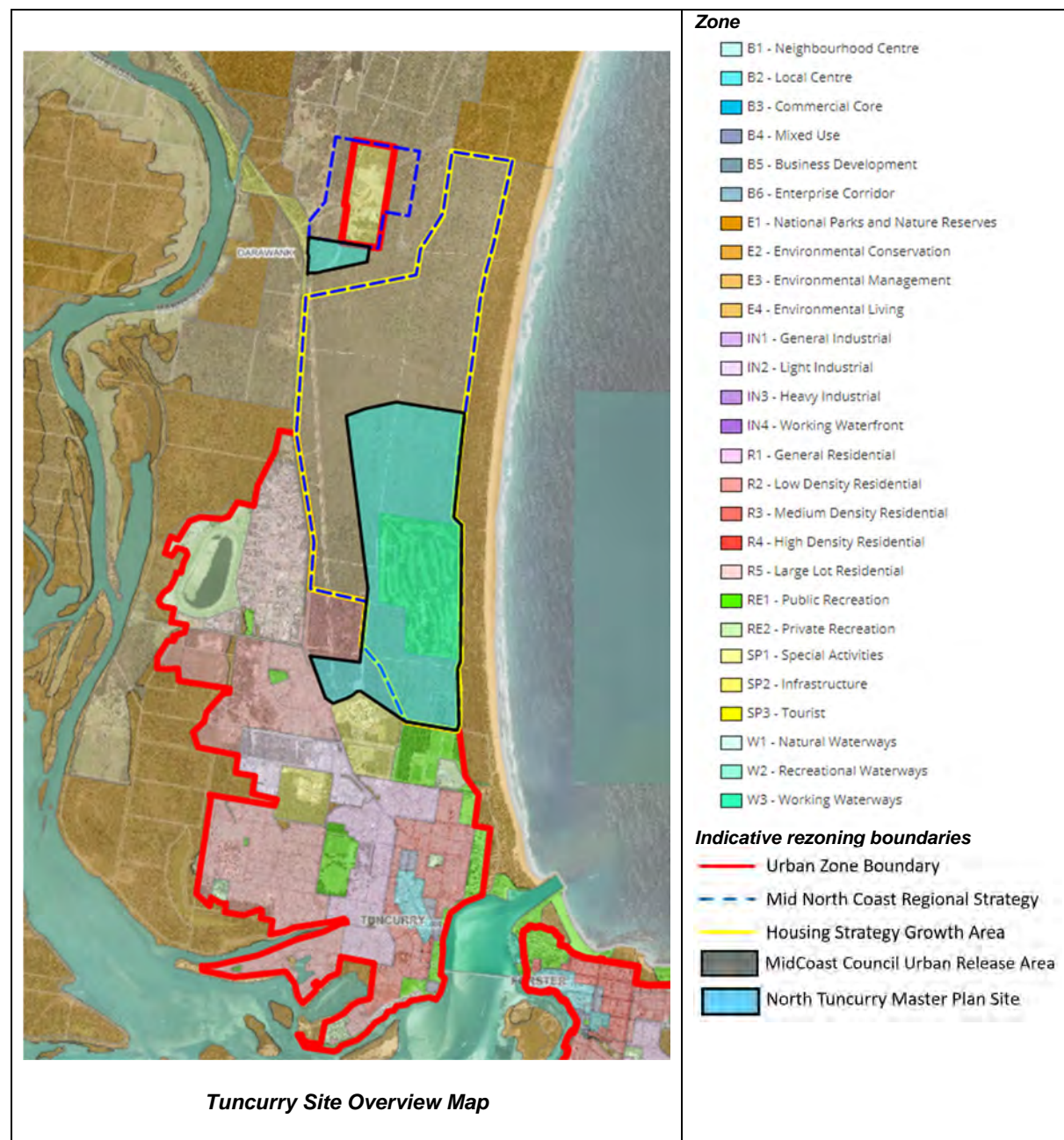
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Tuncurry



Forster Growth Area 1 (Lakes Way)

Overview

Constraints:

- Vegetation - squirrel glider habitat
- Bushfire
- Flooding, stormwater and water quality adjacent to sensitive wetlands
- Access to The Lakes Way
- Constraint level – MEDIUM

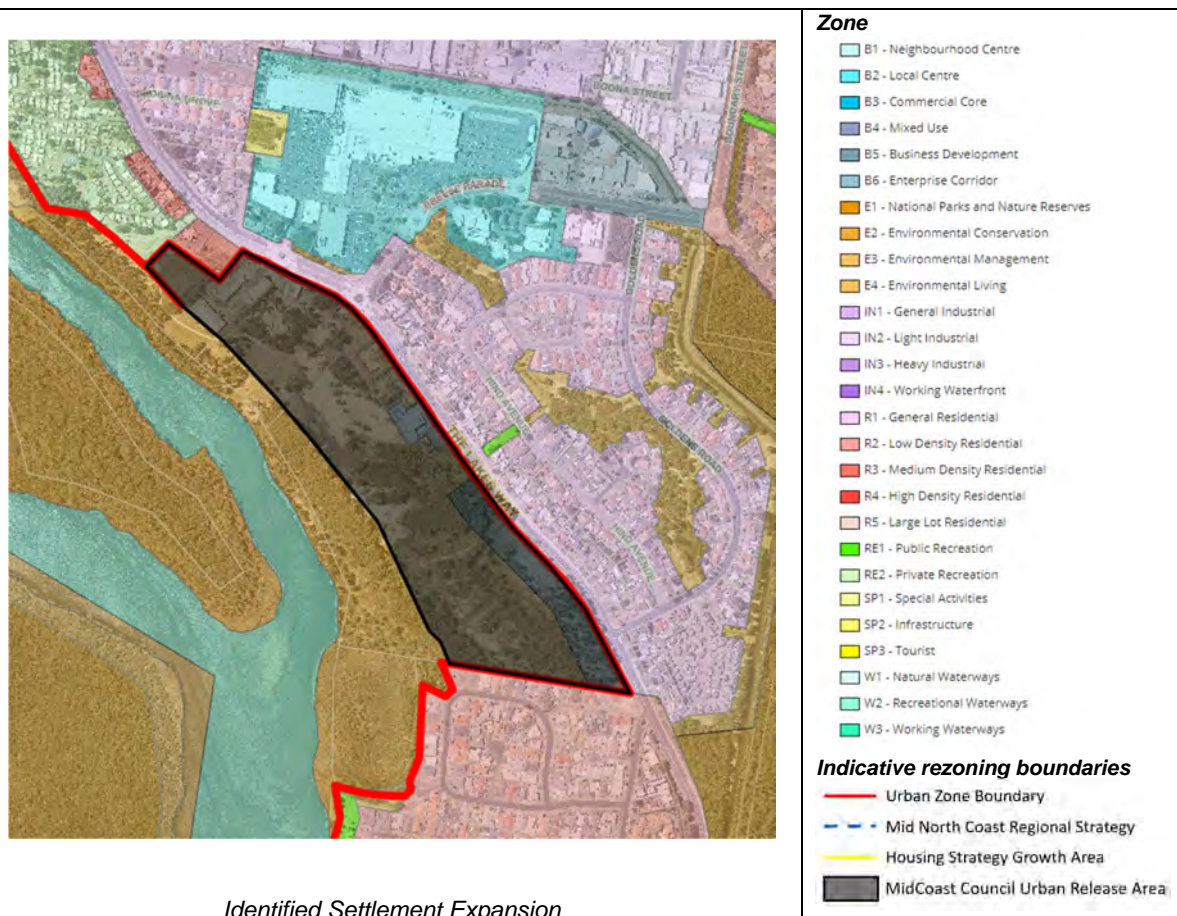
Opportunities:

- A range of employment and residential outcomes opposite Stocklands
- Walk/cycleway improvements
- Securing an east-west squirrel glider habitat corridor

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide a mix of employment, residential and environmental opportunities, subject to a Planning Proposal.

Note: The South Forster Stormwater Strategy must be updated by the applicant to include the impact of previous filling of this site on drainage and flooding.

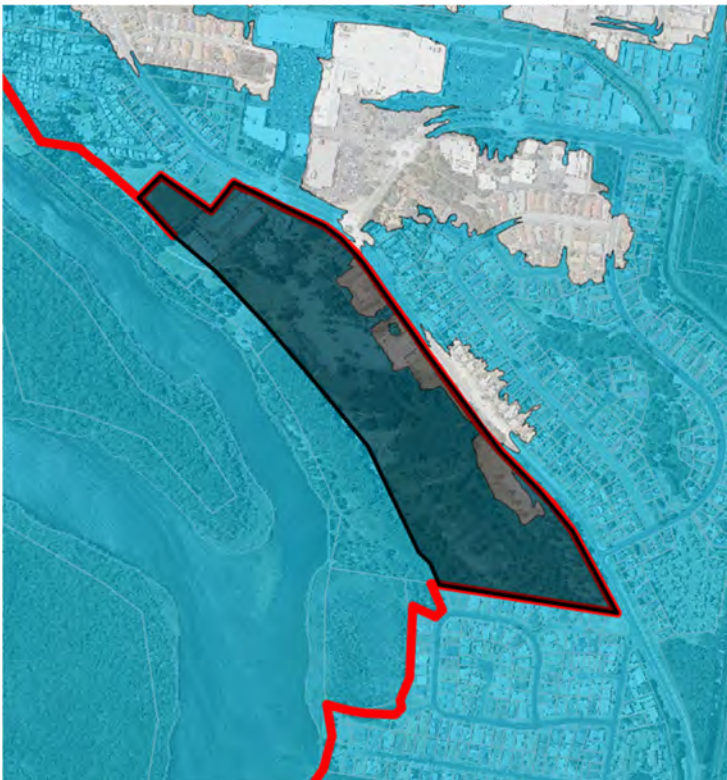


Constraints Mapping



-  Coastal Wetland Proximity Area
-  Coastal Wetlands

*SEPP (Coastal Management) 2018 wetlands
and wetland proximity*



-  Flood Prone Area (FLD)

Flood Prone land (Great Lakes LEP 2014)



- BFL Buffer
- BFL Vegetation Category 1
- BFL Vegetation Category 2

Bushfire Prone land



Vegetation Cover and Watercourses (NearMaps 2020)

Forster Growth Area 2 (Southern Parkway)

Overview

Constraints:

- Vegetation - squirrel glider habitat
- Bushfire
- Flooding, stormwater and water quality
- Western side of road only likely to be able to be used for drainage and habitat retention/Improvement (except the area between the two retirement villages which has development potential), whereas eastern side of road has development potential
- Constraint level – east – LOW, west – MEDIUM/HIGH

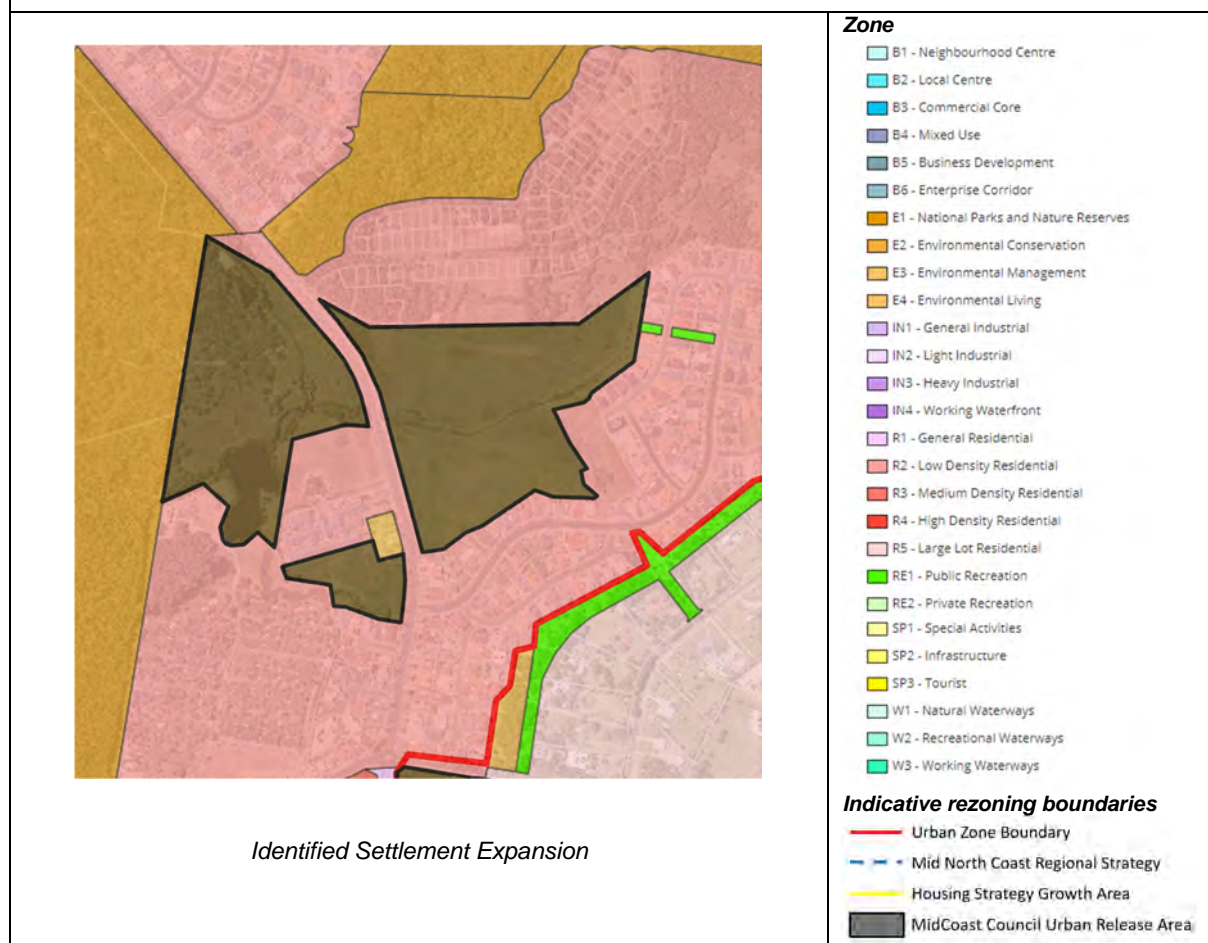
Opportunities:

- Additional residential land supply
- Walk/cycleway improvements
- Improving the east-west squirrel glider habitat corridor

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential and environmental opportunities and drainage improvements, subject to a Planning Proposal.

Note: The South Forster Stormwater Strategy must be updated by the applicant to include proposed alterations for drainage which will reduce existing flooding.

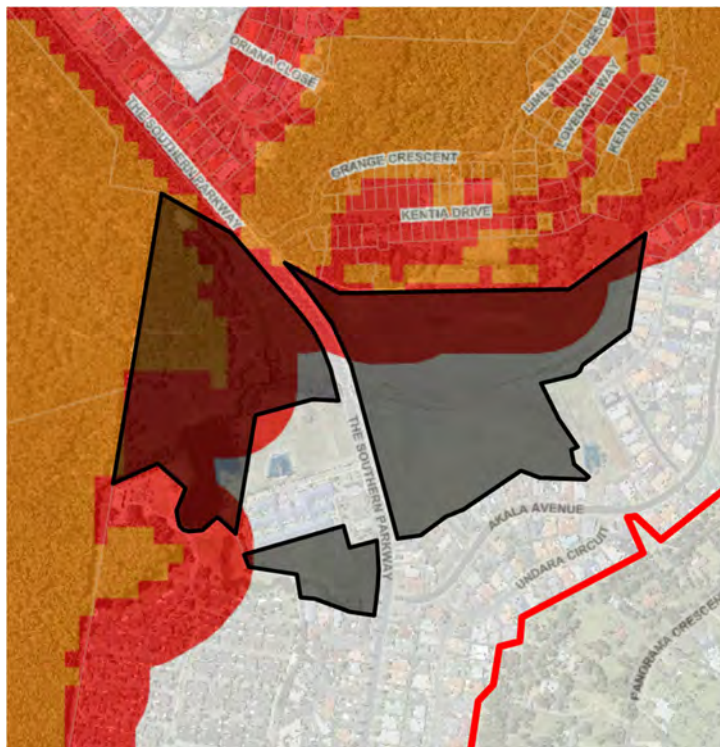


Constraints Mapping



■ Flood Prone Area (FLD)

Flood Prone land (Great Lakes LEP 2014)



■ BFPL Buffer

■ BFPL Vegetation Category 1

■ BFPL Vegetation Category 2

Bushfire Prone land



Vegetation Cover and Watercourses (NearMaps 2020)

Forster Growth Area 3 (Burrawan St)

Overview

Constraints:

- Vegetation corridor
- Bushfire
- Stormwater and water quality
- Flooding and watercourses
- Fragmented ownership
- Constraint level – MEDIUM

Opportunity:

- Additional residential land supply
- Walk/cycleway improvements
- Securing a corridor between adjacent areas of vegetation

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

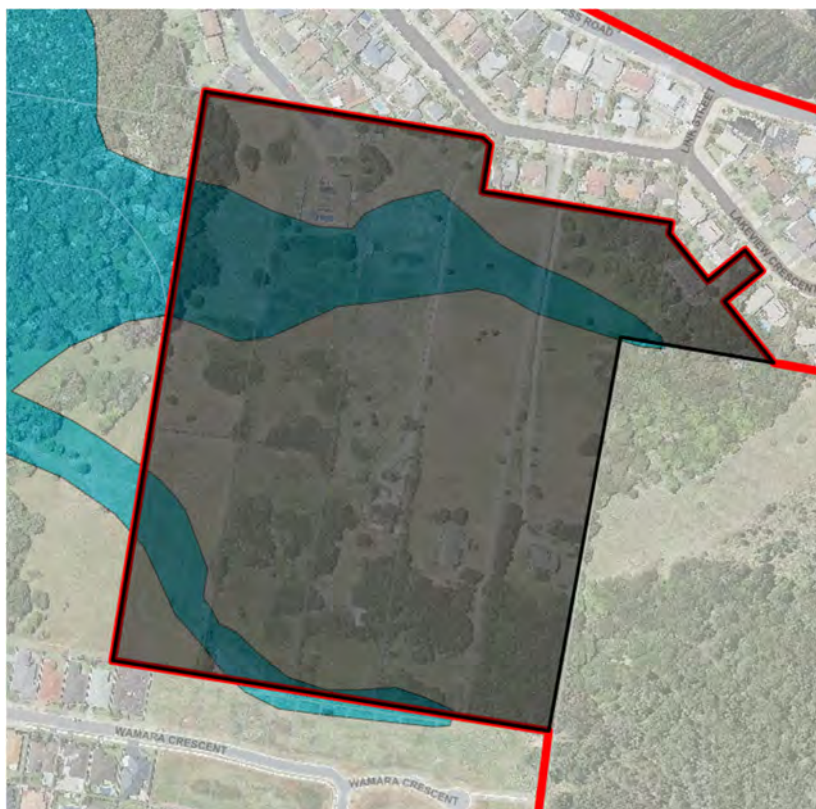
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

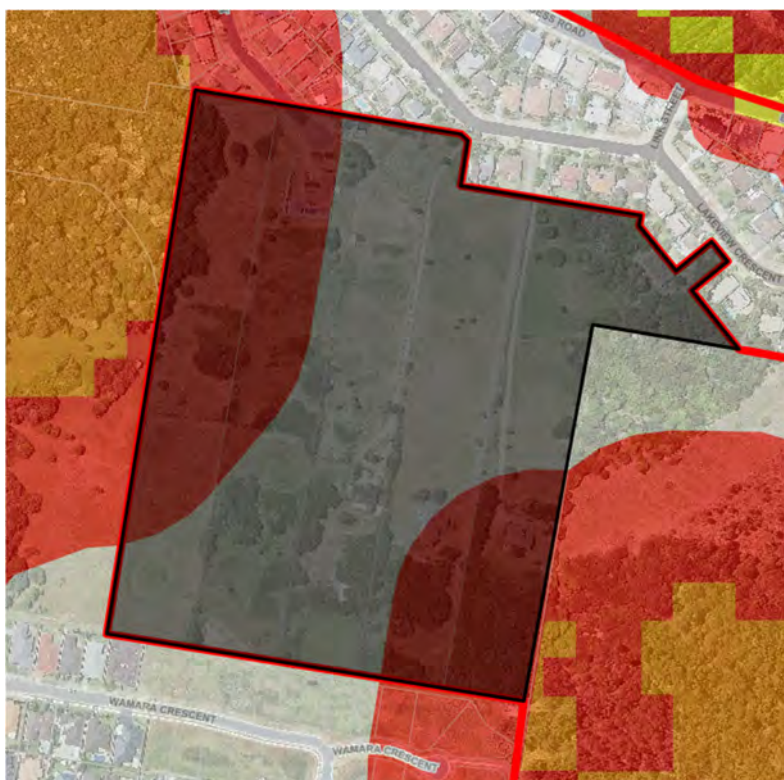
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Flood Prone Area (FLD)

Flood Prone land (Great Lakes LEP 2014)



BFPL Buffer
BFPL Vegetation Category 1
BFPL Vegetation Category 2

Bushfire Prone land



Vegetation Cover and Watercourses (NearMaps 2020)

Forster Growth Area 4 (Fairview West)

Overview

Constraints:

- Vegetation – threatened species
- Bushfire
- Stormwater and water quality
- Access to The Lakes Way
- Constraint level – MEDIUM

Opportunity:

- Minor additional residential land supply
- Improved drainage
- Threatened species protection

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



 Flood Prone Area (FLD)

Flood Prone land (Great Lakes LEP 2014)



Vegetation Cover and Watercourses (NearMaps 2020)

Forster Growth Area 5 (Cape Hawke Drive)

Overview

Constraints:

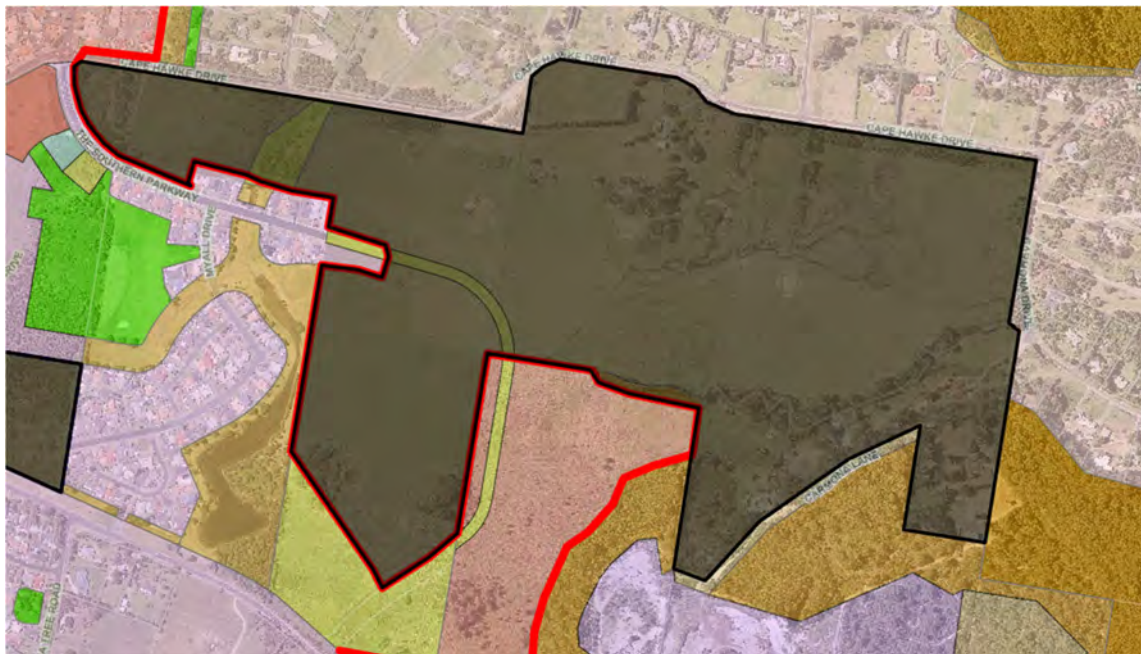
- Vegetation
- Bushfire
- Stormwater and water quality
- Groundwater table
- Water courses
- Constraint level – MEDIUM

Opportunity:

- Significant additional residential land supply
- Completion of The Southern Parkway
- Walk/cycleway improvements

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Medium-Term (6-10 years) to provide low density residential development, subject to a Planning Proposal.



Identified Settlement Expansion


Zone

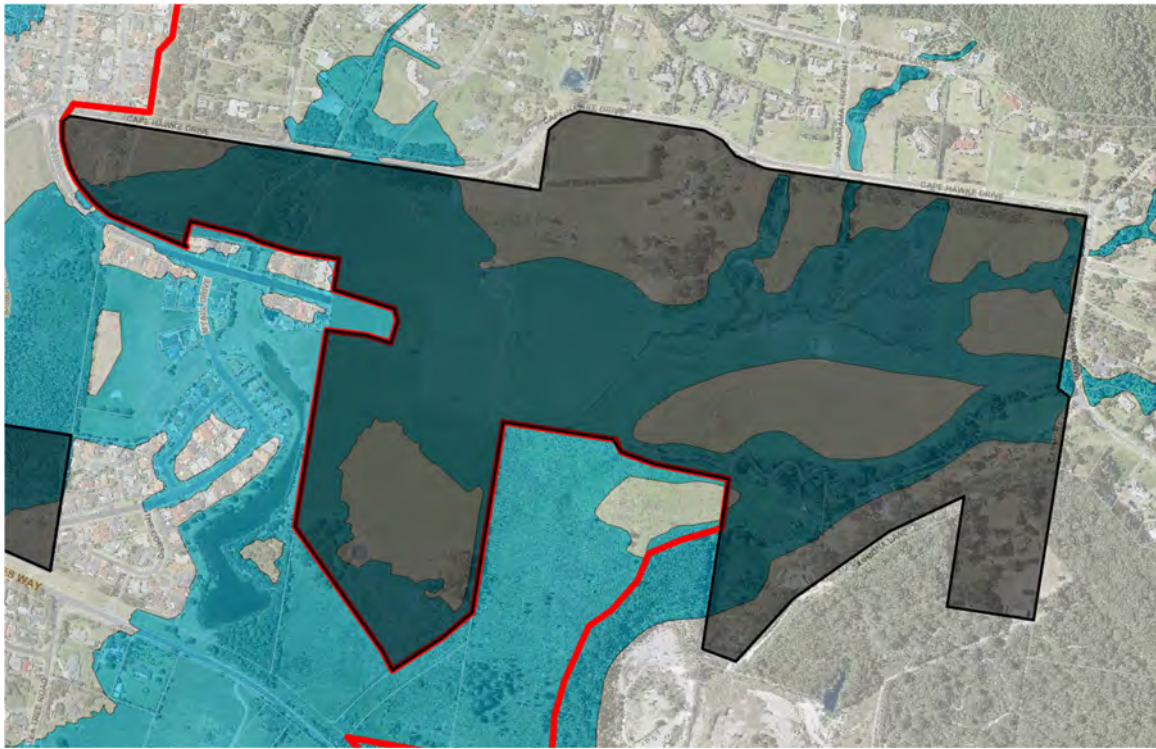
B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	I15 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	I14 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	I11 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	I12 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

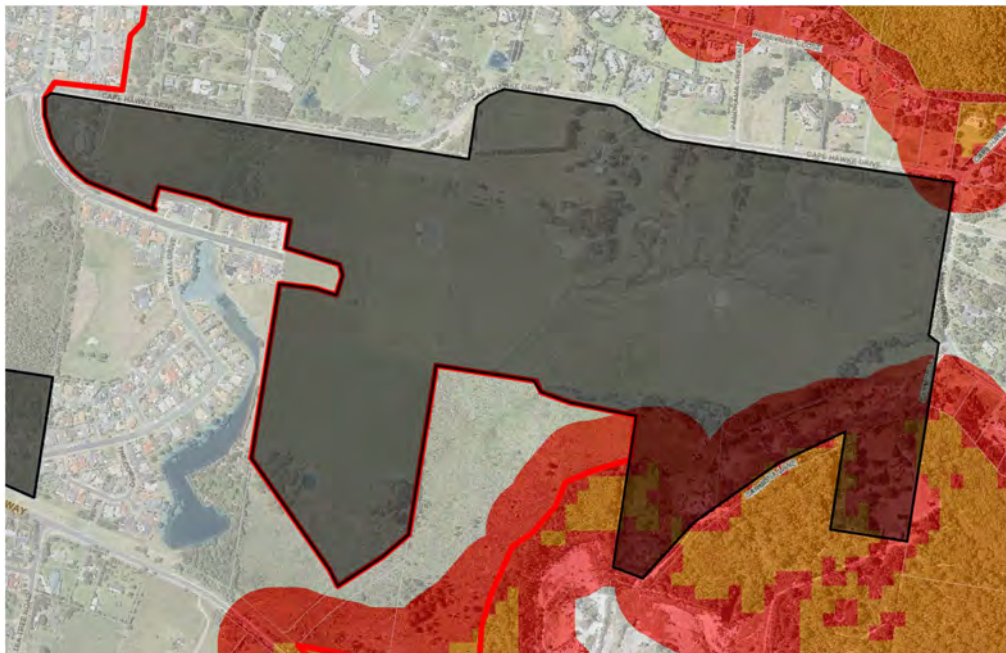
Constraints Mapping

 Flood Prone Area (FLD)



Flood Prone land (Great Lakes LEP 2014)

 Buffer  Vegetation Category 1  Vegetation Category 2



Bushfire Prone land



Vegetation Cover and Watercourses (NearMaps 2020)

Forster Growth Area 6 (Bert's Farm)

Overview

Constraints:

- Flooding (approximately 95% of site)
- Vegetation and threatened species, particularly Wallum Froglet & Squirrel Glider
- Bushfire
- Coastal wetland and buffer area
- Coastal environmental area
- Stormwater and water quality
- Isolated/separated from Forster
- Access to The Lakes Way
- Constraint level – HIGH

Opportunity:

- Securing an environmental corridor in an environmentally sensitive area

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Medium-Term (6-10 years) to provide low density residential development, subject to a Planning Proposal.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

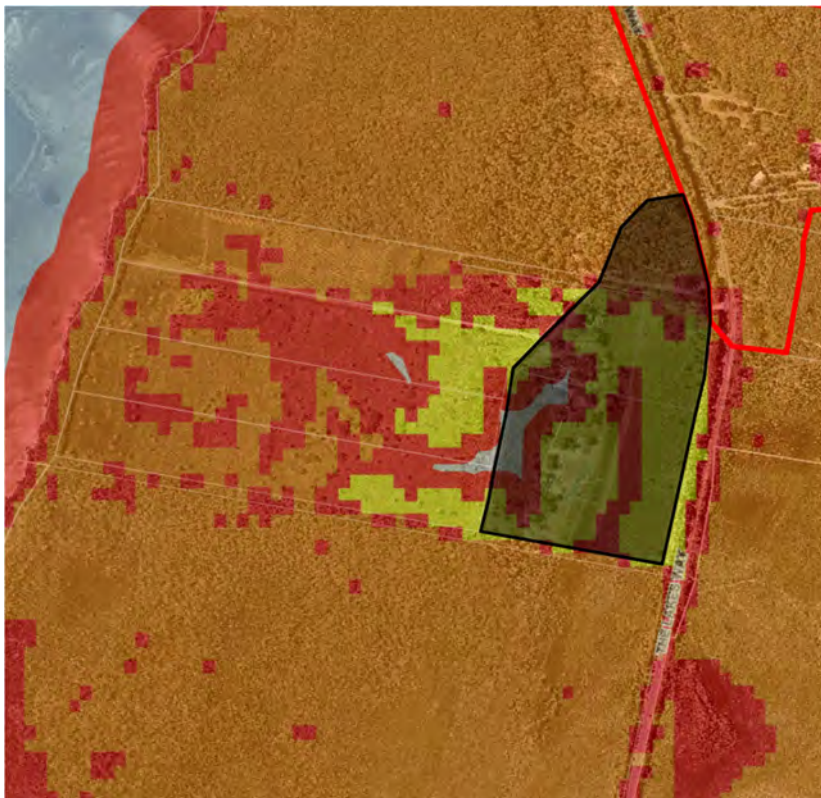
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



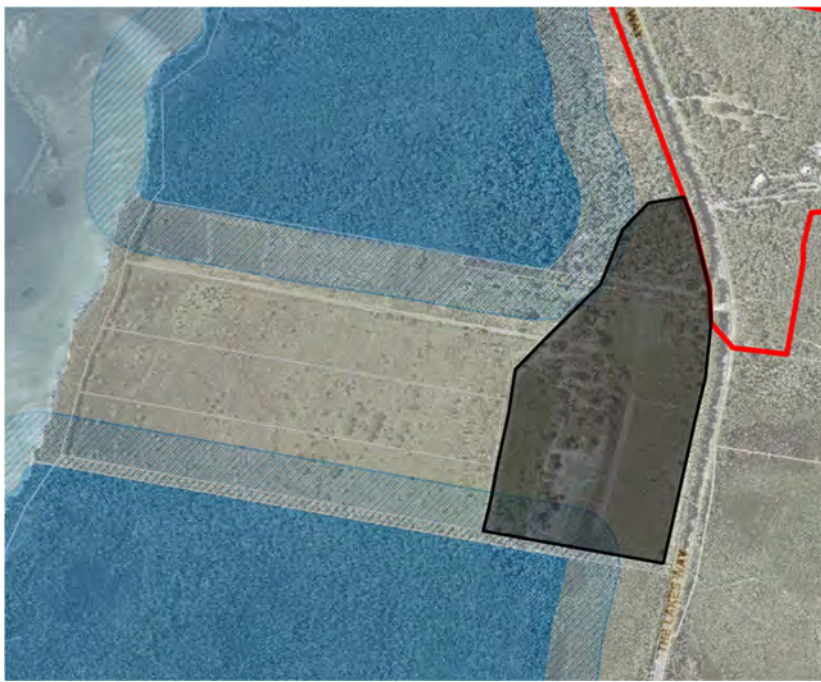
Flood Prone Area (FLD)

Flood Prone land (Great Lakes LEP 2014)



BFPL Buffer
BFPL Vegetation Category 1
BFPL Vegetation Category 2

Bushfire Prone land



-  Coastal Wetland Proximity Area
-  Coastal Wetlands

*SEPP (Coastal Management) 2018 wetlands
and wetland proximity*



Vegetation Cover and Watercourses (NearMaps 2020)

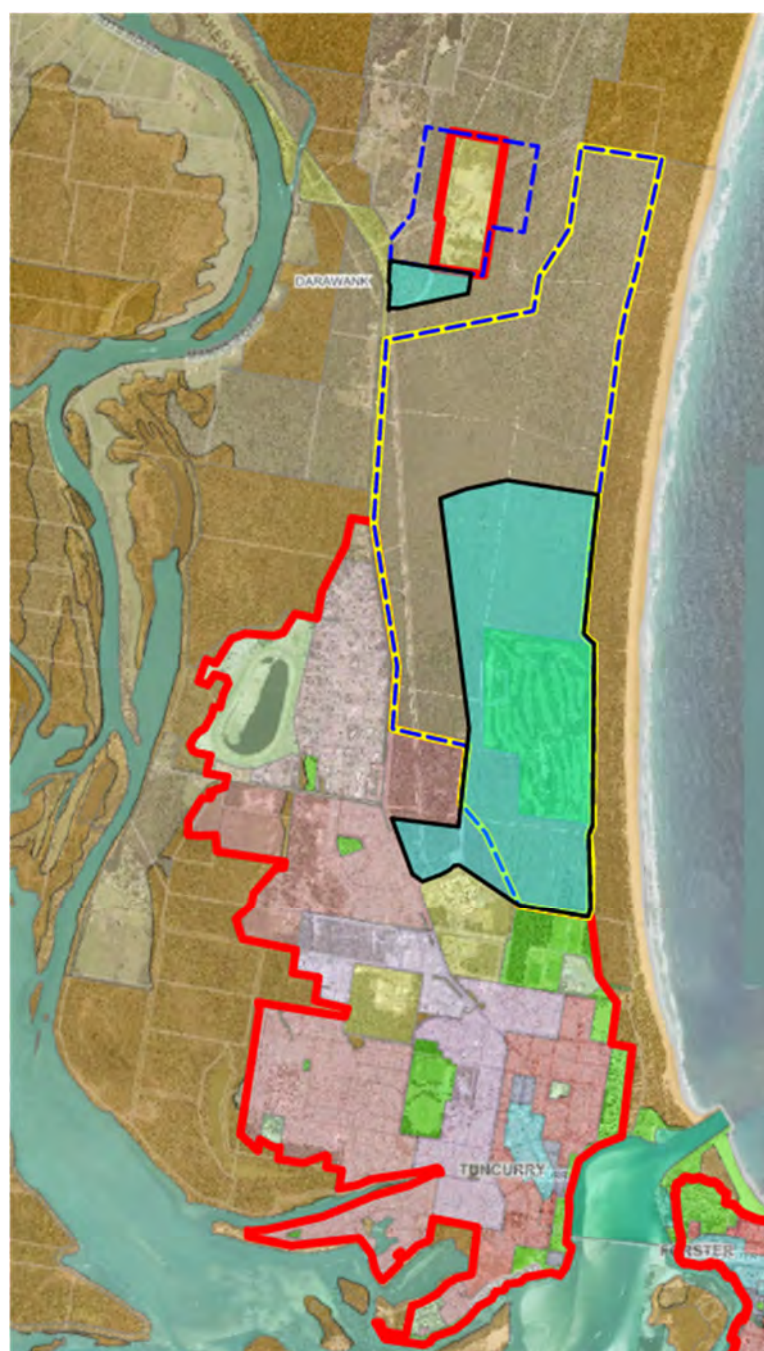
Tuncurry Growth Area 1 (Landcom)

Overview

This is land owned by the State government (Landcom) and not open to Council consideration as to its appropriateness for identification for future rezoning for urban purposes.

Recommendation:

That Council acknowledge that this land is an Urban Release Area to be rezoned by the State government under a State Environmental Planning Policy



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

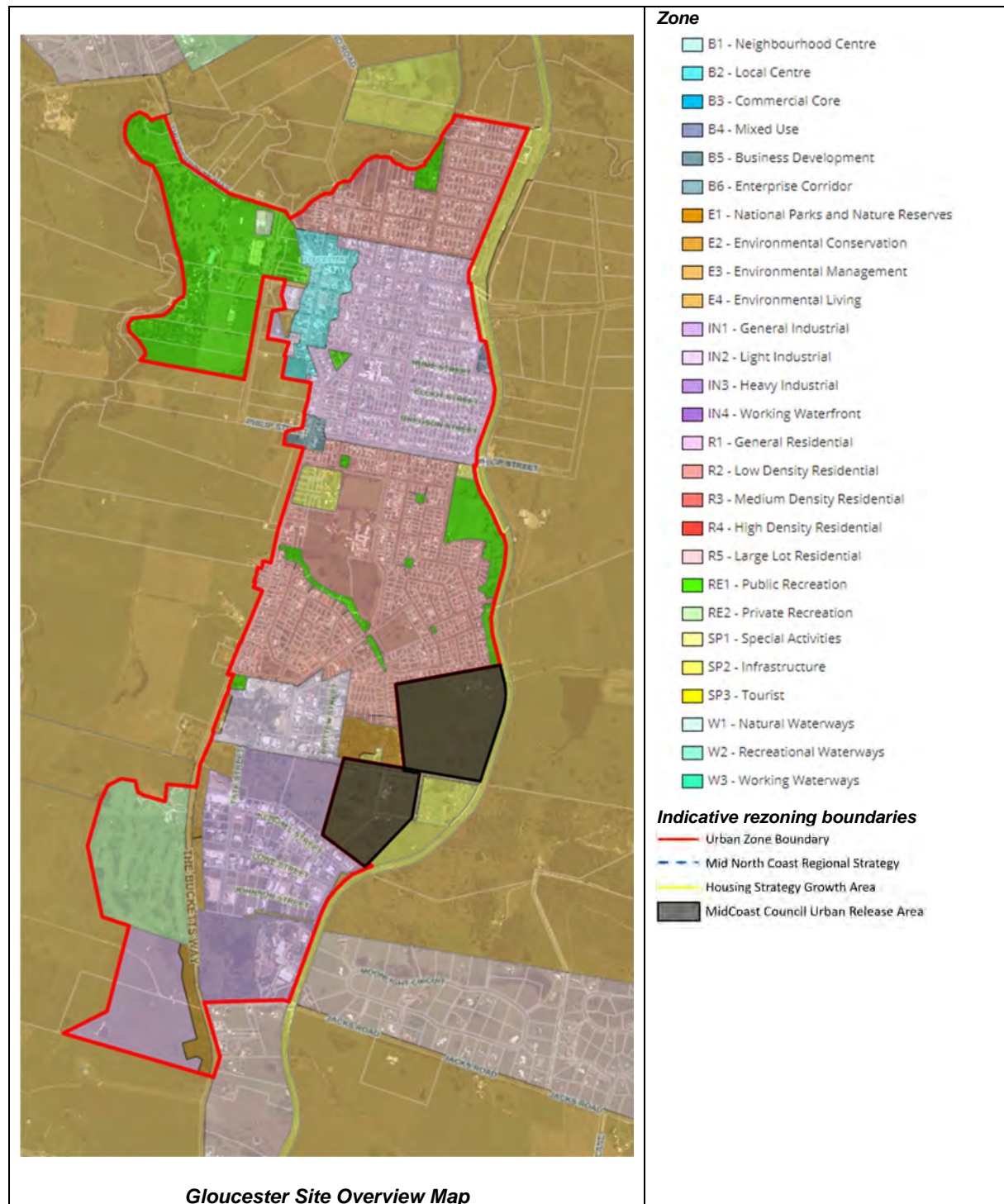
Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area
- North Tuncurry Master Plan Site

Gloucester

The ULM states that Gloucester has a population growth of 0.46%/year and that undeveloped residential land could provide 21 additional dwellings. The demand for dwellings by 2036 was stated as being 115 at the current population projection and 138 under a high growth scenario. This represents a shortfall of 94-117 dwellings.

It is important to commence rezoning of land soon to cater for the demand for new residential land releases. Although there is no current analysis for additional industrial land, there is anticipated to be adequate vacant land to cater for the short-medium term.



Gloucester Growth Area 1 (Lavers Street)

Overview

Constraints:

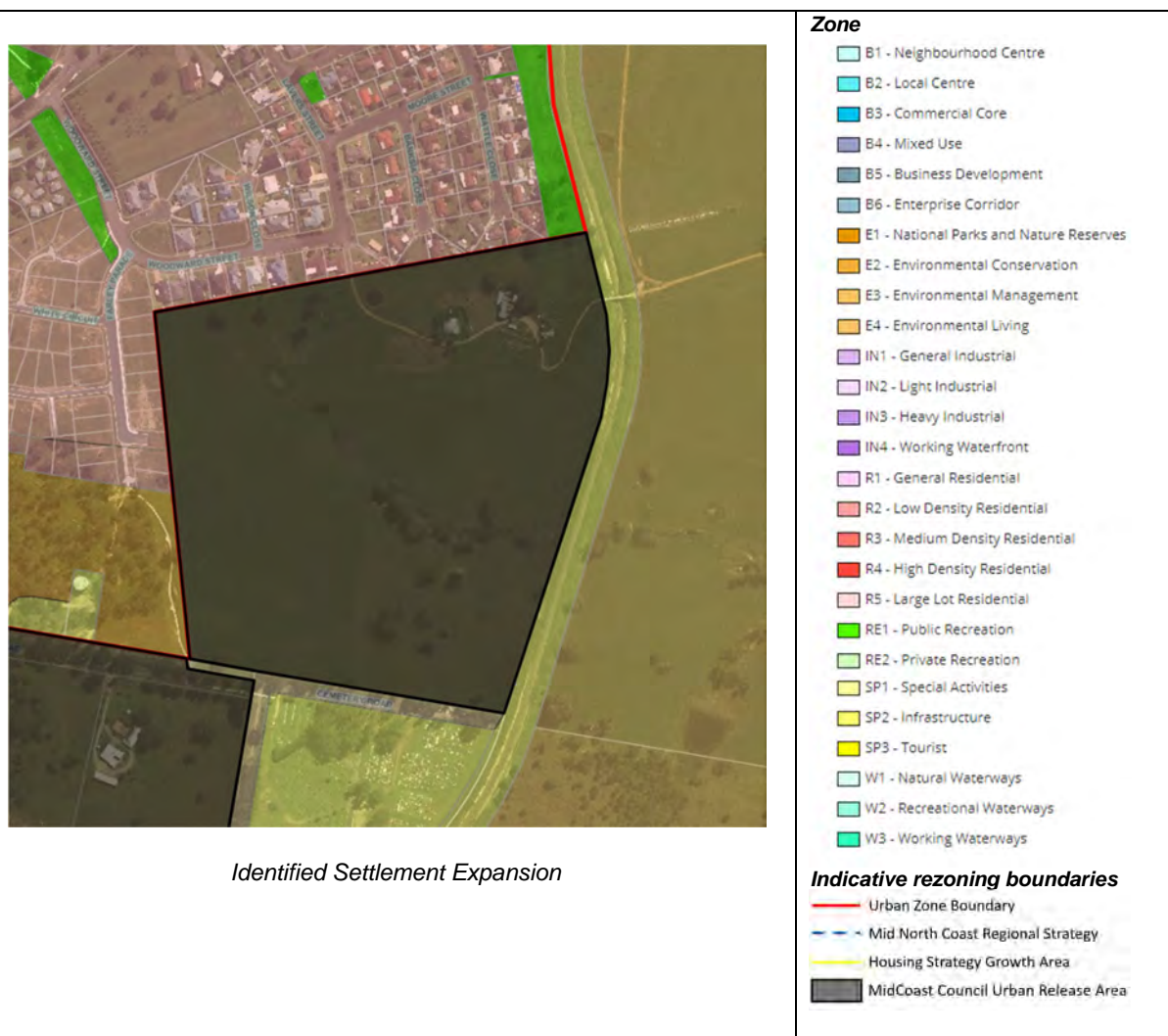
- Scattered trees
- Railway corridor noise buffer
- Constraint level – LOW

Opportunity:

- Additional residential land supply
- Securing environmental corridor linkages

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential and environmental opportunities, subject to a Planning Proposal.



Constraints Mapping



Vegetation Cover and Watercourses (NearMaps 2020)

Gloucester Growth Area 2 (Cemetery Road)

Overview

Constraints:

- Scattered trees
- Stormwater and water quality
- Amount of existing vacant industrial land (additional land not needed in short-medium term)
- Constraint level – LOW

Opportunity:

- Additional industrial land supply

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide additional industrial land, subject to a Planning Proposal.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Vegetation Cover and Watercourses (NearMaps 2020)

Coastal towns

For the purposes of this review any town east of the Pacific Highway is considered a coastal town.

Hallidays Point

Hallidays Point is a locality made up of the 4 'villages' of Tallwoods, Diamond Beach, Red Head and Black Head. The 'villages' utilise urban zones and hence are not dealt with under the Village heading further below.

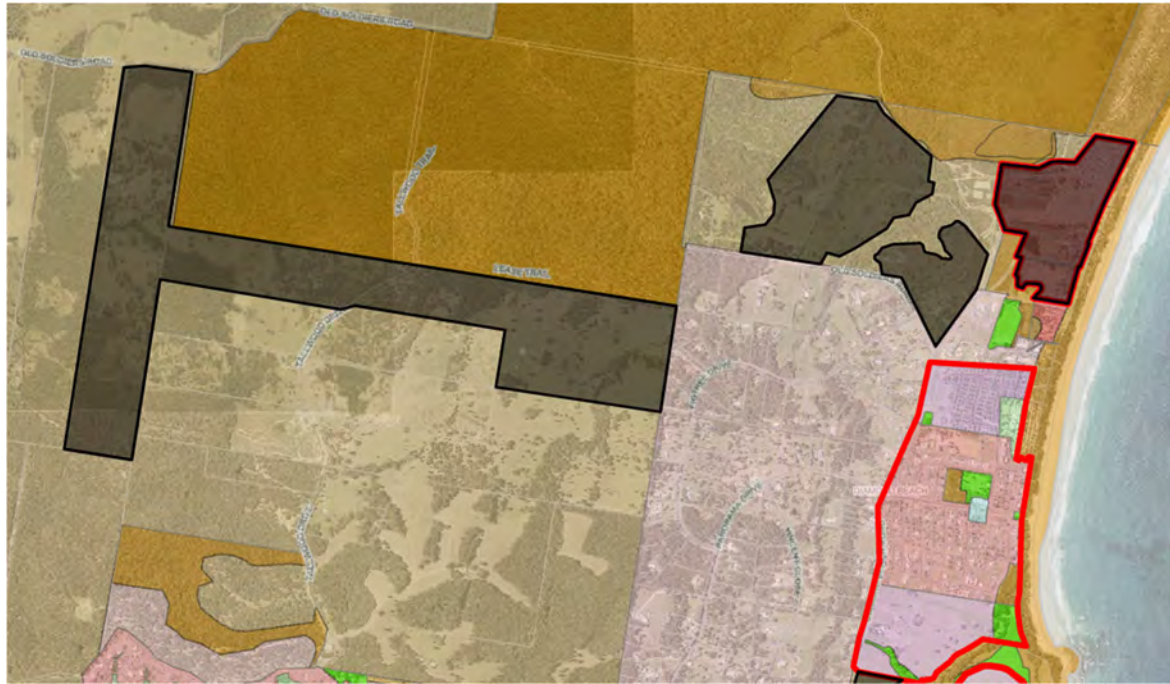
The ULM states that Hallidays Point has a population growth of 3.74%/year and that undeveloped residential land could provide 1,109 additional dwellings. The demand for dwellings by 2036 was stated as being 1,837 at the current population projection and 2,205 under a high growth scenario. This represents a shortfall of 728-1,096 dwellings.

Hallidays Point has seen significant residential land sales and dwelling construction commenced due to the COVID boom, which has seen this area being identified as a hotspot area to concentrate efforts on for rezoning Urban Release Areas in the Short-Term.

It is appropriate to consider rezoning additional residential land on an ongoing basis to ensure supply meets demand.

Diamond Beach

Land in the southern part of Diamond Beach (to the immediate north of the Seascapes development at Red Head) has remained undeveloped for many years and hence is not currently available to the market to meet demand. The Edgewater Shores development just north of the primary school has sold quickly and indicates that there is a strong market for new housing in the village.



Diamond Beach Site Overview Map

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Diamond Beach Growth Area 1 (Tourist Precinct)

Overview

Constraints:

- Minimal – already has urban zoning
- Existing development undertaken in isolation and not integrated
- Constraint level – LOW

Opportunity:

- Additional medium density residential land supply
- Removal of SP3 – Tourist zone that is proving not viable in this location due to investment difficulties

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years [ahead of the new MidCoast LEP]) to provide medium density residential development, subject to a Planning Proposal.

Note: This area is proposed to be rezoned to the R3 Medium Density Residential Zone as adopted in the MidCoast Housing Strategy for inclusion in the new MidCoast Local Environmental Plan.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Diamond Beach Growth Area 2 (Diamond Beach Road/Old Soldiers Road)

Overview

Constraints:

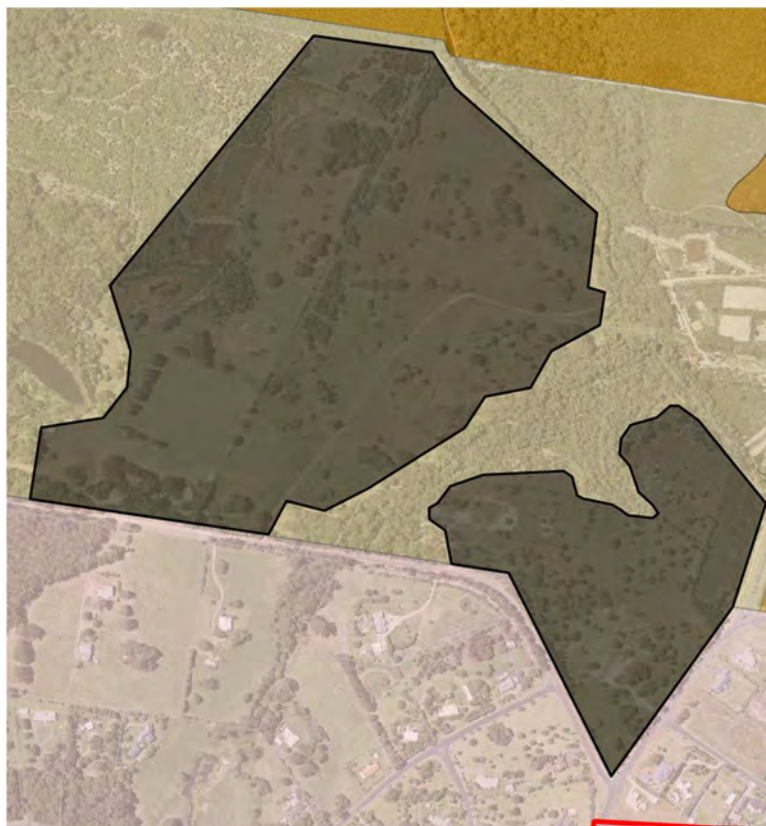
- Vegetation
- Bushfire
- Stormwater and water quality
- Riparian buffers
- High groundwater table
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply in an area subject to high demand
- Securing important environmental habitat and corridors

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

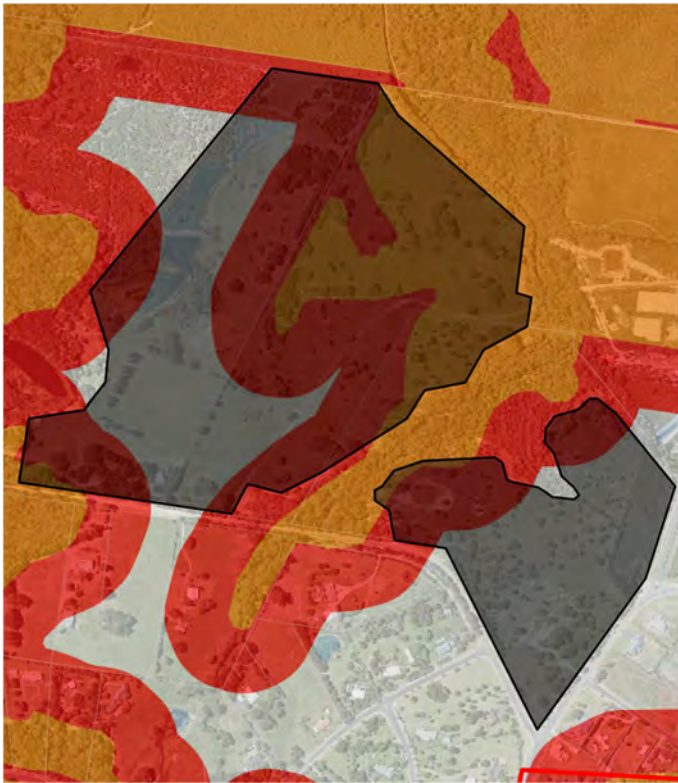
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

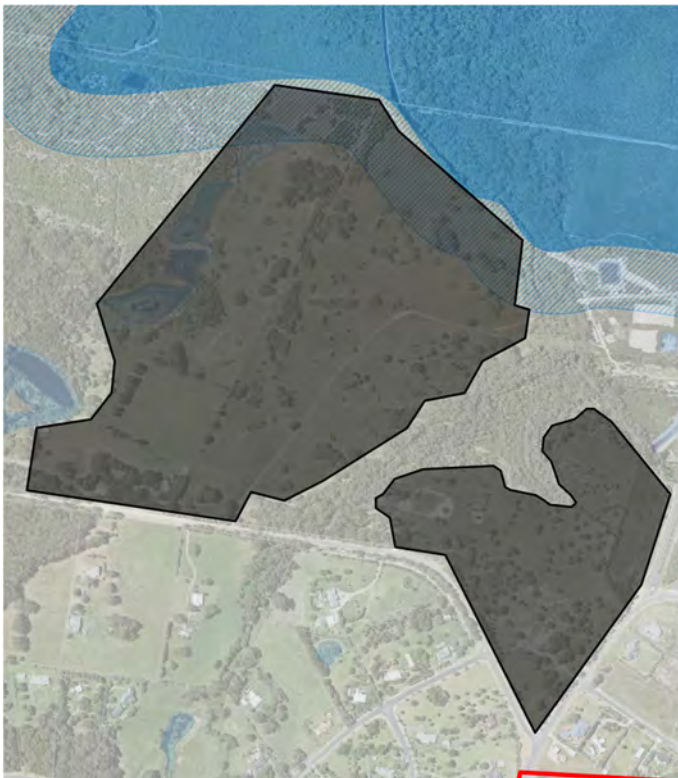
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Bushfire Prone land

- BFPL Buffer
- BFPL Vegetation Category 1
- BFPL Vegetation Category 2



*SEPP (Coastal Management) 2018 wetlands
and wetland proximity*

- ▨ Coastal Wetland Proximity Area
- Coastal Wetlands



Vegetation Cover and Watercourses (NearMaps 2020)

Diamond Beach Growth Area 3 (Old Soldiers Road Realignment)

Overview

Constraints:

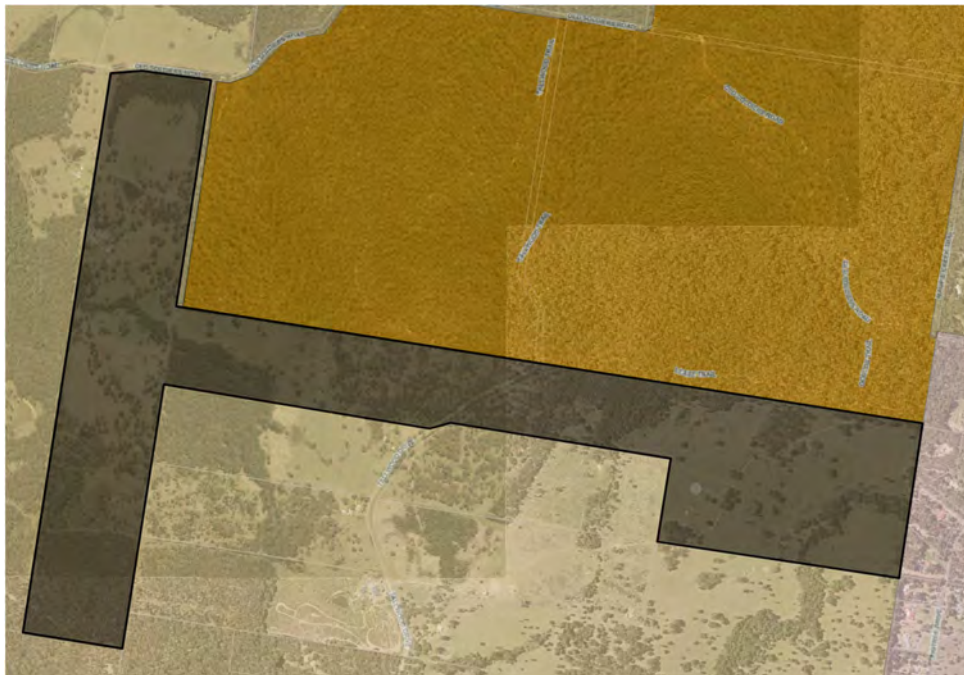
- Vegetation and corridors
- Koala habitat
- Bushfire
- Constraint level – MEDIUM

Opportunity:

- Provision of a viable alternative access to Hallidays Point
- Improved bushfire egress for Hallidays Point community
- Additional large lot residential land supply
- Removing road from within the Nature Reserve

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to secure the realignment of Old Soldiers Road and provide large lot residential development (R5), subject to a Planning Proposal.



Identified Settlement Expansion

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IW3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IW4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

— Urban Zone Boundary
— Mid North Coast Regional Strategy
— Housing Strategy Growth Area
 MidCoast Council Urban Release Area

Constraints Mapping



- BFPL Buffer
- BFPL Vegetation Category 1
- BFPL Vegetation Category 2

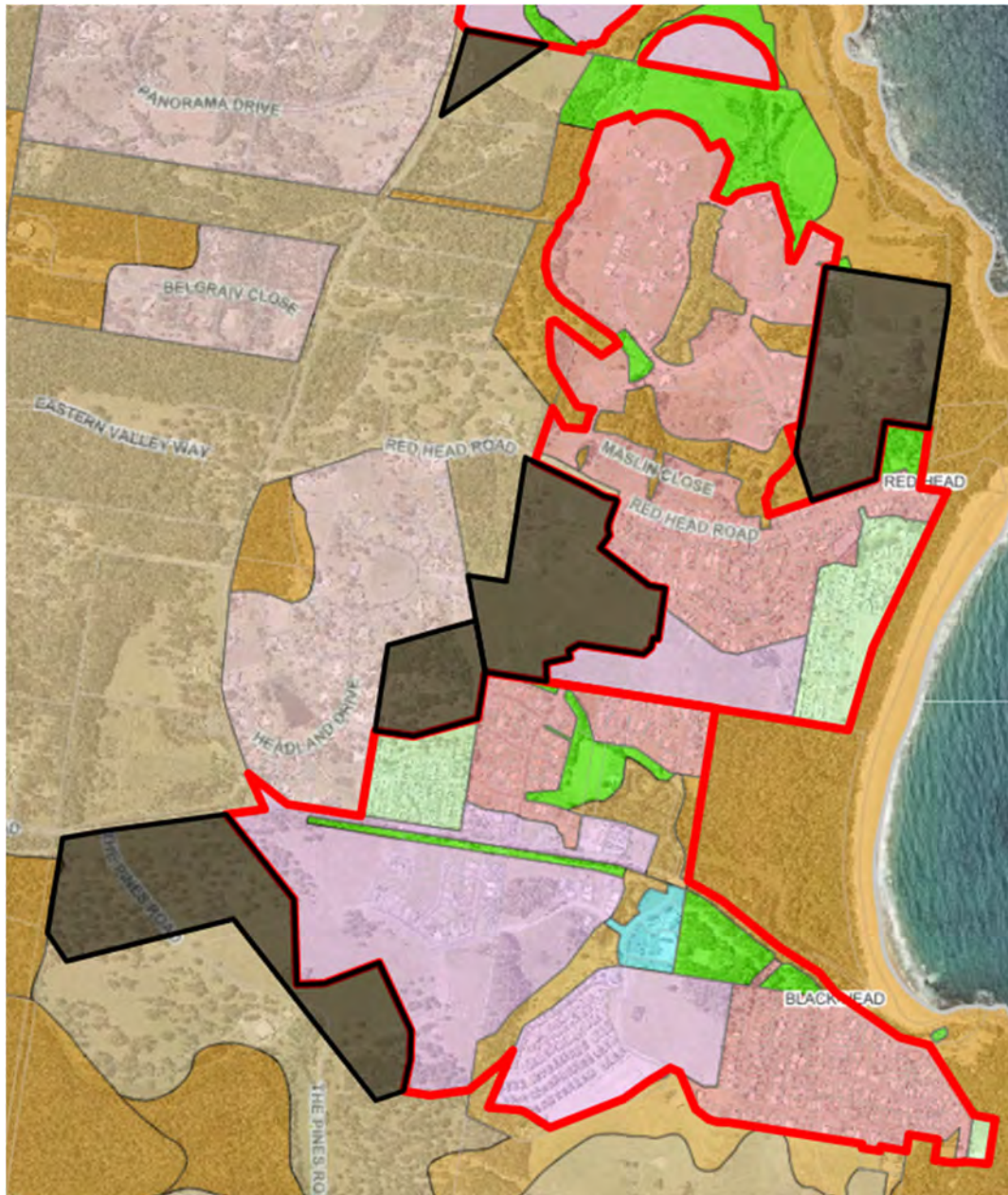
Bushfire Prone land



Vegetation Cover and Watercourses (NearMaps 2020)

Red Head and Black Head

The Seascape development has seen strong growth in recent years and there is demand for additional supply in the future.



Red Head / Black Head Site Overview Map

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	I3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	I4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	I1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	I2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Red Head Growth Area 1 (14 Red Head Road)

Overview

Constraints:

- Vegetation and corridors
- Koala habitat
- Littoral rain forest buffer
- Stormwater and water quality
- Constraint level – MEDIUM

Opportunity:

- Securing environmental corridors (east-west and north-south)
- Additional low-density residential land supply in an area subject to high demand
- Continuation of open space network from the Seascape development (within the Littoral rainforest buffer)

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential, environmental and open space opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

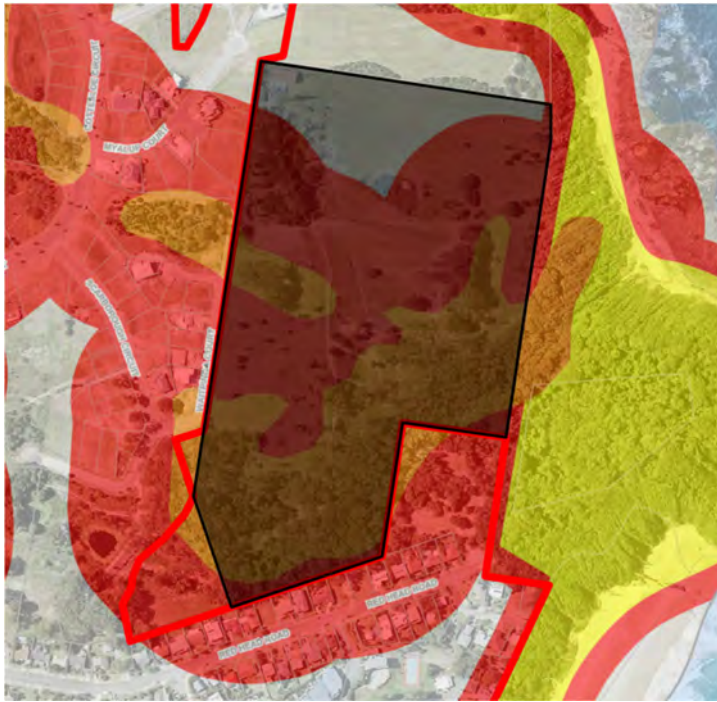
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

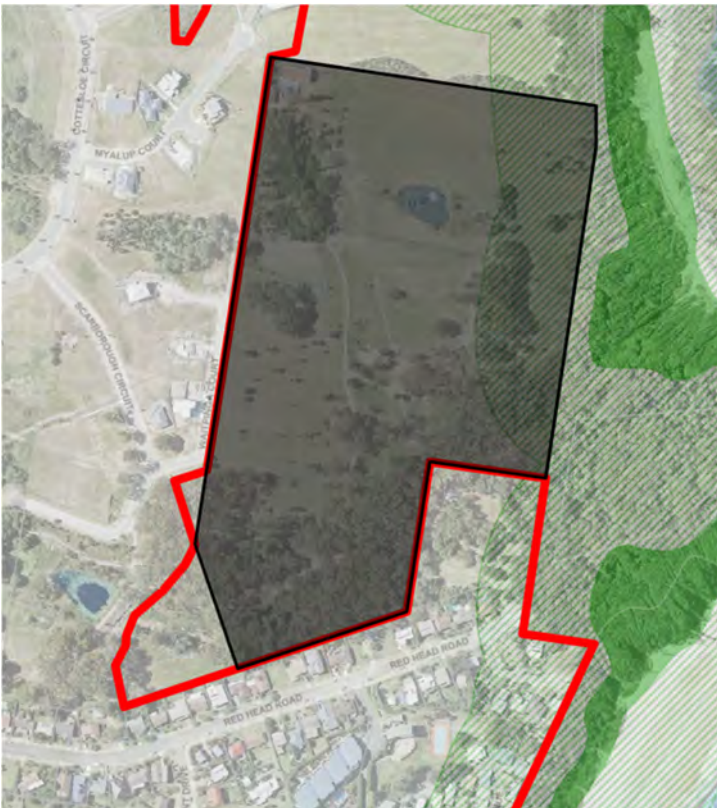
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



- BFPL Buffer
- BFPL Vegetation Category 1
- BFPL Vegetation Category 2

Bushfire Prone land



- ▨ Littoral Rainforest Proximity Area
- Littoral Rainforest

SEPP (Coastal Management) 2018 Littoral rainforest and Littoral rainforest proximity area



Vegetation Cover and Watercourses (NearMaps 2020)

Red Head Growth Area 2 (180 Diamond Beach Road)

Overview

Constraints:

- Vegetation and corridors
- Constraint level – LOW

Opportunity:

- Minor additional low-density residential land supply in an area subject to high demand
- Securing environmental corridors

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

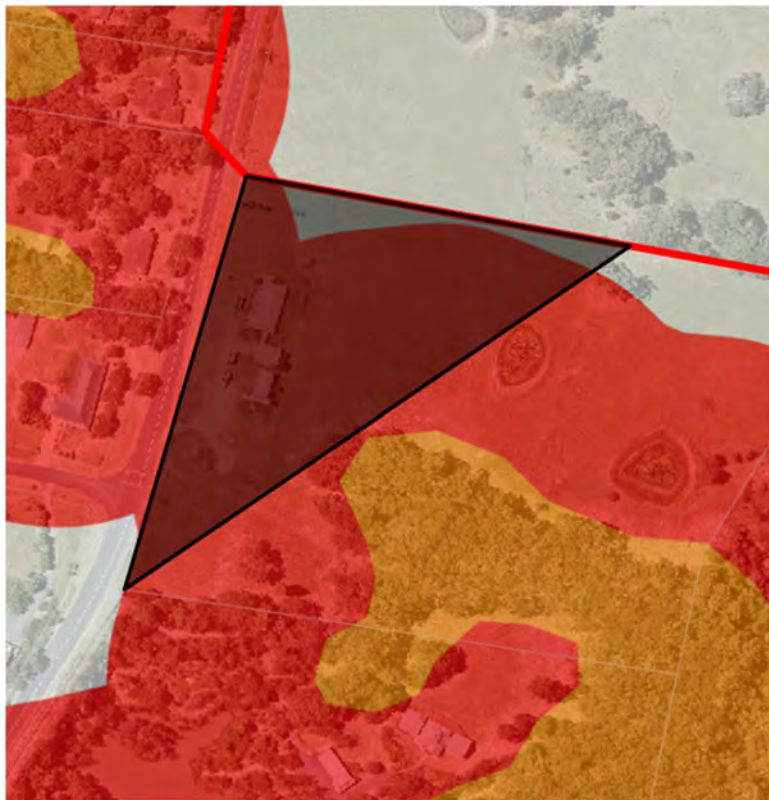
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Bushfire Prone land



Vegetation Cover and Watercourses (NearMaps 2020)

Red Head Growth Area 3 (16 Meers Drive and Lot 3 Hope Street)

Overview

Constraints:

- Vegetation
- Stormwater and water quality
- Steep land
- Infrastructure - needs a roundabout at Diamond Beach Road/Blackhead Road for access
- Constraint level – MEDIUM

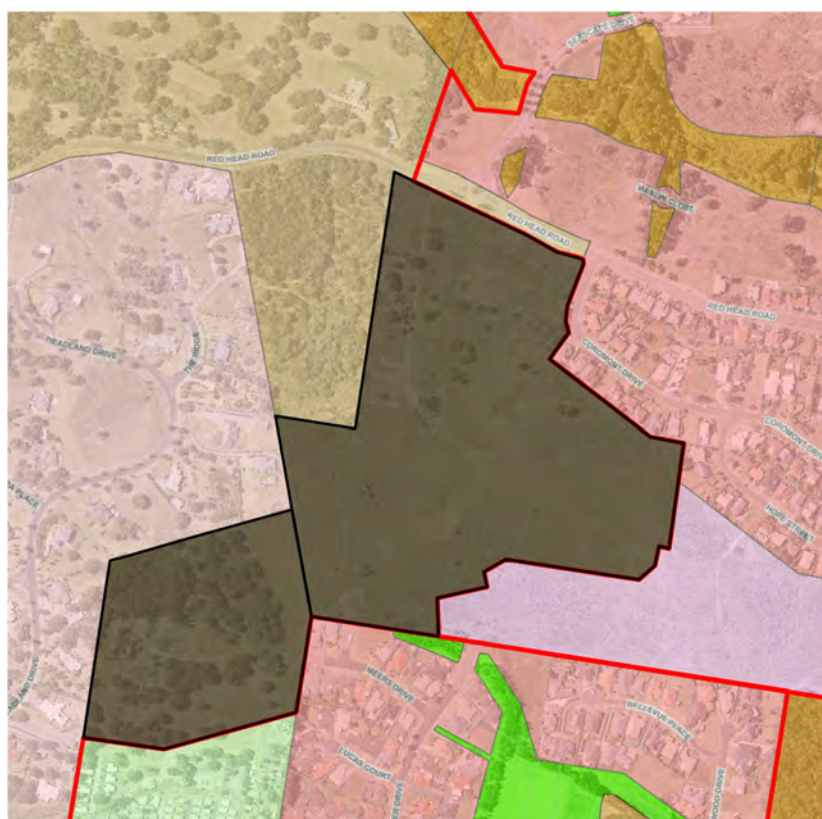
Opportunity:

- Additional low-density residential land supply in an area subject to high demand

Recommendation:

That:

- **Lot 3 Hope Street be identified as an Urban Release Area to be rezoned in the Medium-Term to provide low density residential, environmental and scenic protection opportunities, subject to a Planning Proposal.**
- **16 Meers Drive be identified as a separate Urban Release Area to be rezoned in the Short-Term to provide low density residential and environmental protection opportunities, subject to a Planning Proposal.**



Identified Settlement Expansion

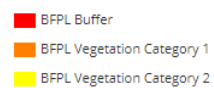
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

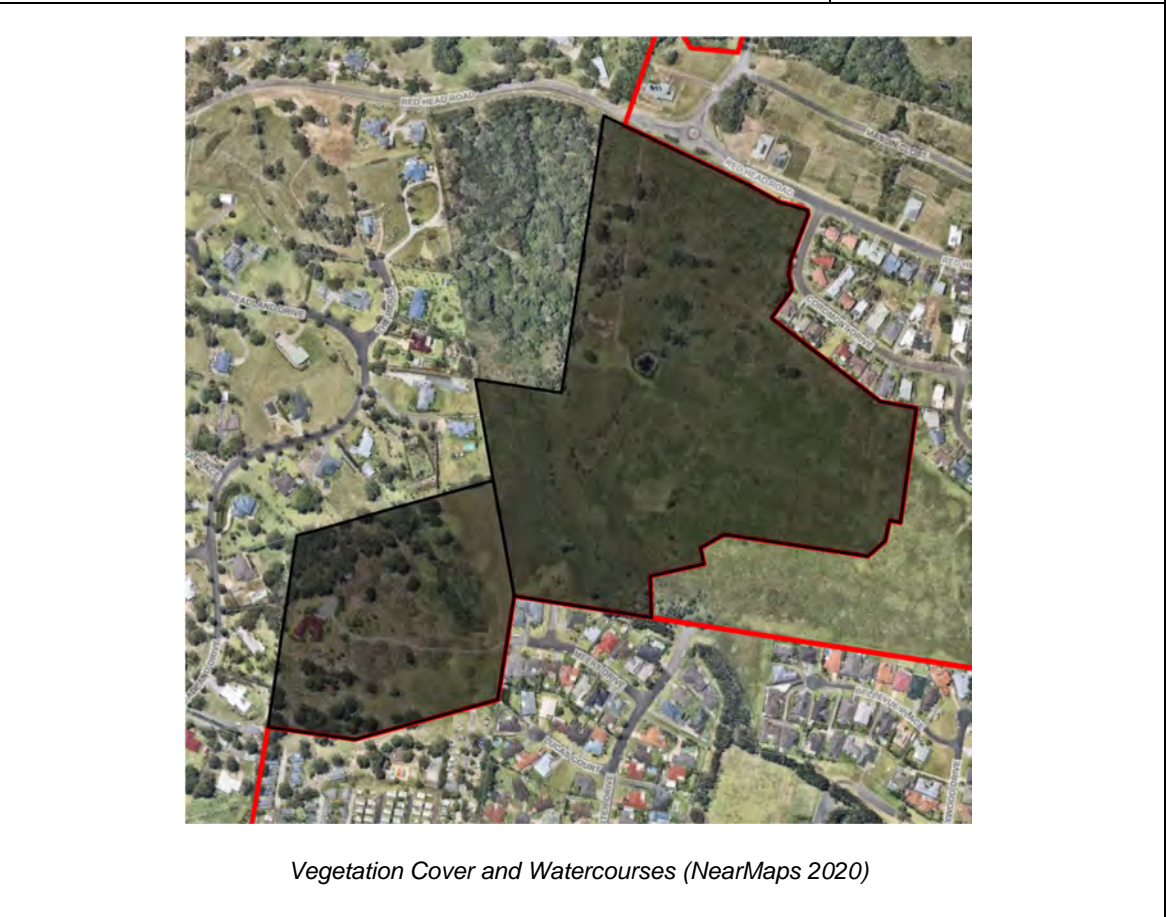
Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Bushfire Prone land



Vegetation Cover and Watercourses (NearMaps 2020)

Black Head Growth Area 1 (438 Blackhead Road and 21 Greenview Drive)

Overview

Constraints:

- Vegetation
- Infrastructure - needs a roundabout at Diamond Beach Road/Blackhead Road for access (construction expected in 2022 as part of residential development)
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply in an area subject to high demand
- Potential industrial area for Hallidays Point near previous concrete batching plant

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential, possible industrial area and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

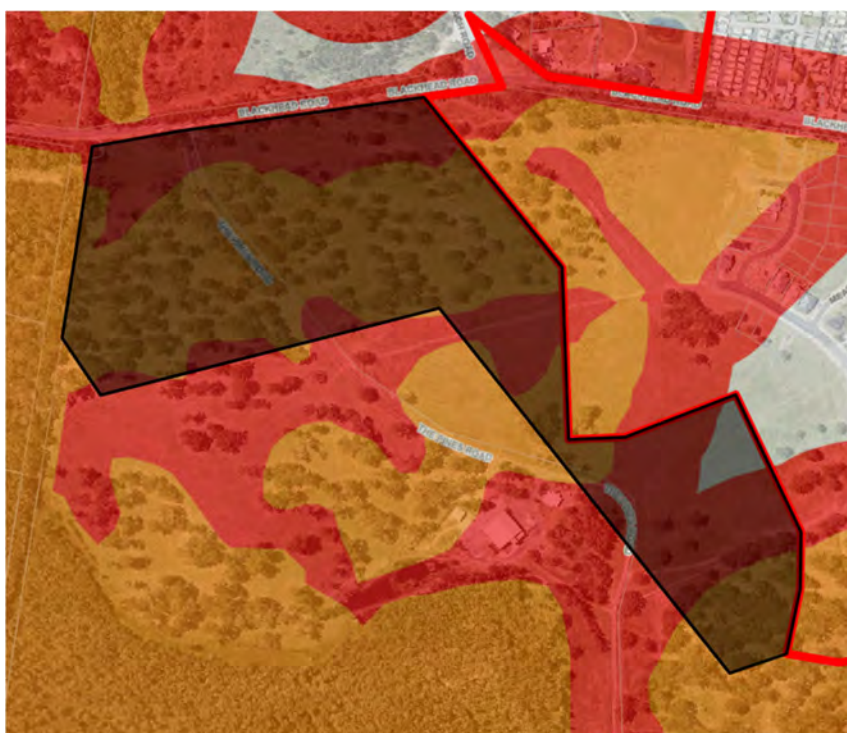
Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

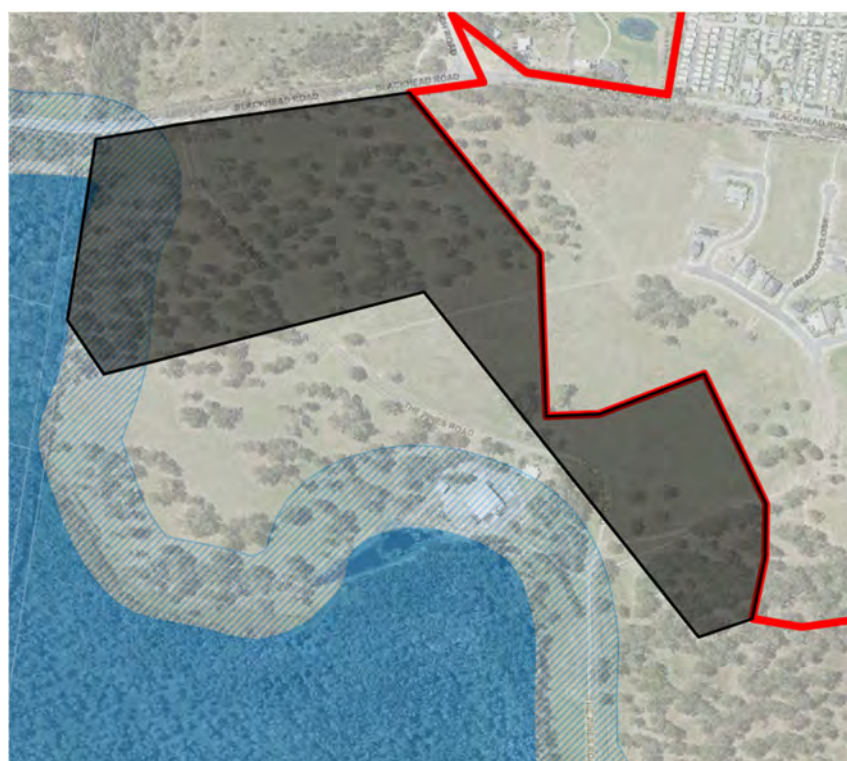
 Urban Zone Boundary
 Mid North Coast Regional Strategy
 Housing Strategy Growth Area
 MidCoast Council Urban Release Area

Constraints Mapping



- BPL Buffer
- BPL Vegetation Category 1
- BPL Vegetation Category 2

Bushfire Prone land



- ▨ Coastal Wetland Proximity Area
- Coastal Wetlands

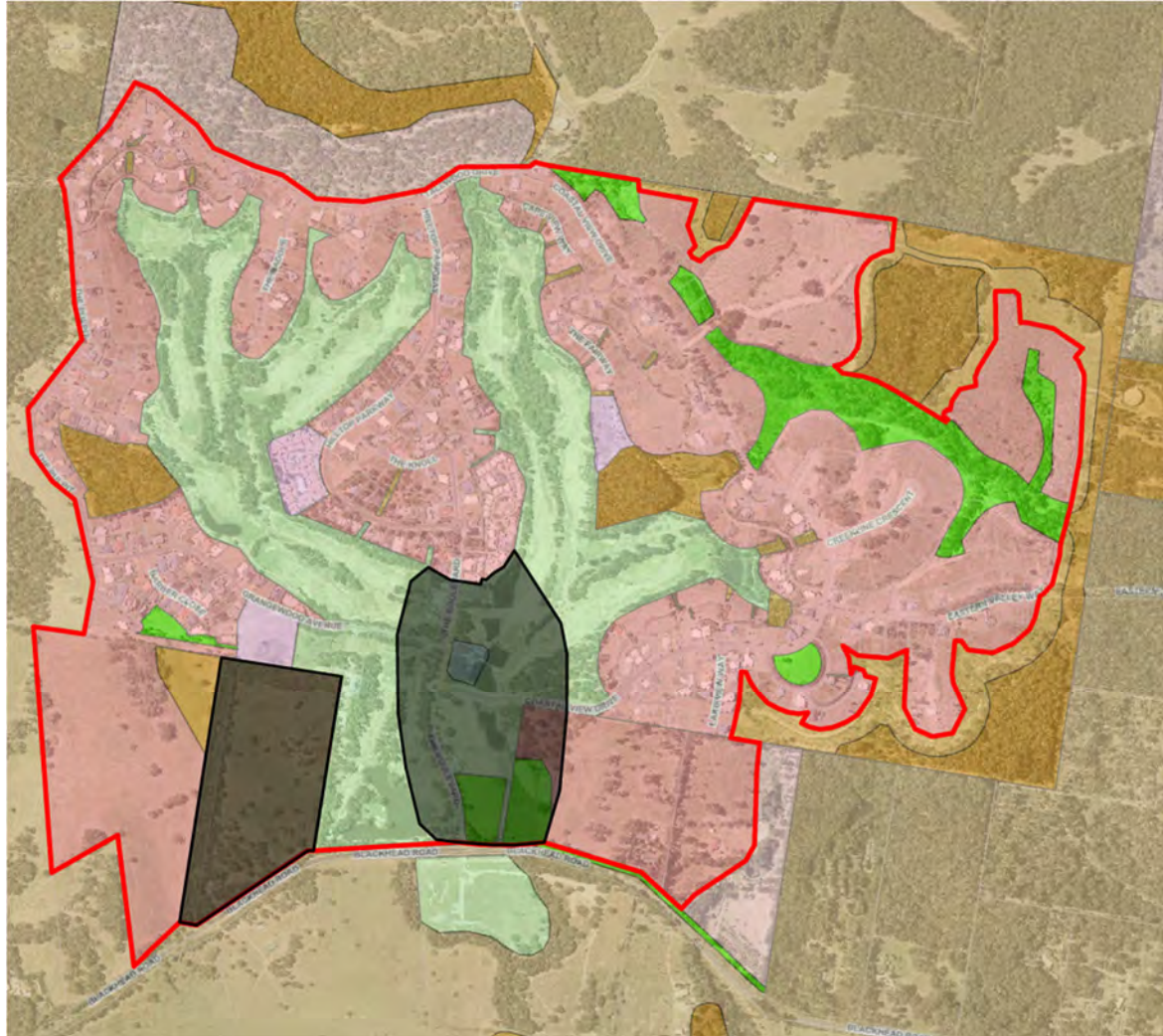
*SEPP (Coastal Management) 2018 wetlands
and wetland proximity*



Vegetation Cover and Watercourses (NearMaps 2020)

Tallwoods

There are substantial areas zoned residential in Tallwoods that will be able to provide additional supply to meet demand for the short-medium term.



Tallwoods Site Overview Map

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	E5 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	E6 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	B7 - National Parks and Nature Reserves	E6 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	B8 - Environmental Conservation	E7 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- - - Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Tallwoods Growth Area 1 (Redefining the village centre)

Overview

Constraints:

- Stormwater and water quality
- Vegetation
- Bushfire
- Minimal overall – already has urban zoning
- Constraint level – LOW

Opportunity:

- The planning consultant acting on behalf of the golf course owner has provided Council with a new masterplan outlining changes to their land that would provide a commercial centre for the village and some additional housing opportunities to support this on land that is not needed for golf course operations
- To realise the community's vision for sports fields and associated facilities at Tallwoods

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide a defined village centre with supporting adjacent zones including public open space outcomes associated with achieving sports fields at Tallwoods, subject to a Planning Proposal.



Identified Settlement Expansion

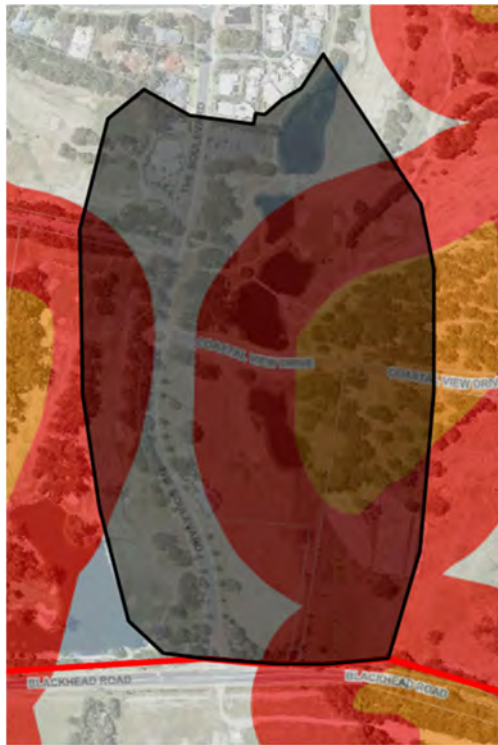
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



- BFPL Buffer
- BFPL Vegetation Category 1
- BFPL Vegetation Category 2

Bushfire Prone land



Vegetation Mapping and Watercourses (NearMaps 2020)

Tallwoods Growth Area 2 (205 Blackhead Road)

Overview

Constraints:

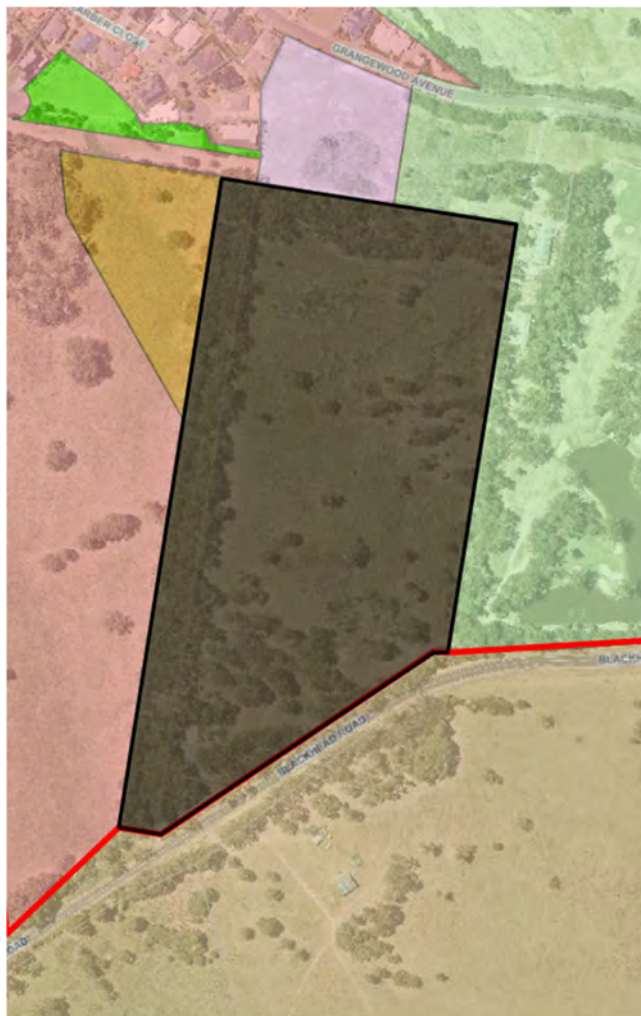
- Vegetation (particularly on Crown road reserve)
- Bushfire
- Stormwater/water quality
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply when required (current zoned land sufficient for short-medium term)

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide low density residential and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



- BFPL Buffer
- BFPL Vegetation Category 1
- BFPL Vegetation Category 2

Bushfire Prone land



Vegetation Mapping and Watercourses (NearMaps 2020)

Harrington

The ULM states that Harrington has a population growth of 5.1%/year and that undeveloped residential land could provide 220 additional dwellings. The demand by 2036 was stated as being 2,839 at the current population projection and 3,406 under a high growth scenario.

The ULM notes that Harrington is unable to expand due to significant environmental constraints.



Harrington Site Overview Map

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

Urban Zone Boundary
Mid North Coast Regional Strategy
Housing Strategy Growth Area
MidCoast Council Urban Release Area

Harrington Growth Area 1 (812 & 822 Harrington Road)

Overview

Constraints:

- Flooding
- Bushfire
- Scattered trees
- Fill required (may not be viable at present)
- Constraint level – MEDIUM

Opportunity:

- Rectify a zoning anomaly as this land is surrounded by urban zones and land that has been previously filled for development
- Minor additional low-density residential land supply in an area subject to high demand

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Medium-Term (6-10 years) to provide low density residential development, subject to a Planning Proposal.



Identified Settlement Expansion

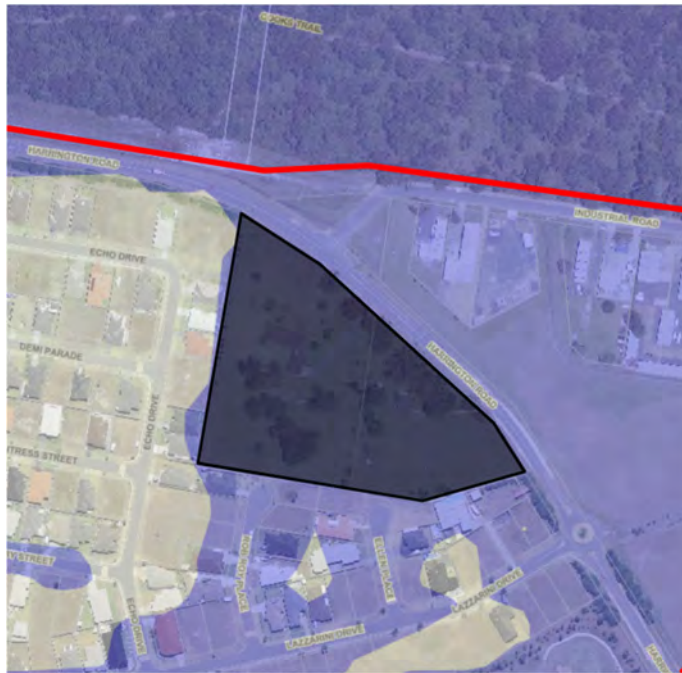
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundary

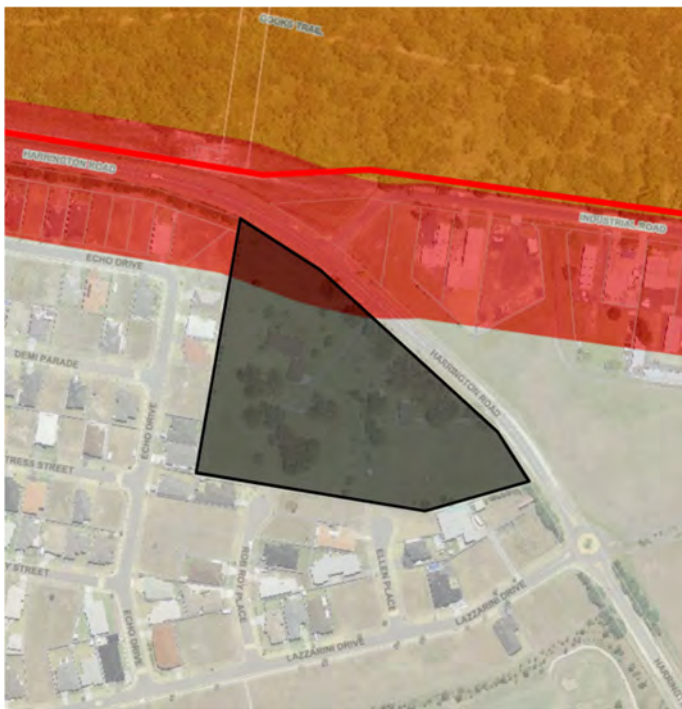
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraint Mapping



FPL3 - 2100 1% plus 0.5m freeboard

Flood Prone Land (Greater Taree DCP 2010)



BFPL Buffer

BFPL Vegetation Category 1

BFPL Vegetation Category 2

Bushfire Prone land

Harrington Growth Area 2 (Glacken Street)

Overview

Constraints:

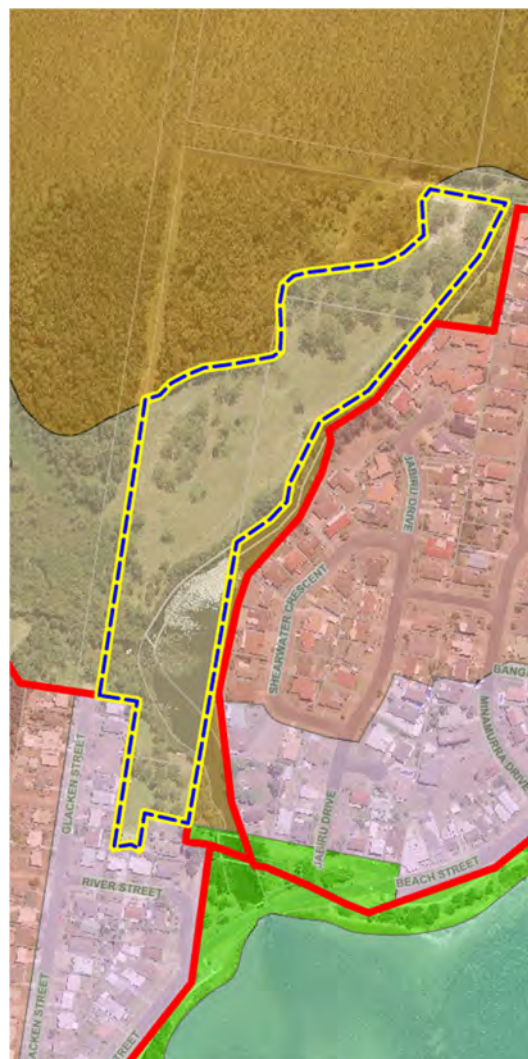
- Flooding (100% of site) and impact of filling on surrounding housing
- Sea level rise
- Vegetation
- Bushfire
- Stormwater and water quality
- Constraint level – HIGH

Opportunity:

- Nil

Recommendation:

That this area NOT be nominated as an Urban Release Area.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



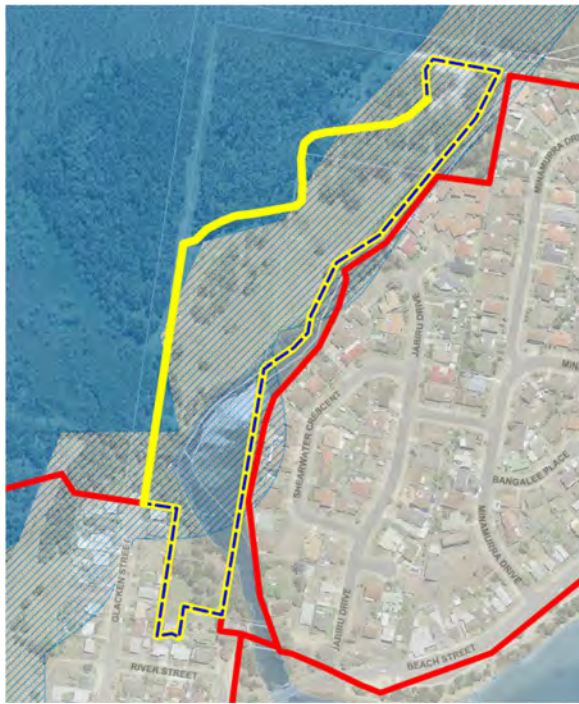
Flood Prone Land (Greater Taree DCP 2010)

FPL3 - 2100 1% plus 0.5m freeboard



Bushfire Prone land

BFPL Buffer
BFPL Vegetation Category 1
BFPL Vegetation Category 2



- ▨ Coastal Wetland Proximity Area
- ▬ Coastal Wetlands

SEPP Coastal Management (2018) Wetlands
And Wetlands Proximity



Vegetation Mapping and Watercourses (NearMaps 2020)

Harrington Growth Area 3 (High Street)

Overview

Constraints:

- Flooding (100% of site) and impact of filling on surrounding housing
- Sea level rise
- Vegetation on western side of drainage reserve
- Bushfire
- Stormwater and water quality
- Constraint level – HIGH

Opportunity:

- Nil

Recommendation:

That this area NOT be nominated as an Urban Release Area.



Identified Settlement Expansion

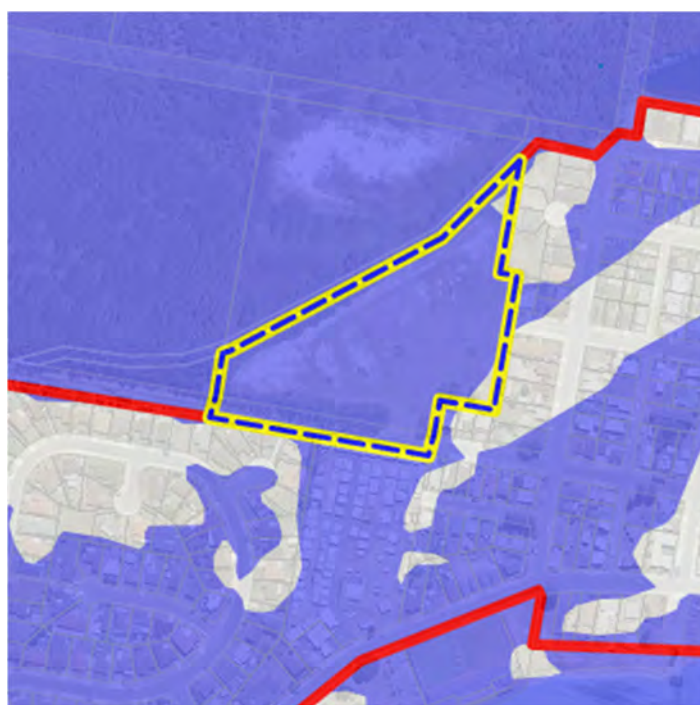
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraint Mapping



FPL3 - 2100 1% plus 0.5m freeboard

Flood Prone Area (Greater Taree DCP 2010)



BFPL Buffer
BFPL Vegetation Category 1
BFPL Vegetation Category 2

Bushfire Prone Area



- ▨ Coastal Wetland Proximity Area
- Coastal Wetlands

*SEPP Coastal Management (2018) Wetlands
And Wetlands Proximity*



Vegetation Mapping and Watercourses (NearMaps 2020)

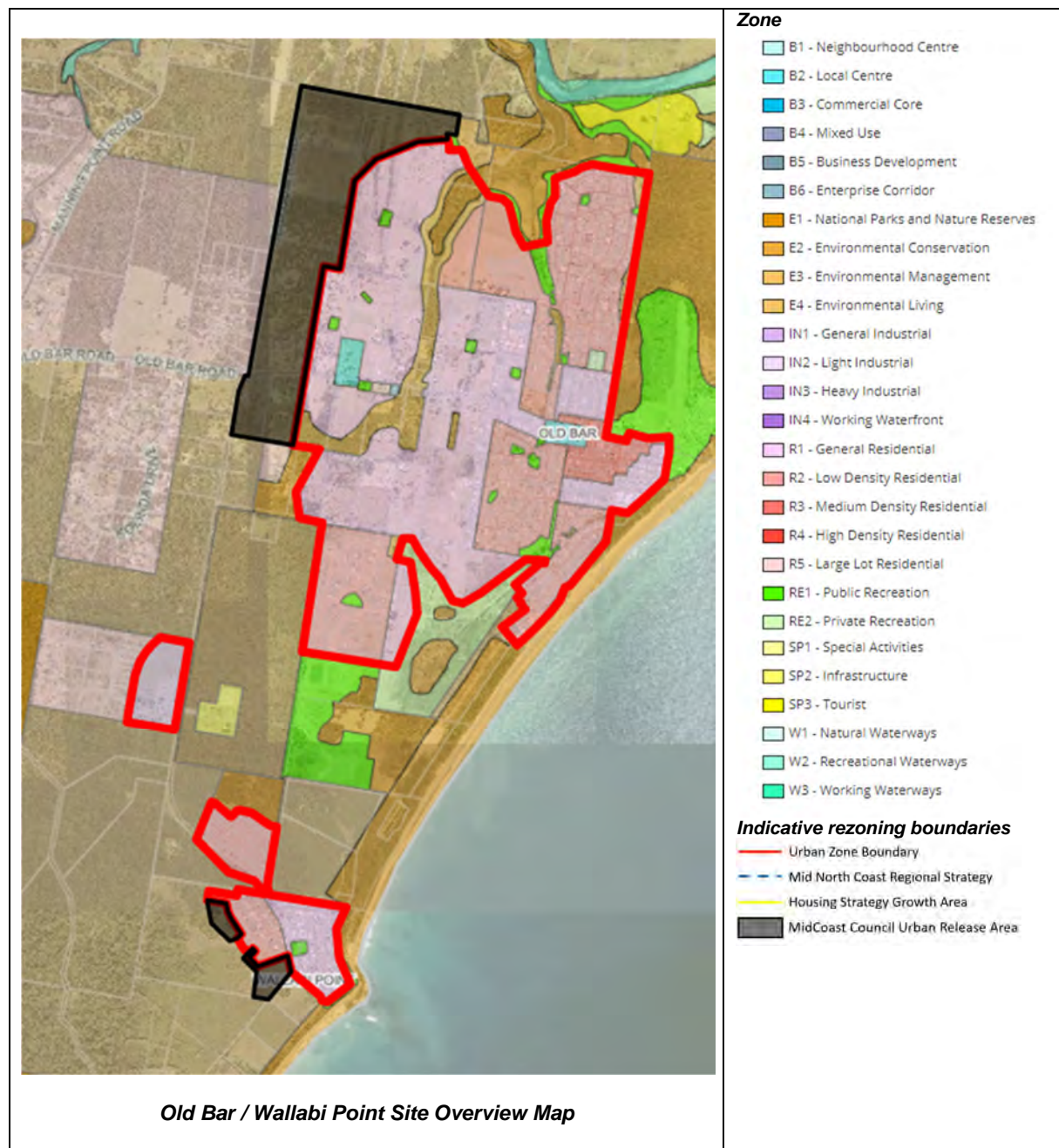
Old Bar/Wallabi Point

The ULM states that Old Bar (includes Wallabi Point) has a population growth of 1.28%/year and that undeveloped residential land could provide 1,757 additional dwellings. The demand for dwellings by 2036 was stated as being 597 under the current population projection and 716 under a high growth scenario. This represents an oversupply of 1,041-1,169 dwellings.

However, this does not take into consideration that Wallabi Point and Old Bar represent different markets and that the overwhelming supply is in Old Bar.

It is reasonable to consider rezoning additional land to meet residential supply in the short-term in Wallabi Point but not in Old Bar until the long-term.

While there appears to be a significant amount of vacant land in Wallabi Point, the aerial photograph is dated and most of these lots have now been developed for housing.



Old Bar/Wallabi Point Growth Area 1 (Red Gum Road)

Overview

Constraints:

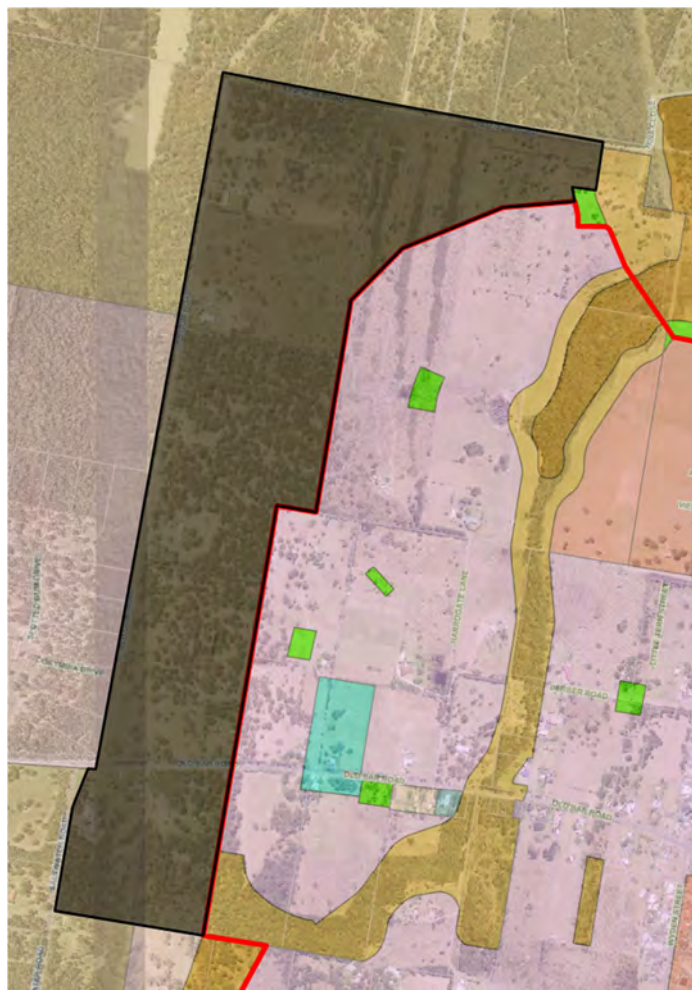
- Vegetation scattered throughout, with some dense concentrations
- Sydney Peppermint tree at its northern limit making its conservation important
- Infrastructure – requires an additional sewer pump station to service residential development
- Bushfire
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply when required (current zoned land sufficient for short-medium term) to finalise expansion of Old Bar
- Ensures retention of important vegetation

Recommendation:

That this area be nominated as one Urban Release Area to be rezoned in the Long-Term (10+ years) to provide low density residential and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

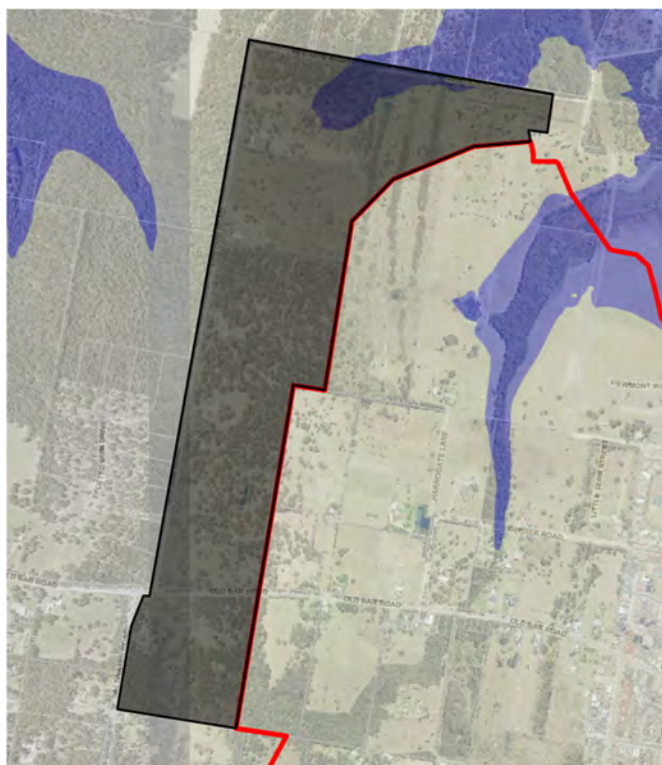
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

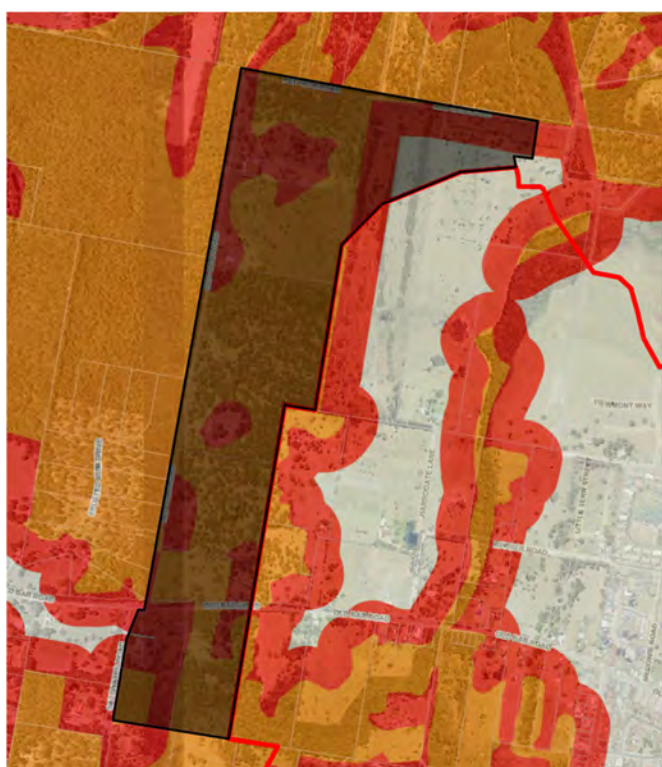
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Flood Prone Land (Greater Taree DCP 2010)

FPL3 - 2100 1% plus 0.5m freeboard



Bushfire Prone land

BFPL Buffer
BFPL Vegetation Category 1
BFPL Vegetation Category 2



Vegetation Mapping (NearMaps 2020)

Old Bar/Wallabi Point Growth Area 2 (Lot 50 Shantull Drive)

Overview

Constraints:

- Vegetation
- Nearby National Park
- Bushfire
- Stormwater/water quality
- Low-lying land
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply to finalise expansion of Wallabi Point
- Improved drainage from existing development

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential, environmental and drainage opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

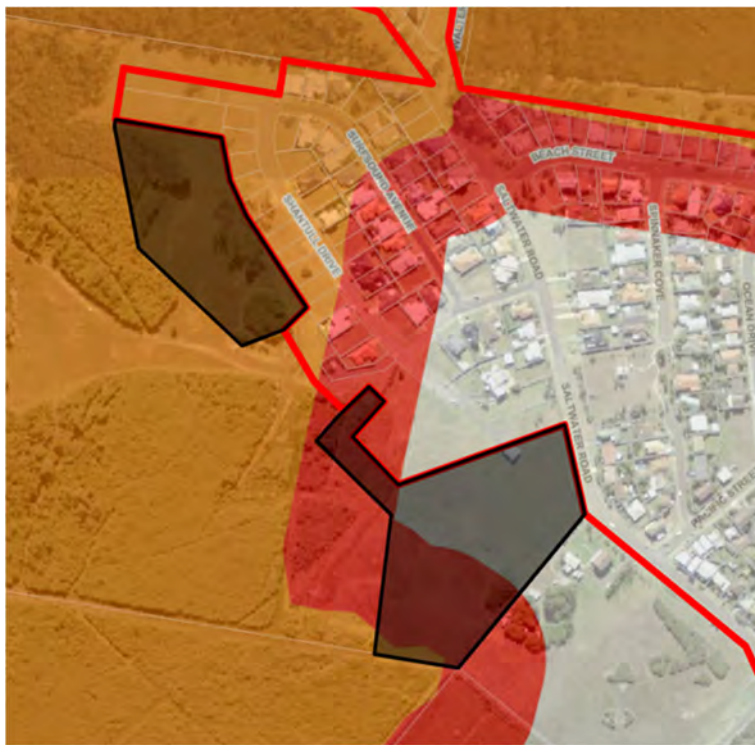
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



- BFPL Buffer
- BFPL Vegetation Category 1
- BFPL Vegetation Category 2

Bushfire Prone land



Vegetation Mapping and Watercourses (NearMaps 2020)

Pacific Palms

Pacific Palms is made up of the 'villages' of Elizabeth Beach, Blueys Beach and Boomerang Beach. All previously identified growth areas for this locality have been rezoned and no further expansion is proposed.

The ULM states that Pacific Palms has a population growth of 0.97%/year and undeveloped land that could provide 309 additional dwellings. The demand by 2036 was 175 at the current population project and 210 under a high growth scenario. This represents a surplus of 99-134 dwellings.

The ULM acknowledges that there are no new growth areas identified and that there are significant environmental constraints and community opposition in identifying additional land for rezoning.

Smiths Lake

The ULM states that Smiths Lake has a population growth of 2.79%/year and that undeveloped residential land could provide 87 additional dwellings. The demand by 2036 was stated as being 586 at the current population projection and 703 under a high growth scenario. This represents a shortfall of 499-616 dwellings.

The ULM acknowledges that there are no new growth areas identified and that there are significant environmental and bushfire constraints to identifying additional land.

If there was a desire to look at identifying whether there is the potential for identifying future Urban Release Areas in this general area, then this would need to be considered as part of a local settlement strategy.

Tea Gardens/Hawks Nest

The ULM states that Tea Gardens/Hawks Nest has a population growth of 2.18%/year and that undeveloped residential land could provide 1,443 additional dwellings. The demand for dwellings by 2036 was stated as being 1,527 at the current population projection and 1,832 under a high growth scenario. This represents a shortfall of 84-389 dwellings.

While it is reasonable to consider rezoning land in the medium term to provide additional residential supply, rezoning land in Tea Gardens in the short-term will bring another player into the market, increasing competition in the area, something that is currently lacking.



Tea Gardens/Hawks Nest Site Overview Map

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- - - Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Hawks Nest Growth Area 1 & 2 (known as North Hawks Nest)

Overview

Constraints:

- Vegetation and threatened species
- Environmental Corridor
- Bushfire
- Koala habitat
- Coastal environment area
- Isolated/separated from Hawks Nest
- Constraint level – MEDIUM

Opportunity:

- Securing habitat and environmental corridors
- Additional residential land supply

Recommendation:

That this area be nominated as one Urban Release Area to be rezoned in the Long-Term (10+ years), subject to a Planning Proposal; or land owned by the Karuah Local Aboriginal Land Council is considered under State Environmental Planning Policy (Aboriginal Lands) 2019.



Identified Settlement Expansion

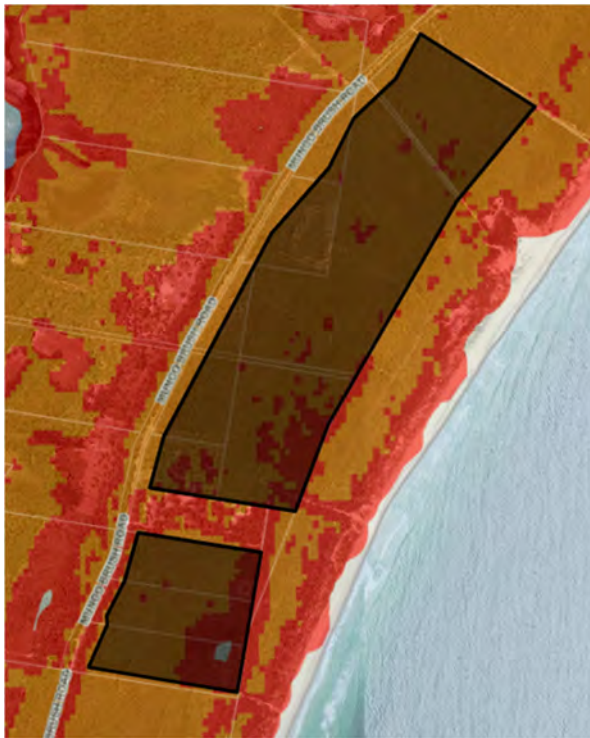
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Bushfire Prone land



Vegetation Mapping and Watercourses (NearMaps 2020)

Tea Gardens Growth Area 1 (Myall River Downs)

Overview

Constraints:

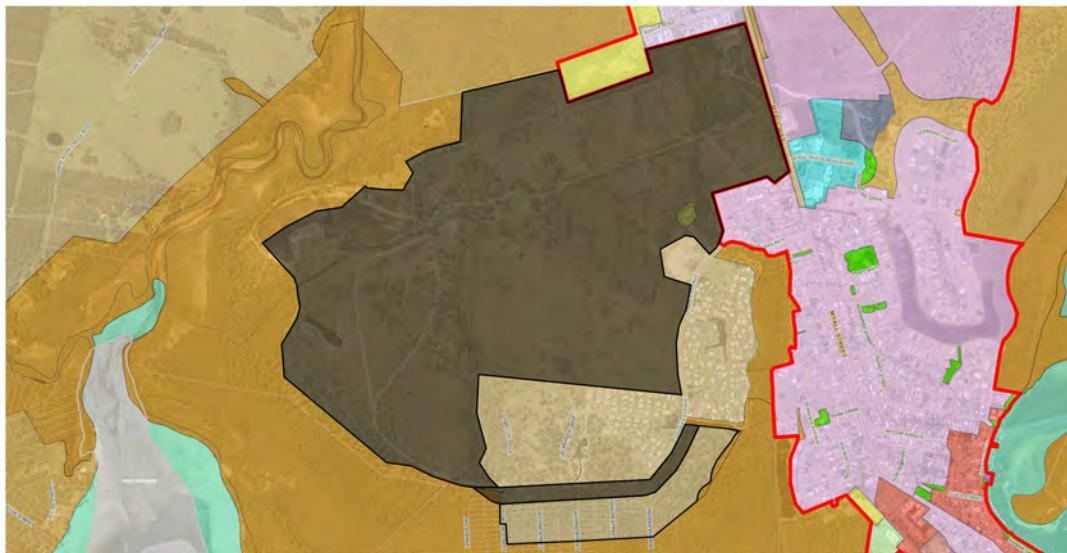
- Vegetation scattered throughout, with some significant dense concentrations and corridors
- Bushfire
- Drainage
- Adjoining industrial estate
- Flooding and sea level rise
- Stormwater and water quality
- Constraint level – MEDIUM

Opportunity:

- Significant additional low-density residential land supply
- The majority of vacant residential land in Tea Gardens is owned by one company and introducing another player into the market will encourage competition and provide choice
- Ensures retention of important vegetation and corridors
- Provides opportunity for location of sporting fields for the community (there are no fields at present and a 4ha site is needed)
- Remove a paper subdivision in exchange for narrow strip of residential development

Recommendation:

That this area be nominated as one Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide low density residential, environmental and open space opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

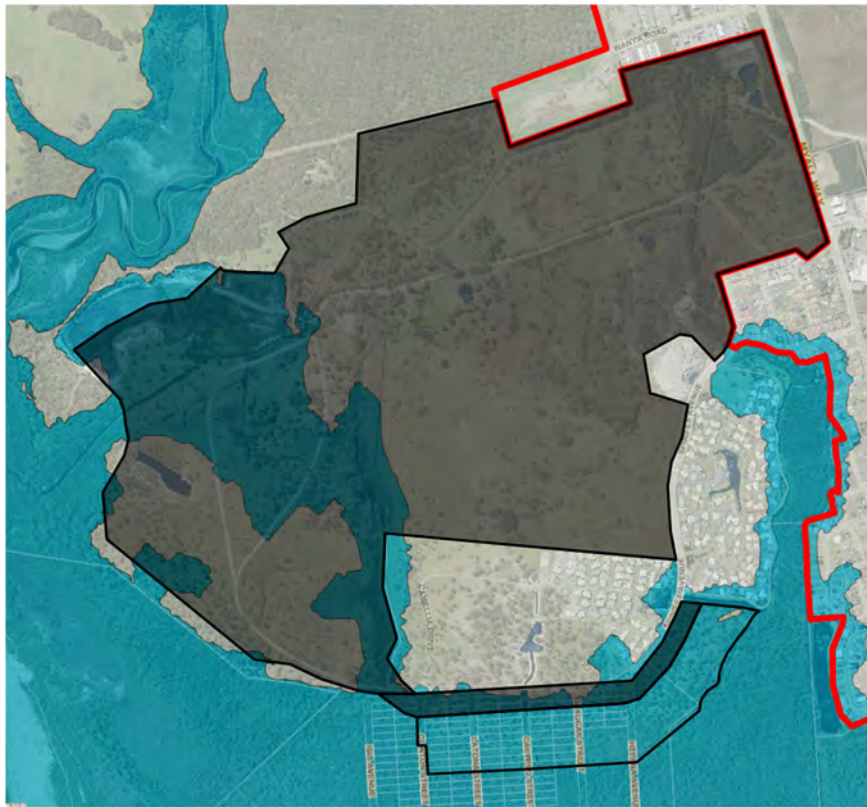
Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	W3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	W4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	RI1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	RI2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



■ Flood Prone Area (FLD)

Flood Prone Area (Great Lakes LEP 2014)



■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2

Bushfire Prone land



Vegetation Mapping and Watercourses (NearMaps 2020)

Tea Gardens Growth Area 2 (Myall Way)

Overview

Constraints:

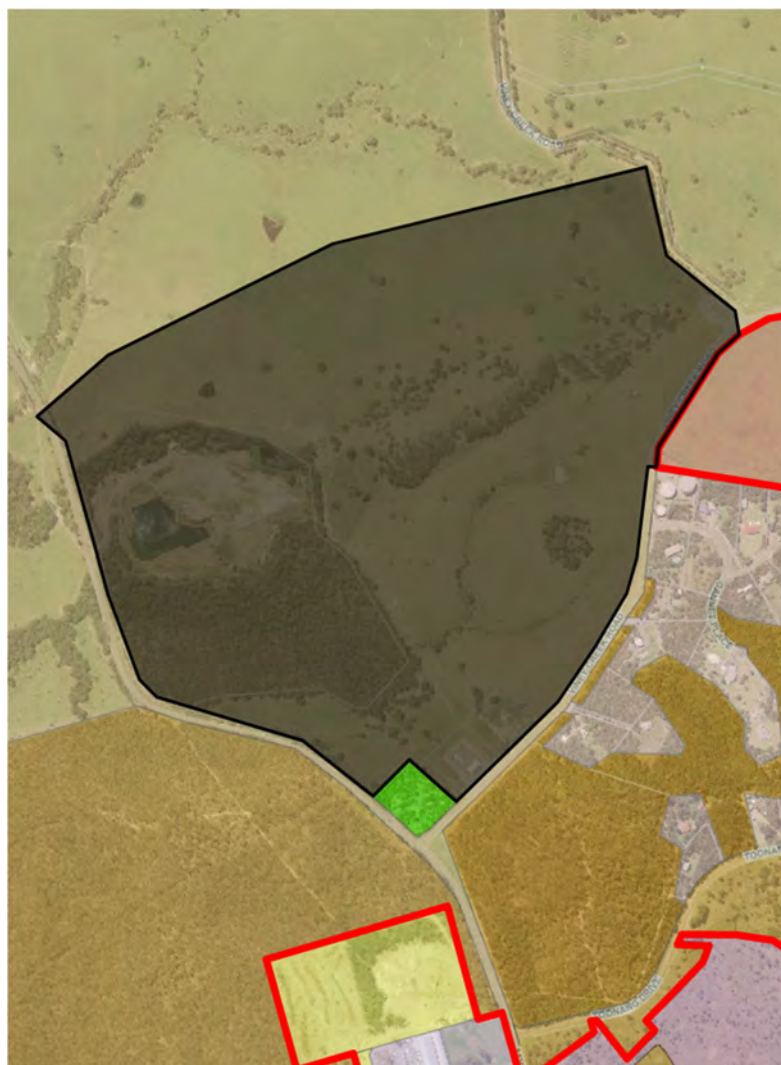
- A significant stand of vegetation and corridors
- Stormwater/water quality
- Isolation/separation from Tea Gardens
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply when required (not required in short-medium term)

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide low density residential and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

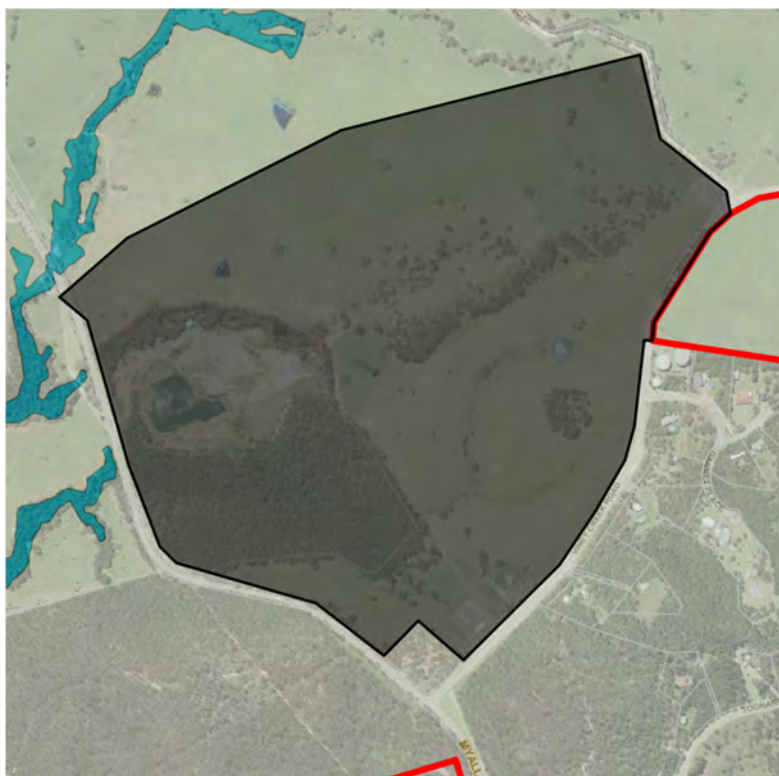
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

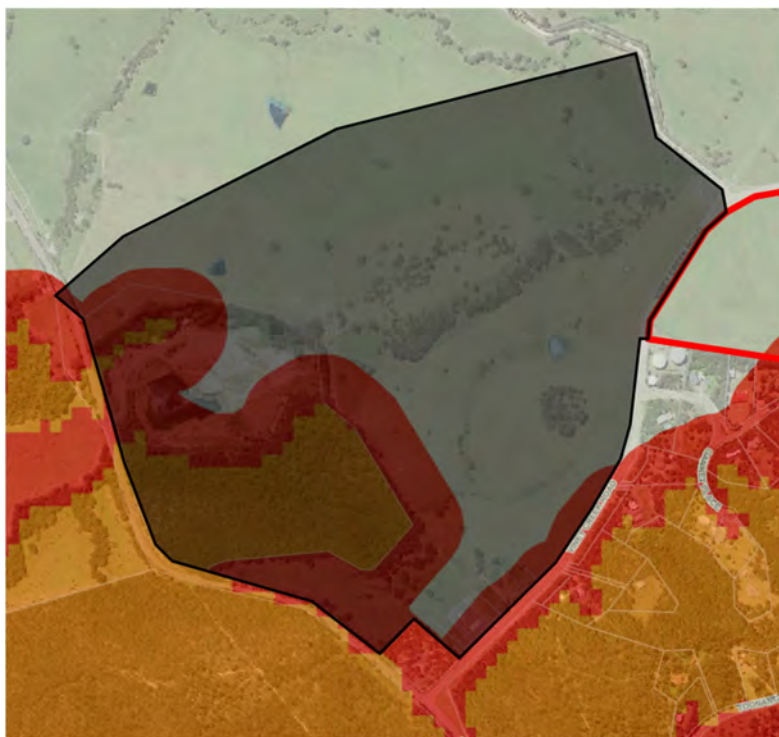
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



■ Flood Prone Area (FLD)

Flood Prone Area (Great Lakes LEP 2014)



■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2

Bushfire Prone land



Vegetation Mapping and Watercourses (NearMaps 2020)

Tea Gardens Growth Area 3 (Parry's Cove Marina)

Overview

Constraints:

- Hydrodynamics
- Terrestrial and aquatic biodiversity
- Navigation dredging, intervals and financial burden
- Stormwater/water quality
- Isolation/separation from Tea Gardens
- Constraint level – MEDIUM

Opportunity:

- Additional boating/recreation infrastructure and facilities in an area with high boat usage

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Short-Term (1-5 years) to provide a mixed-use outcome supporting a marina and supporting business and boating facilities as well as other water recreational activities and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area




Constraints Mapping



 Flood Prone Area (FLD)

Flood Prone Area (Great Lakes LEP 2014)



 BFPL Buffer
 BFPL Vegetation Category 1
 BFPL Vegetation Category 2

Bushfire Prone Area



-  Coastal Wetland Proximity Area
-  Coastal Wetlands

*SEPP Coastal Management (2018) Wetlands
And Wetlands Proximity*



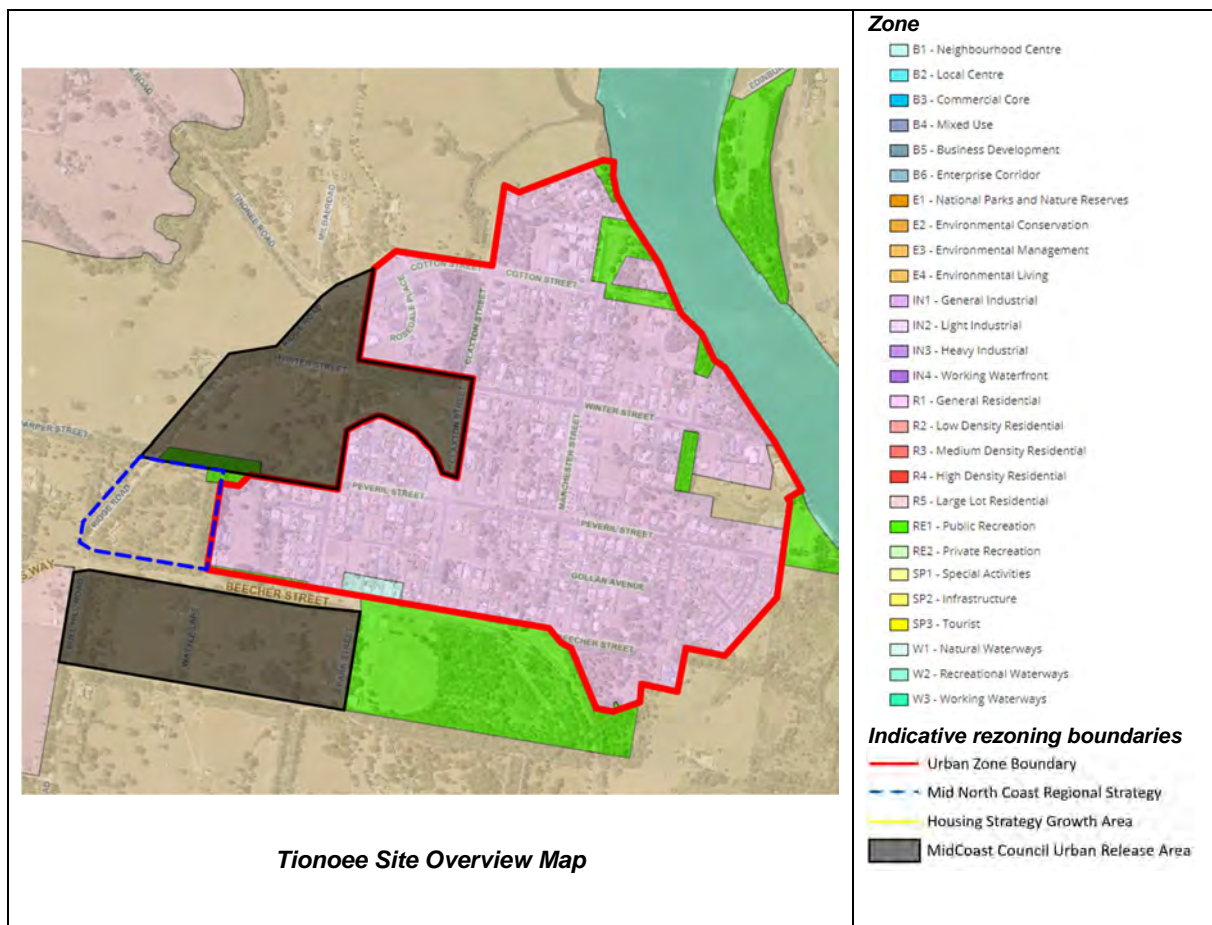
Vegetation Mapping and Watercourses (NearMaps 2020)

Inland towns

Tinonee

The ULM states that Tinonee has a population growth of 0.73%/year and that undeveloped residential land could provide 39 additional dwellings. The demand for dwellings by 2036 was stated as being 49 at the current population projection and 59 under a high growth scenario. This represents a shortfall of 9-19 dwellings.

Based on this it would be reasonable to consider rezoning additional residential land in the medium term.



Overview

Constraints:

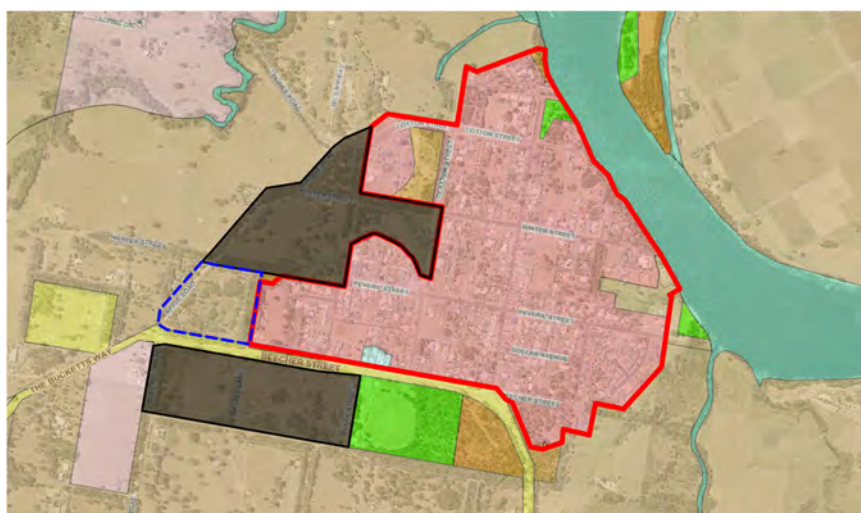
- Vegetation, Koala habitat, corridors
- Steep land
- Infrastructure - servicing difficulty
- Divided by major road
- Constraint level – MEDIUM in north and south, HIGH in central area

Opportunity:

- Provide additional low-density residential land supply where suitable in the medium term
- Capitalise on logical urban edge of settlement and provide some additional rural residential development in alignment with adjoining zone

Recommendation:

- That land located on the southern side of The Bucketts Way be placed into a separate growth area and be rezoned in the Medium Term (6-10 years) for rural residential purposes (zoned R5 – Large Lot Residential), subject to a Planning Proposal.
- That 4 & 24 Ridge Road and 81 Beecher Street be excluded from Tinonee Growth Area 1 on the basis of its high level of constraints.
- That the remaining land in Tinonee Growth Area 1 (northern area) be rezoned in the Medium-Term (6-10 years) for low density residential and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

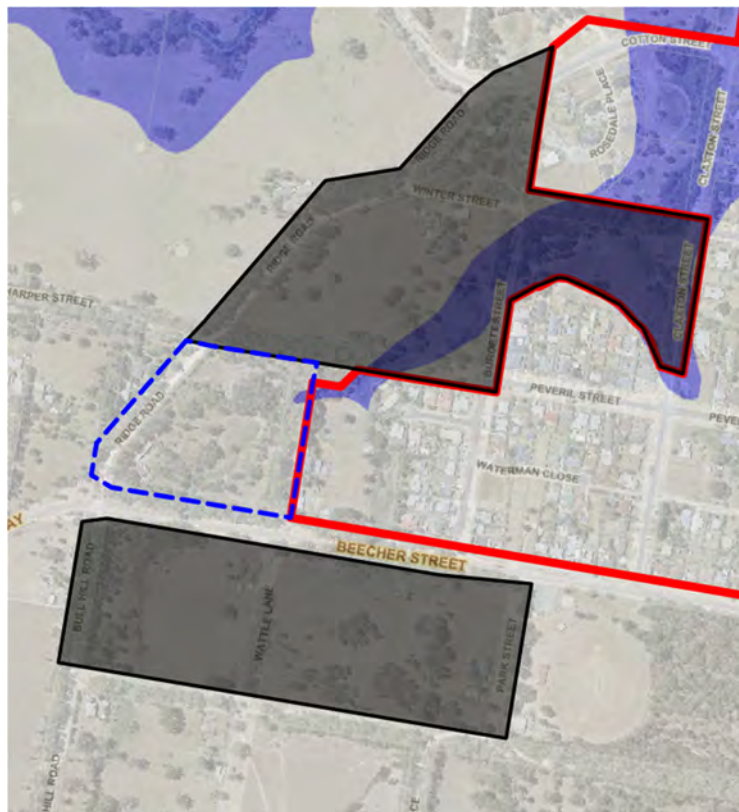
Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative Zone Boundary

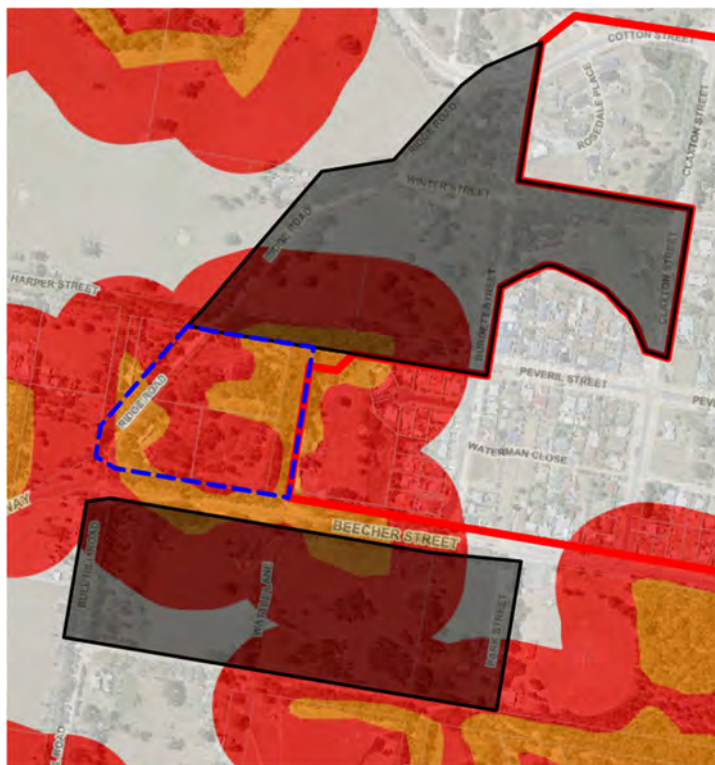
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



FPL3 - 2100 1% plus 0.5m freeboard

Flood Prone Land (Greater Taree DCP 2010)



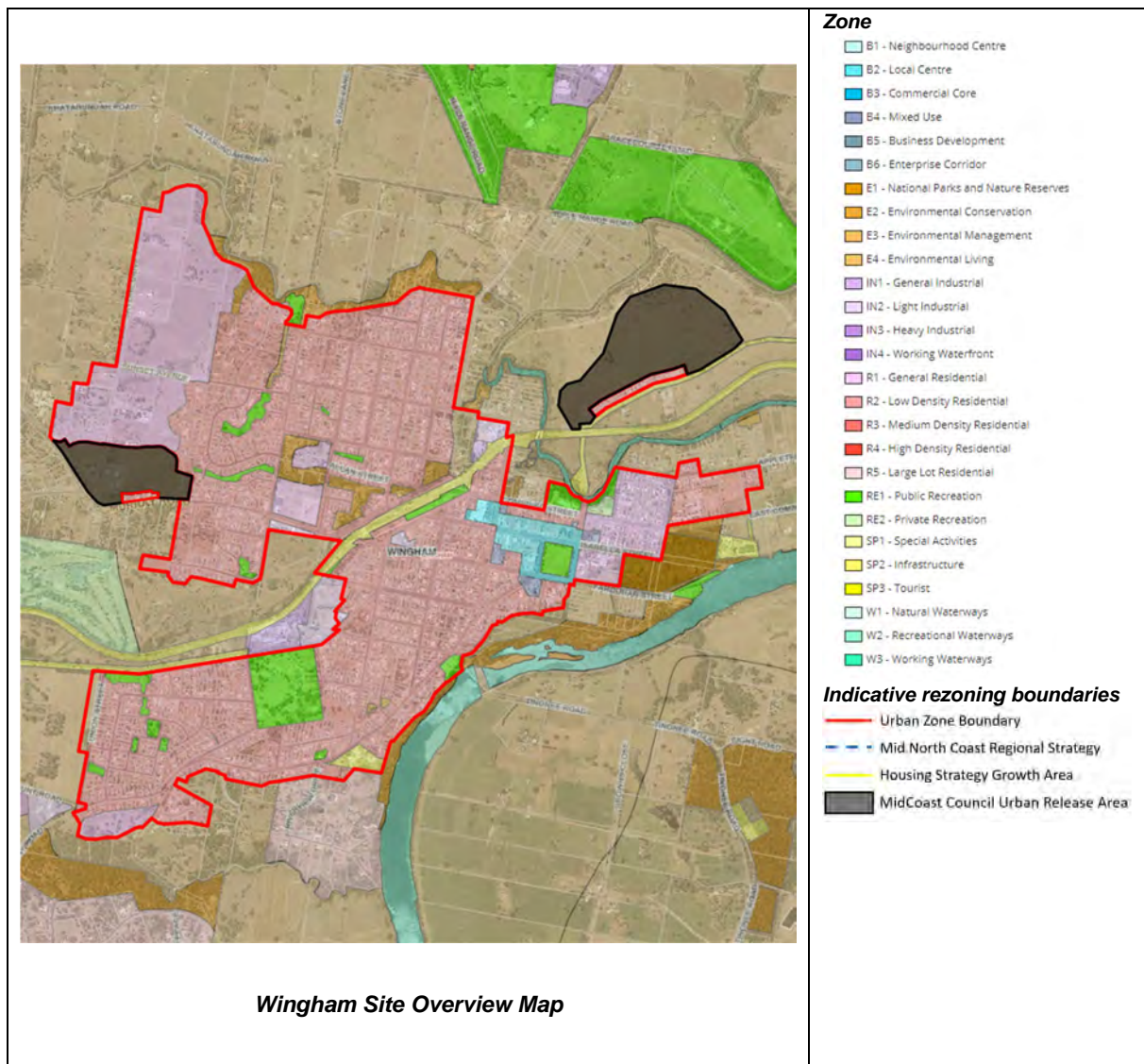
BFPL Buffer
BFPL Vegetation Category 1
BFPL Vegetation Category 2

Bushfire Prone land

Wingham

The ULM states that Wingham has a population growth of 0.06%/year and that undeveloped residential land could provide 229 additional dwellings. The demand for dwellings by 2036 was stated as being 38 at the current population projection and 46 under a high growth scenario. This represents an oversupply of 183-191 dwellings.

Based on the above findings there is no need to rezone land in the foreseeable future. However, the ULM notes that 49% of this land is in the same ownership which can impact on its release. This can lead to land not being made available to the market or released at such low rates so as to keep land prices high. The slow uptake can also be an indication that the land zoned for residential is not in the location sought by the market.



Wingham Growth Area 1 (Lot 11 Wingham Road)

Overview

Constraints:

- Flooding
- Bushfire
- Physical separation from Wingham township
- Constraint level – LOW

Opportunity:

- Additional low-density residential land
- Walk/cycleway to town centre

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Medium-Term (6-10 years) to provide low density residential development, subject to a Planning Proposal.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Flood Prone Land (Greater Taree DCP 2010)

FPL3 - 2100 1% plus 0.5m freeboard



Bushfire Prone land

BFPL Buffer
BFPL Vegetation Category 1
BFPL Vegetation Category 2



Vegetation Mapping and Watercourses (NearMaps 2020)

Wingham Growth Area 2 (Murray Road and Skyline Drive)

Overview

Constraints:

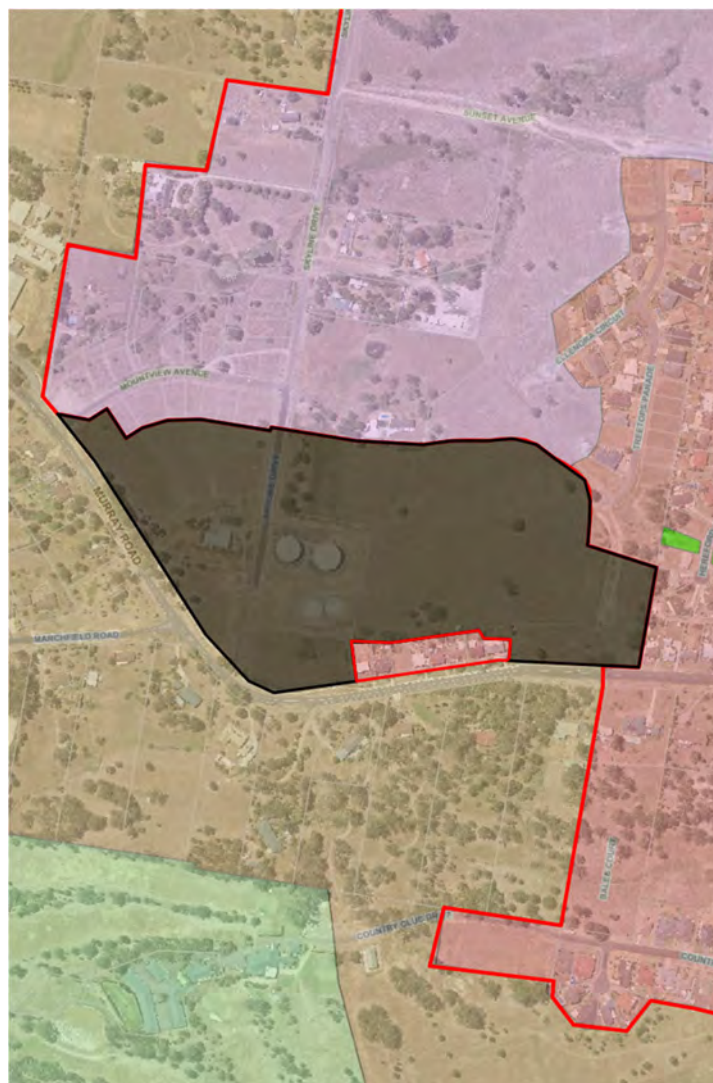
- Servicing – water reservoir in the middle of site and adequate water pressure requires 25m of head-pressure which may not be possible without significant additional public investment
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply when required (most likely in long term)

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide low density residential development, subject to a Planning Proposal.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Vegetation Mapping and Watercourses (NearMaps 2020)

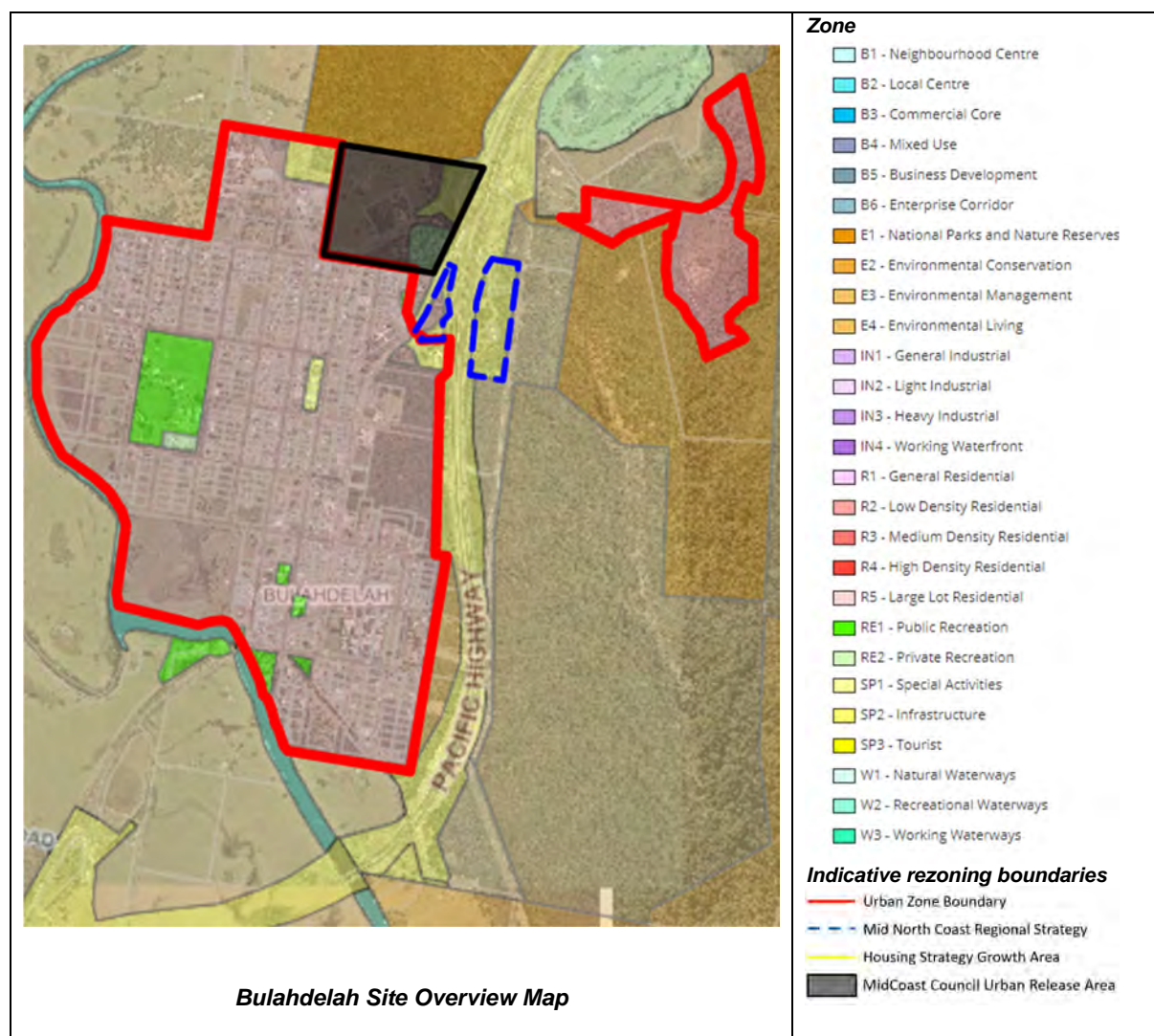
Villages

Villages shown below utilise the RU5 – Village zone (rather than separate urban zones) and are located both in inland and coastal environments.

Bulahdelah

The ULM states that Bulahdelah has a population growth of -0.3%/year. The ULM uses a 0.1% default growth rate where a settlement currently has negative growth. Undeveloped residential land could provide 253 additional dwellings. The demand for dwellings by 2036 was stated as being 10 under the default growth rate and 12 under a high growth rate scenario.

There is no need to rezone additional land for residential growth.



Bulahdelah Area 1 (Lee Street)

Overview

Constraints:

- Proximity to Pacific Highway
- Vegetation and corridors
- Bushfire
- Buffer to National Park
- Constraint level – MEDIUM

Opportunity:

- Additional village expansion when required (most likely in the very long term)

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide village expansion and environmental opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

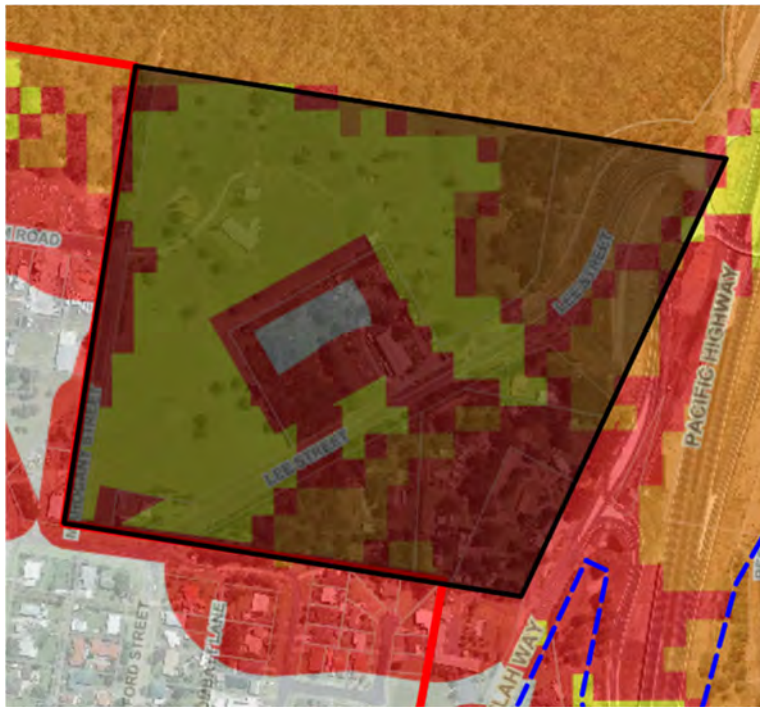
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



- BFPL Buffer
- BFPL Vegetation Category 1
- BFPL Vegetation Category 2

Bushfire Prone land



Vegetation Mapping and Watercourses (NearMaps 2020)

Bulahdelah Growth Area 2 (both sides of the Pacific Highway)

Overview

Constraints:

- Proximity to Pacific Highway
- Isolation from existing village
- Bushfire
- No demand for additional village expansion
- Constraint level – HIGH

Opportunity:

- Nil

Recommendation:

That this area NOT be nominated as an Urban Release Area.



Identified Settlement Expansion

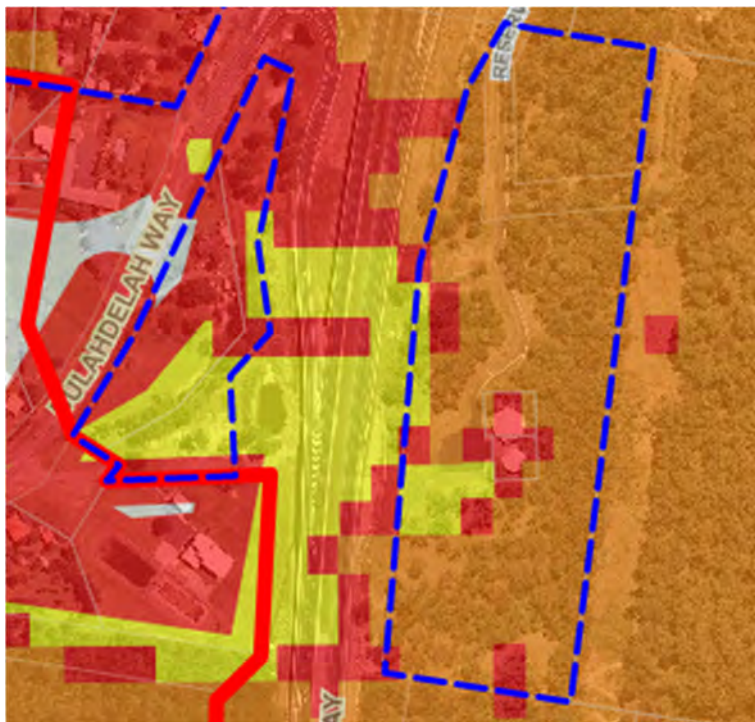
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- - - Mid North Coast Regional Strategy
- - - Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



- BFPL Buffer
- BFPL Vegetation Category 1
- BFPL Vegetation Category 2

Bushfire Prone land

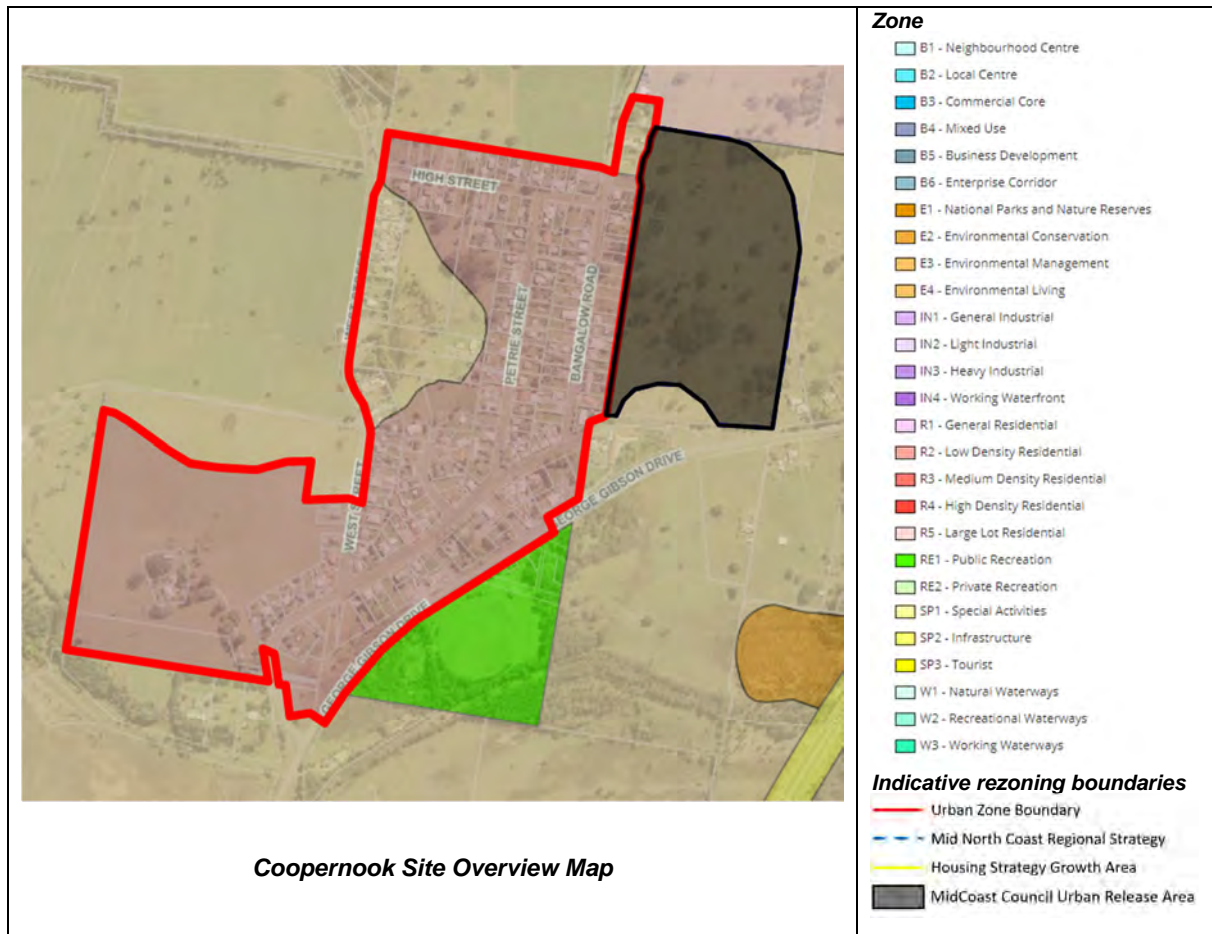


Vegetation Mapping and Watercourses (NearMaps 2020)

Cooperbrook

The ULM states that Cooperbrook has a population growth of 3.8%/year and that undeveloped residential land could provide 85 additional dwellings. The ULM does not undertake demand assessments for settlements with less than 500 people.

It would be reasonable to assume that providing additional land supply for Cooperbrook is not required in the short-medium term.



Coopernook Growth Area 1 (Lot 7 Bangalow Road)

Overview

Constraints:

- Dispersed vegetation
- Constraint level – LOW

Opportunity:

- Additional village expansion when required (current zoned land sufficient for short-medium term)

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide village expansion, subject to a Planning Proposal.



Identified Settlement Expansion

Zones

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



■ FPL3 - 2100 1% plus 0.5m freeboard

Flood Prone Land (Greater Taree DCP 2010)



■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2

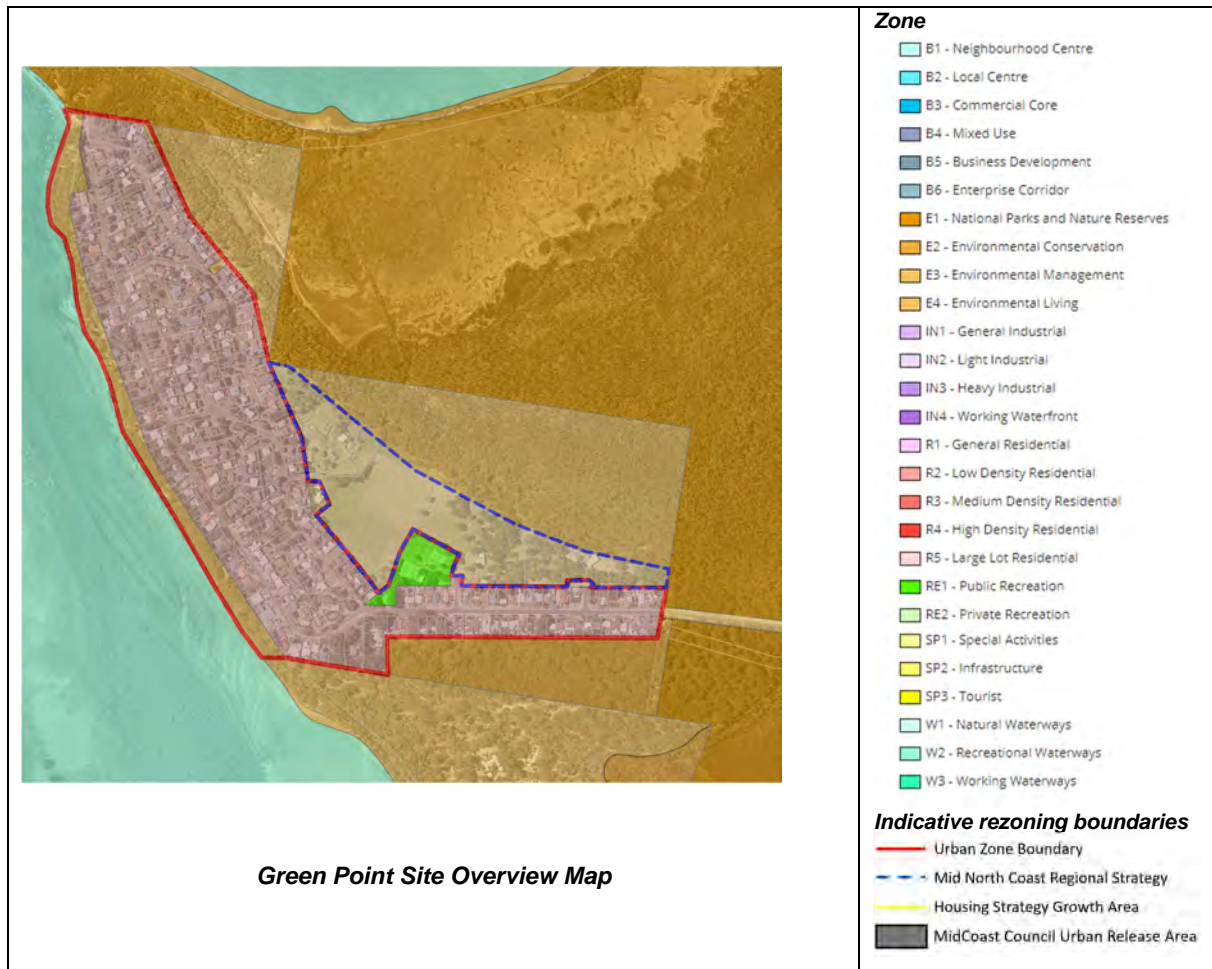
Bushfire Prone land



Vegetation Mapping and Watercourses (NearMaps 2020)

Green Point

The ULM states that Green Point has a population growth of -2.17%/year. The ULM uses a 0.1% default growth rate where a settlement currently has negative growth. There is no undeveloped land and using the default growth rate provides a demand for an additional 5-6 dwellings by 2036.



Green Point Growth Area 1

Overview

Constraints:

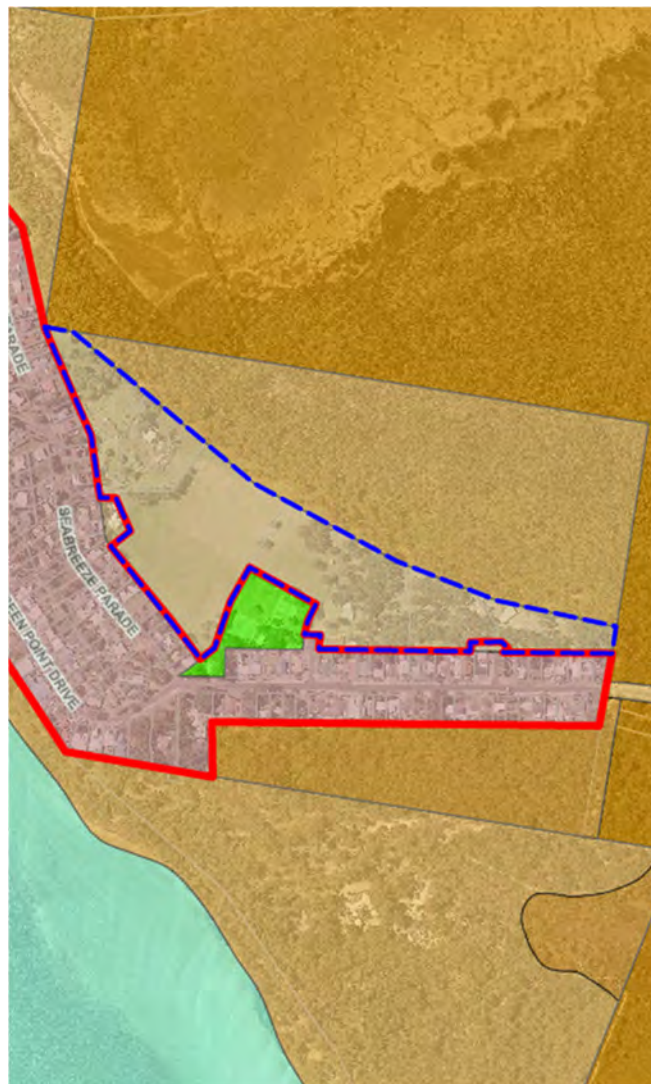
- Flooding (approximately 50% of site)
- Vegetation (both onsite and in adjoining Council bushland reserve)
- Bushfire
- Stormwater and water quality
- Servicing – pump station required to service this land
- Community opposition to growth
- Constraint level – HIGH

Opportunity:

- Maintaining a buffer between village and environmental/bushfire constraints

Recommendation:

That this area NOT be nominated as an Urban Release Area.



Identified Settlement Expansion

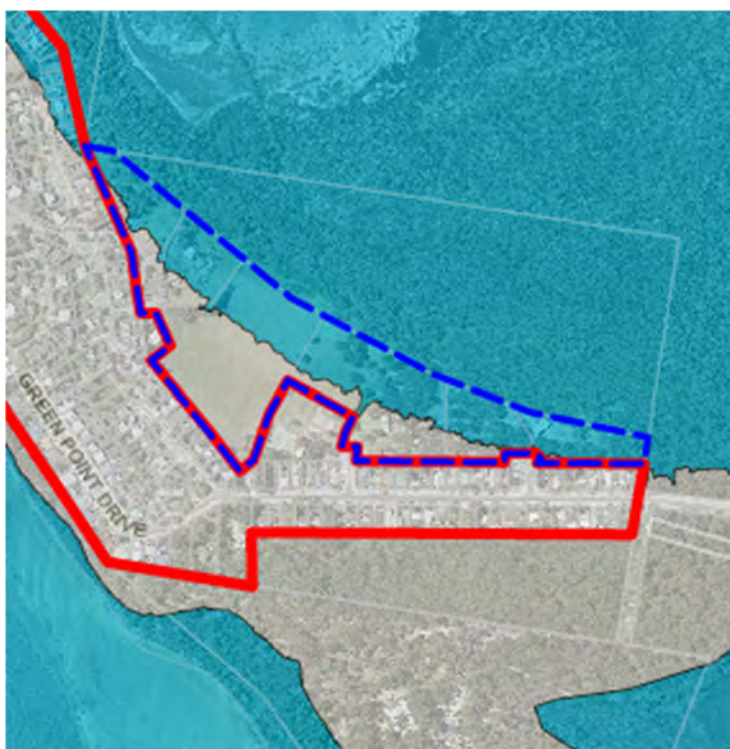
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

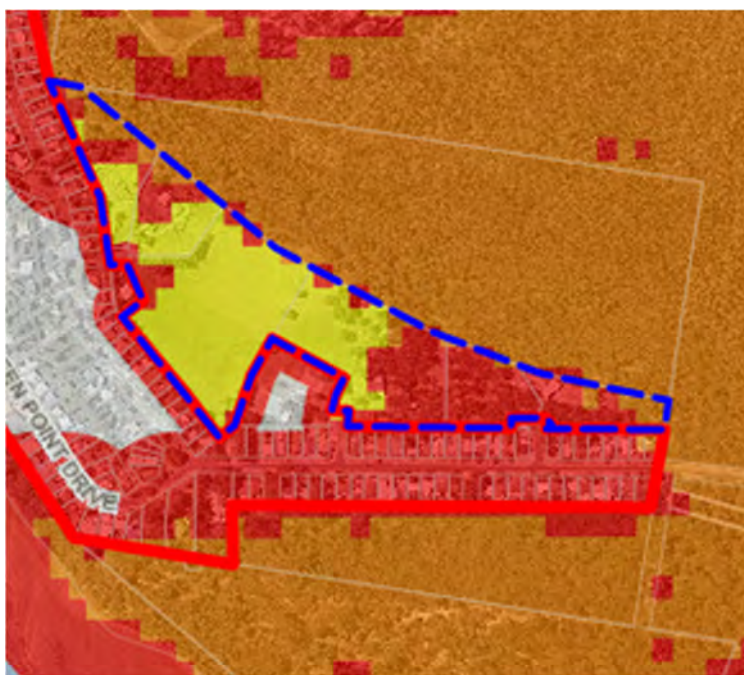
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



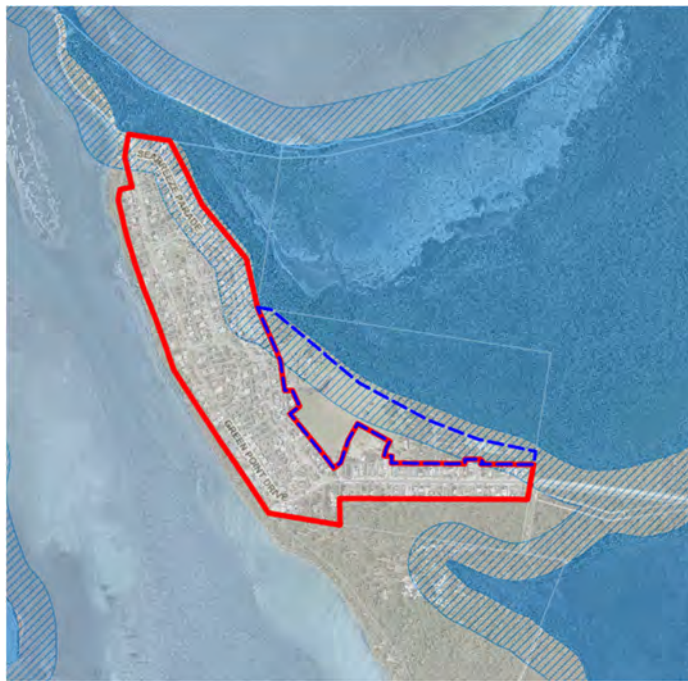
■ Flood Prone Area (FLD)

Flood Prone land (Great Lakes LEP 2014)



■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2

Bushfire Prone land



- Coastal Wetland Proximity Area
- Coastal Wetlands

SEPP Coastal Management (2018) Wetlands and Wetlands Proximity

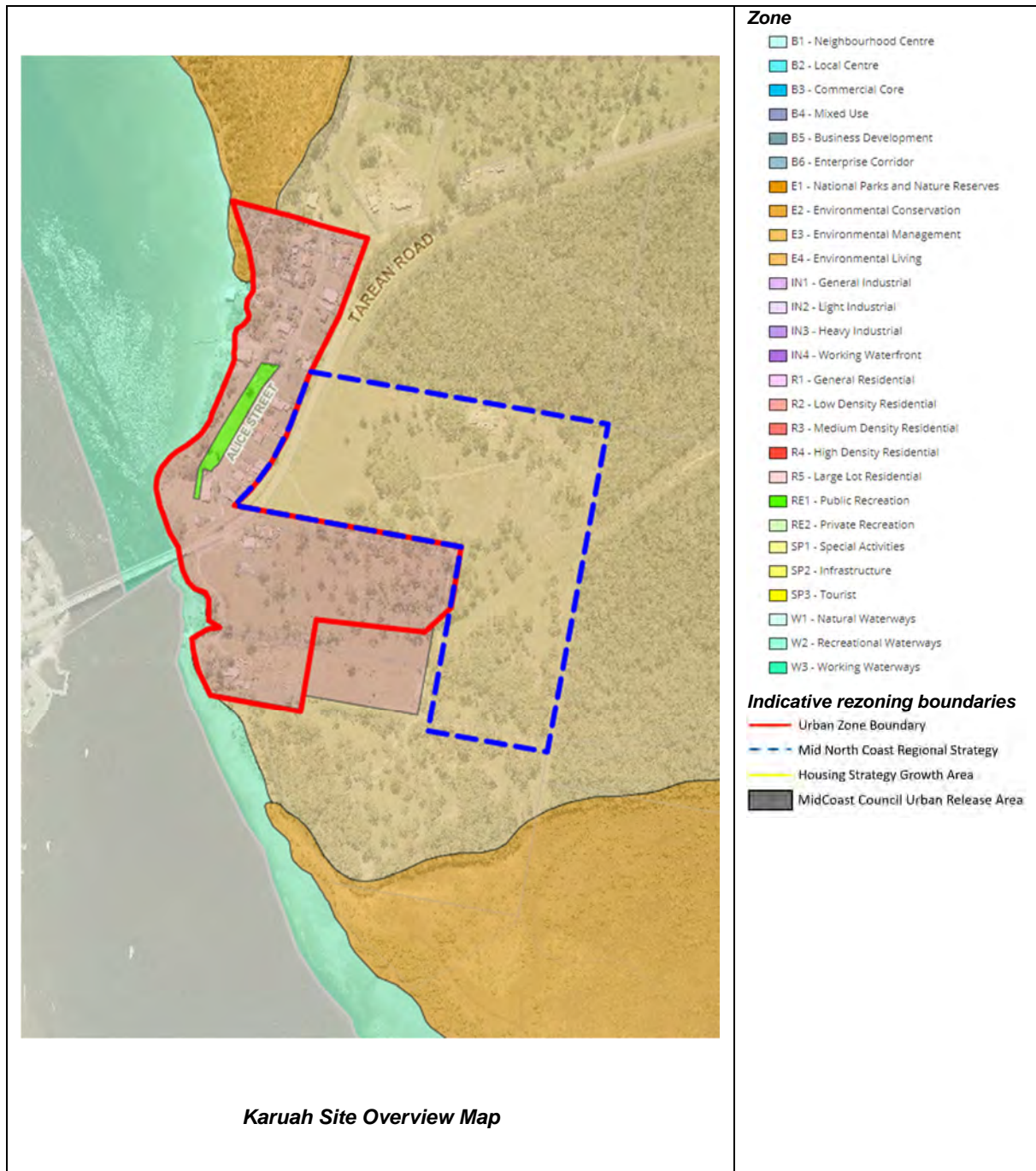


Vegetation Mapping and Watercourses (NearMaps 2020)

Karuah

The ULM does not provide population and growth statistics for North Karuah as the data is not available due to its very small size (approximately 25 dwellings). The ULM notes that undeveloped residential land could provide an additional 21 dwellings.

It would be reasonable to assume that providing additional land supply for North Karuah is not required in the foreseeable future.



Karuah Growth Area 1

Overview

Constraints:

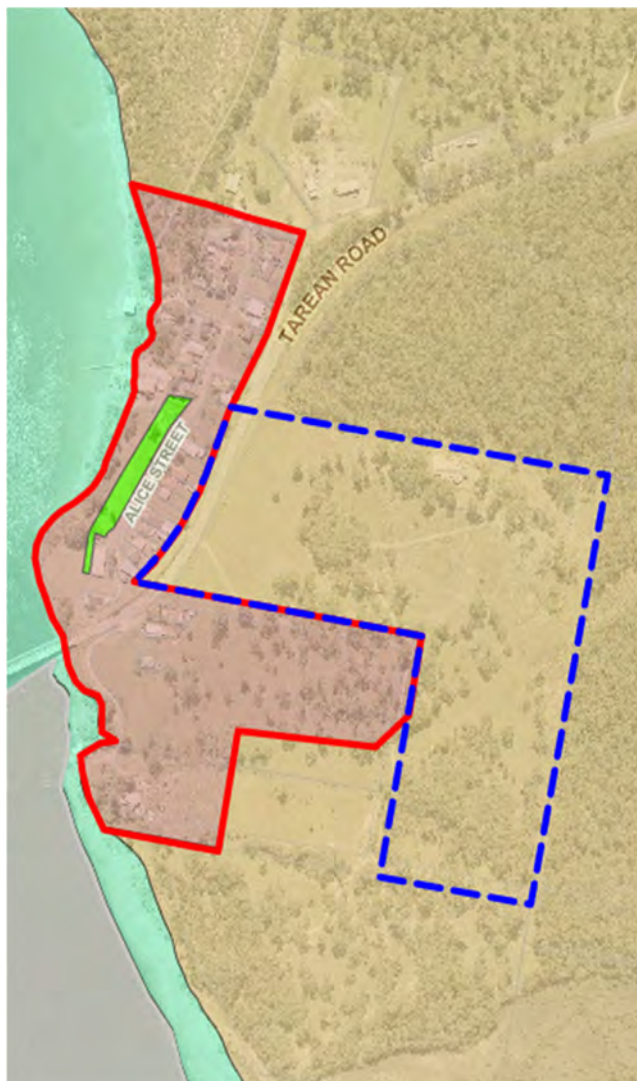
- Vegetation and corridors
- Bushfire
- Stormwater and water quality (close to sensitive receiving waters with oyster leases)
- Coastal environment area
- Marina Park buffer
- Constraint level – HIGH

Opportunity:

- Conserving vegetation and corridors

Recommendation:

That this area NOT be nominated as an Urban Release Area.



Identified Settlement Expansion

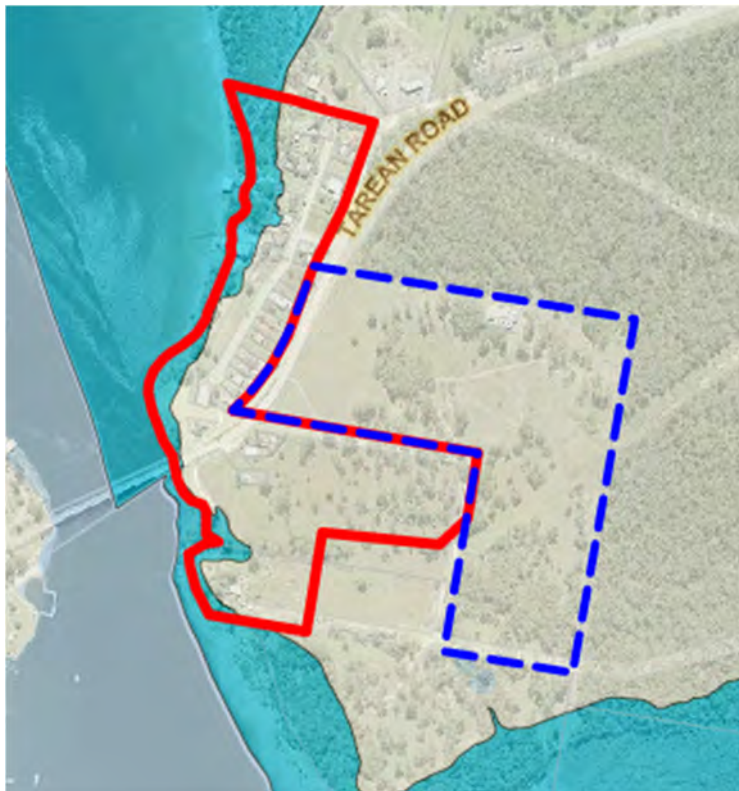
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

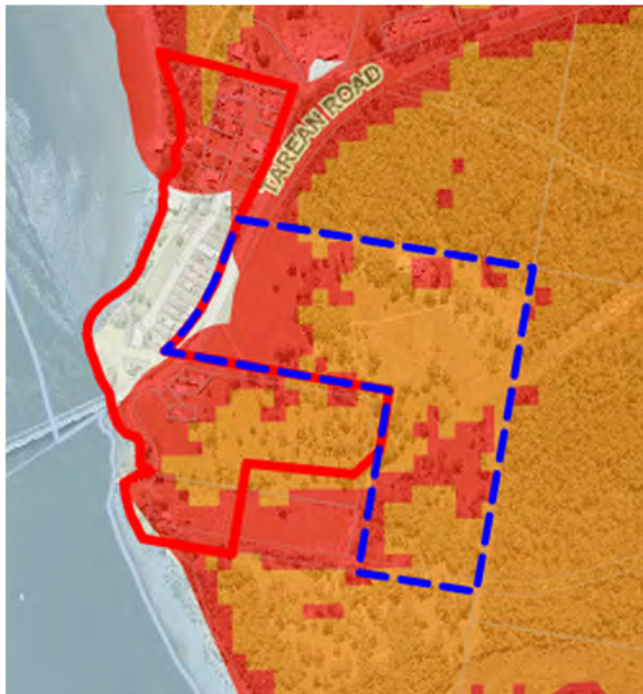
- Urban Zone Boundary
- - - Mid North Coast Regional Strategy
- - - Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



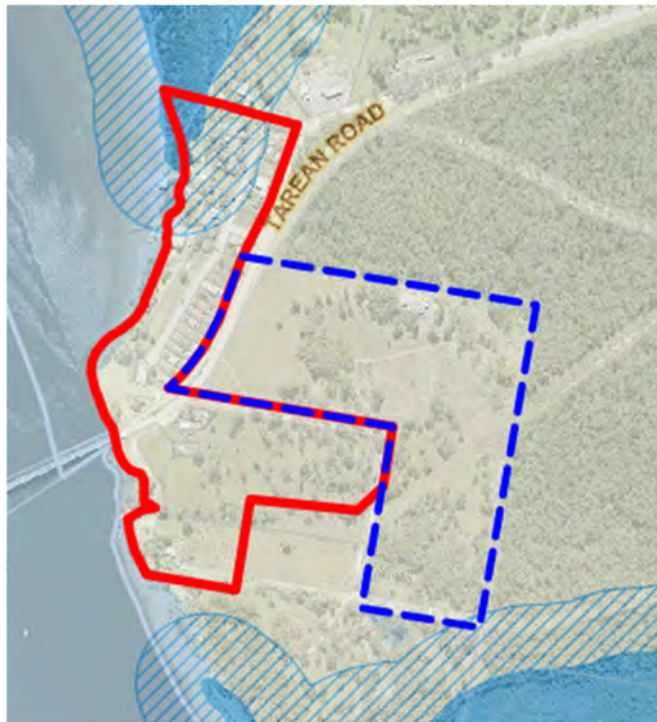
Flood Prone land (Great Lakes LEP 2014)

■ Flood Prone Area (FLD)



Bushfire Prone land

■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2



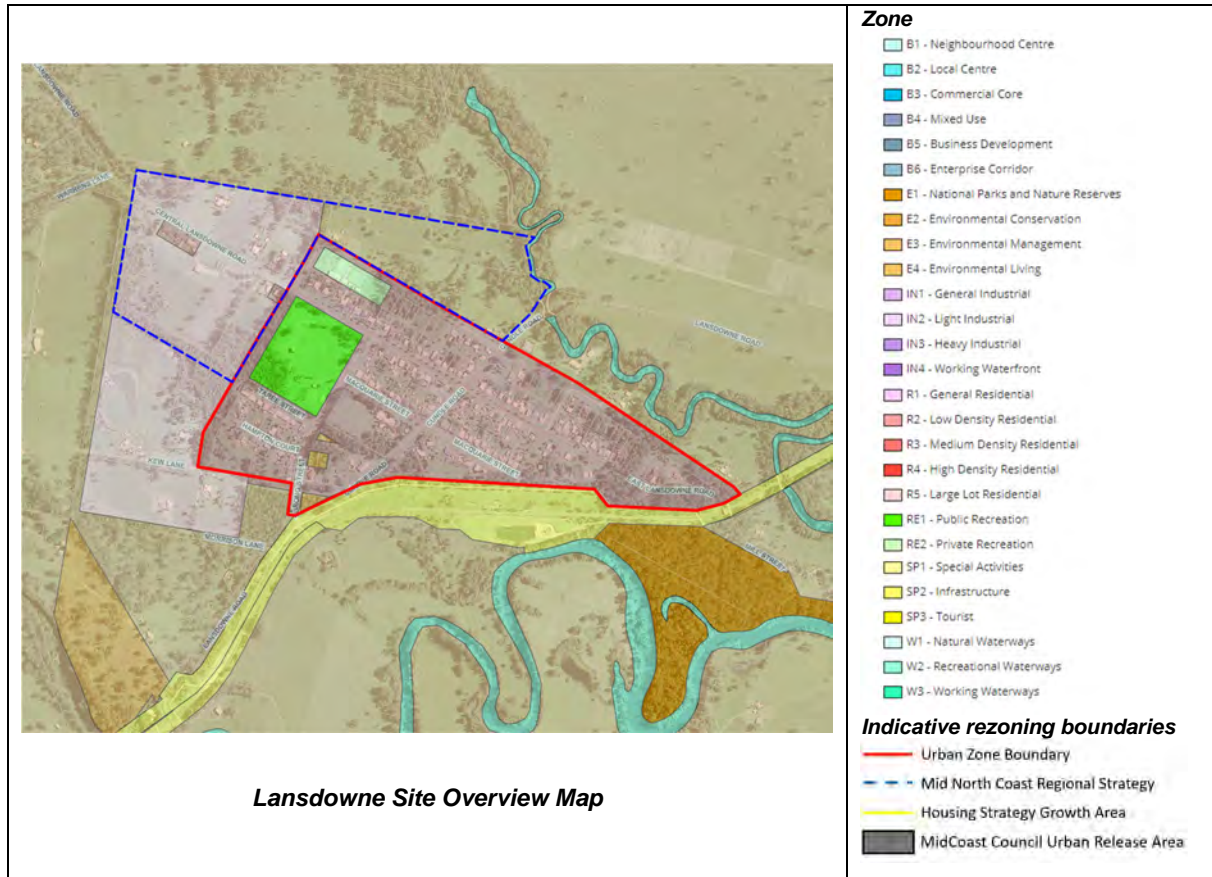
*SEPP (Coastal Management) 2018 wetlands
And Wetlands Proximity*



Vegetation Mapping and Watercourses (NearMaps 2020)

Lansdowne

The ULM states that Lansdowne has a population growth of -0.38%/year with no undeveloped residential land. While the ULM does not undertake demand assessments for settlements with less than 500 people, with a negative growth rate there is no demand for additional housing.



Lansdowne Growth Area 1 (Central Lansdowne Road)

Overview

Constraints:

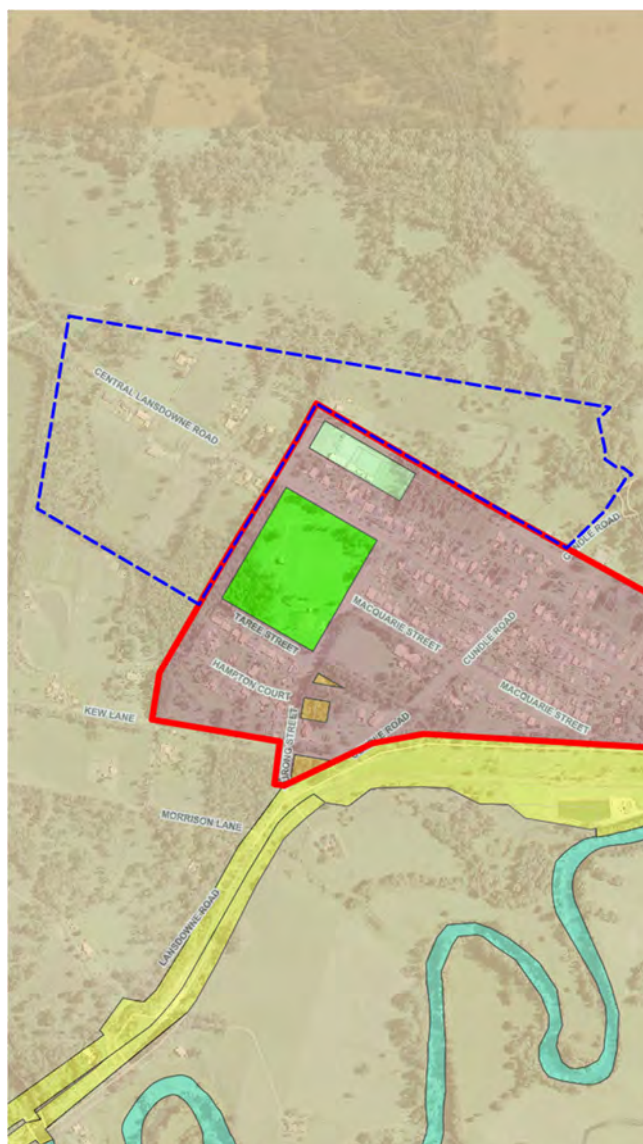
- Flooding (approximately 20% of site)
- Bushfire
- Stormwater and water quality
- Flat land with poor drainage
- No demand for additional housing
- Constraint level – HIGH

Opportunity:

- Nil

Recommendation:

That this area NOT be nominated as an Urban Release Area.



Identified Settlement Expansion

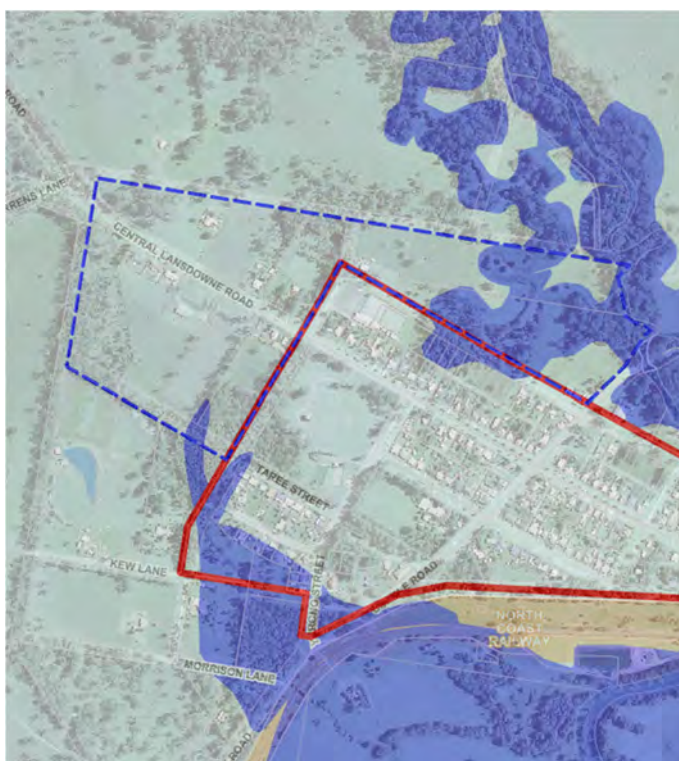
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

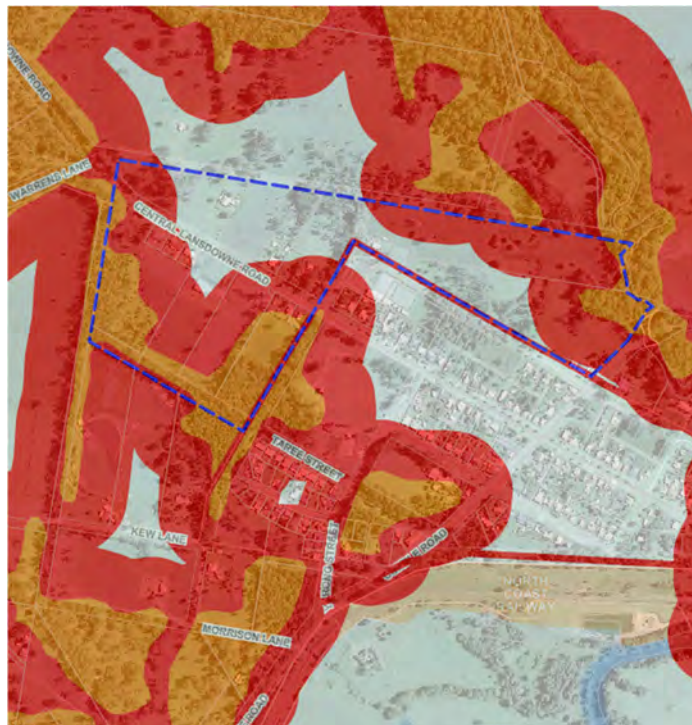
- Urban Zone Boundary
- - - Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



FPL3 - 2100 1% plus 0.5m freeboard

Flood Prone Land (Greater Taree DCP 2010)



BFPL Buffer
BFPL Vegetation Category 1
BFPL Vegetation Category 2

Bushfire Prone land

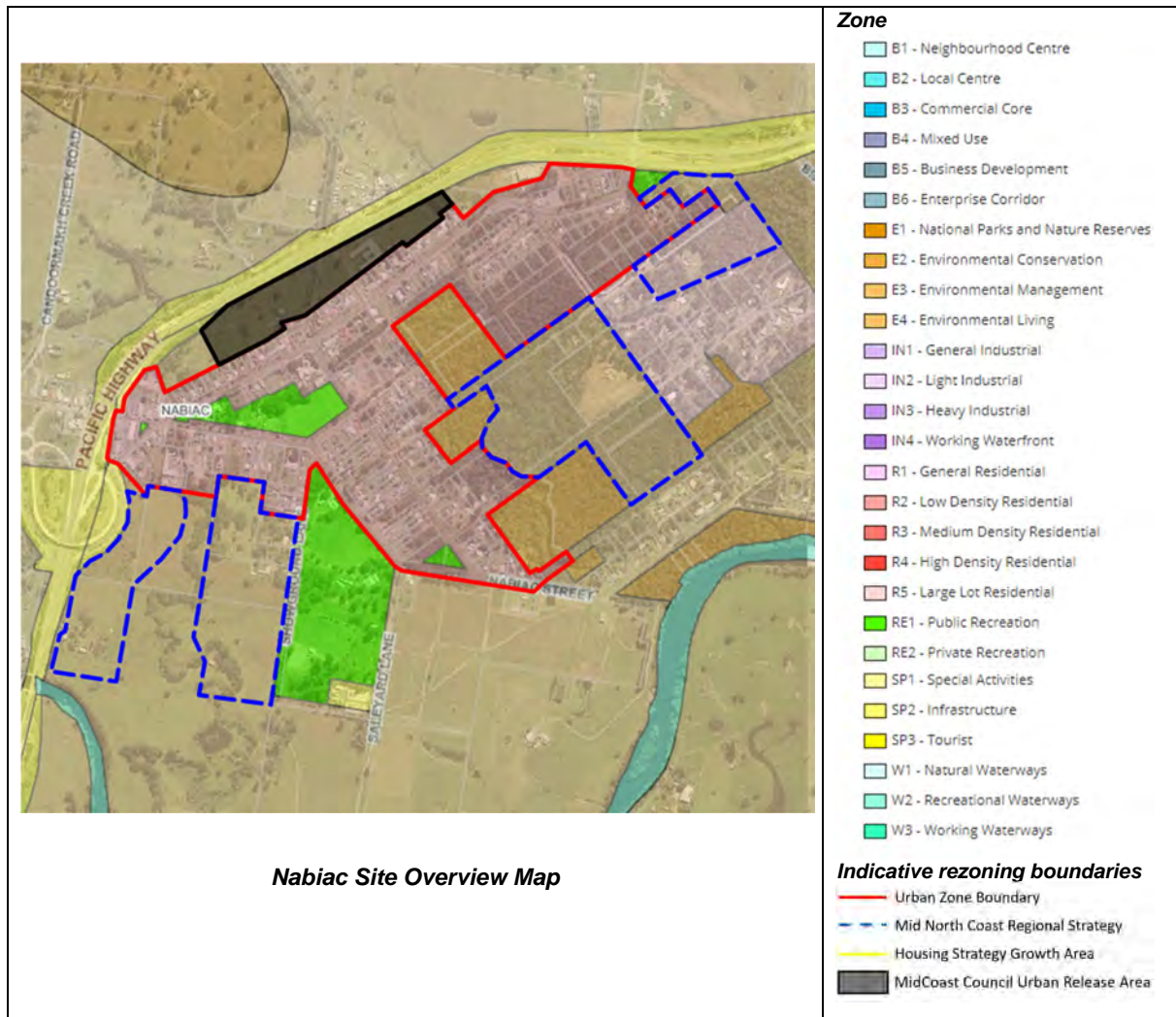


Vegetation Mapping and Watercourses (NearMaps 2020)

Nabiac

The ULM states that Nabiac has a population growth of -0.19%/year. The ULM uses a 0.1% default growth rate where a settlement currently has negative growth. Undeveloped residential land could provide 2 dwellings. The demand for dwellings by 2036 was stated as being 5 under the default growth rate and 6 under a high growth rate scenario.

Most of the previously identified growth areas have significant constraints to development.



Nabiac Growth Area 1 (Showground Lane)

Overview

Constraints:

- Vegetation
- Flooding (approximately 40% of site)
- Bushfire
- Sewer Treatment Plant buffer
- Constraint level – HIGH

Opportunity:

- Nil

Recommendation:

That this area NOT be nominated as an Urban Release Area.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



Flood Prone land (Great Lakes LEP 2014)

■ Flood Prone Area (FLD)



Bushfire Prone land

■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2



Vegetation Mapping and Watercourses (NearMaps 2020)

Nabiac Growth Area 2 (Cowper Street and Evergreen Close)

Overview

Constraints:

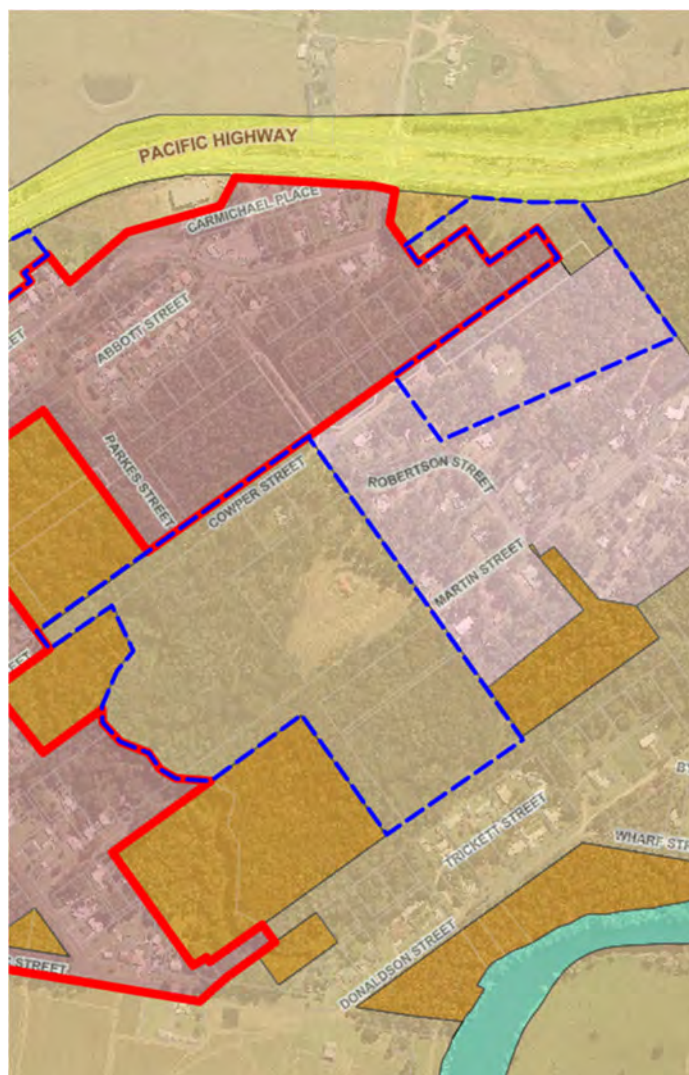
- Mostly vegetated and acts as corridor
- Bushfire
- Constraint level – HIGH

Opportunity:

- Nil

Recommendation:

That this area NOT be nominated as an Urban Release Area.



Identified Settlement Expansion

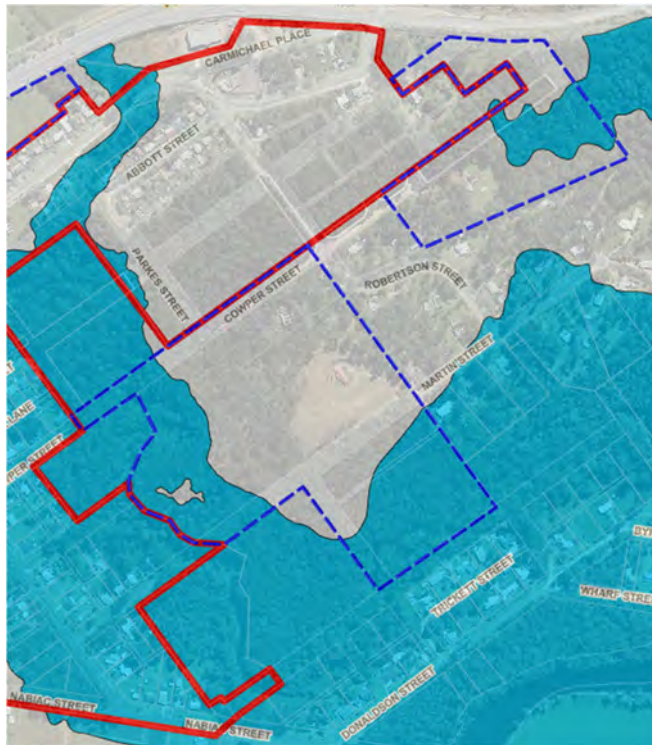
Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

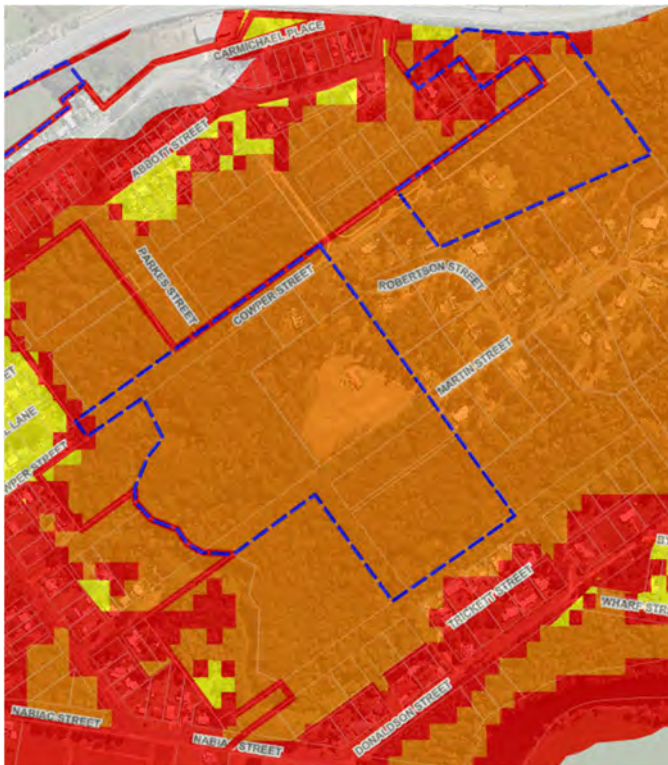
- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



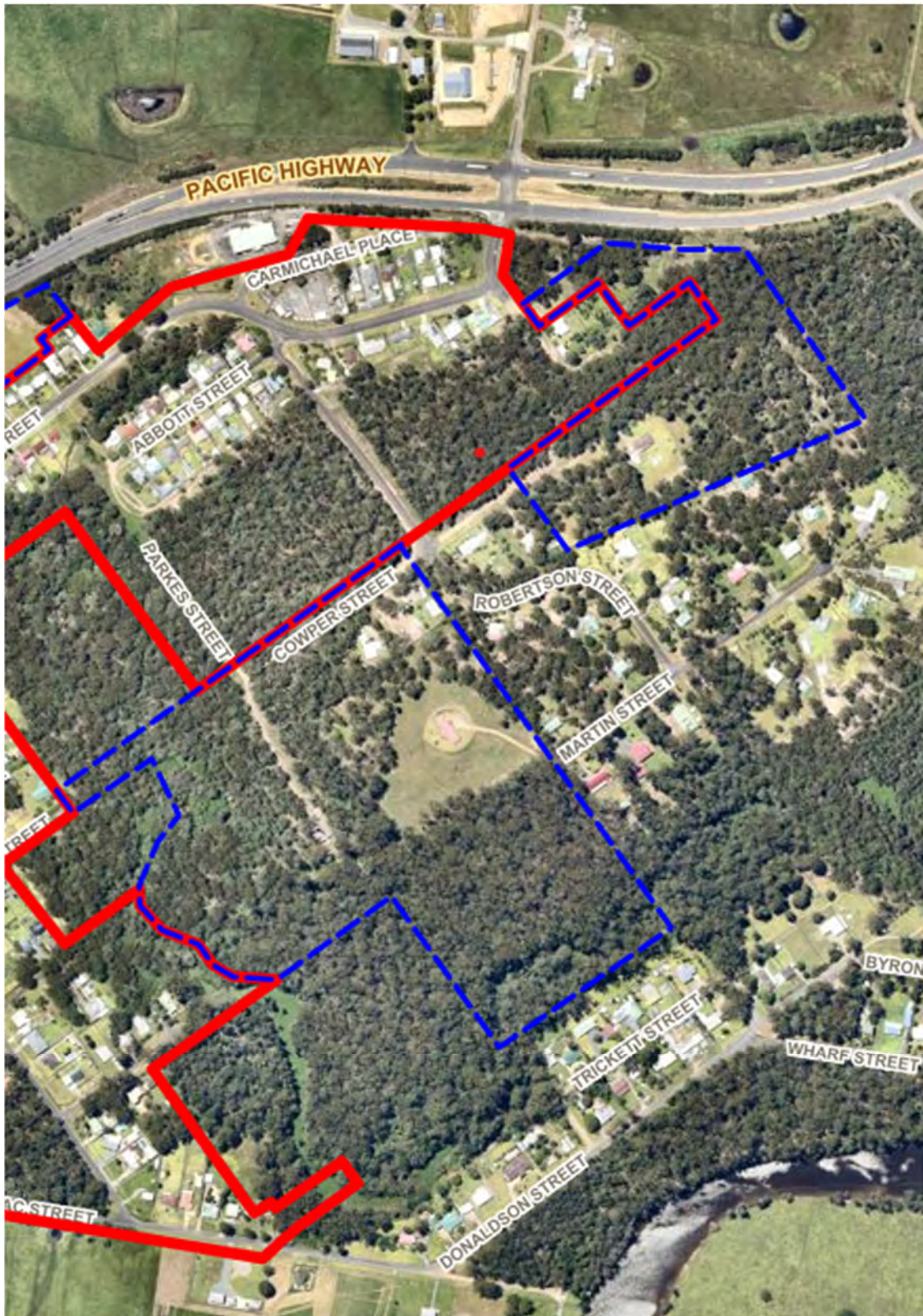
Flood Prone land (Great Lakes LEP)

■ Flood Prone Area (FLD)



Bushfire Prone land

■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2



Vegetation Mapping and Watercourses (NearMaps 2020)

Nabiac Growth Area 3 (Pacific Highway – South)

Overview

Constraints:

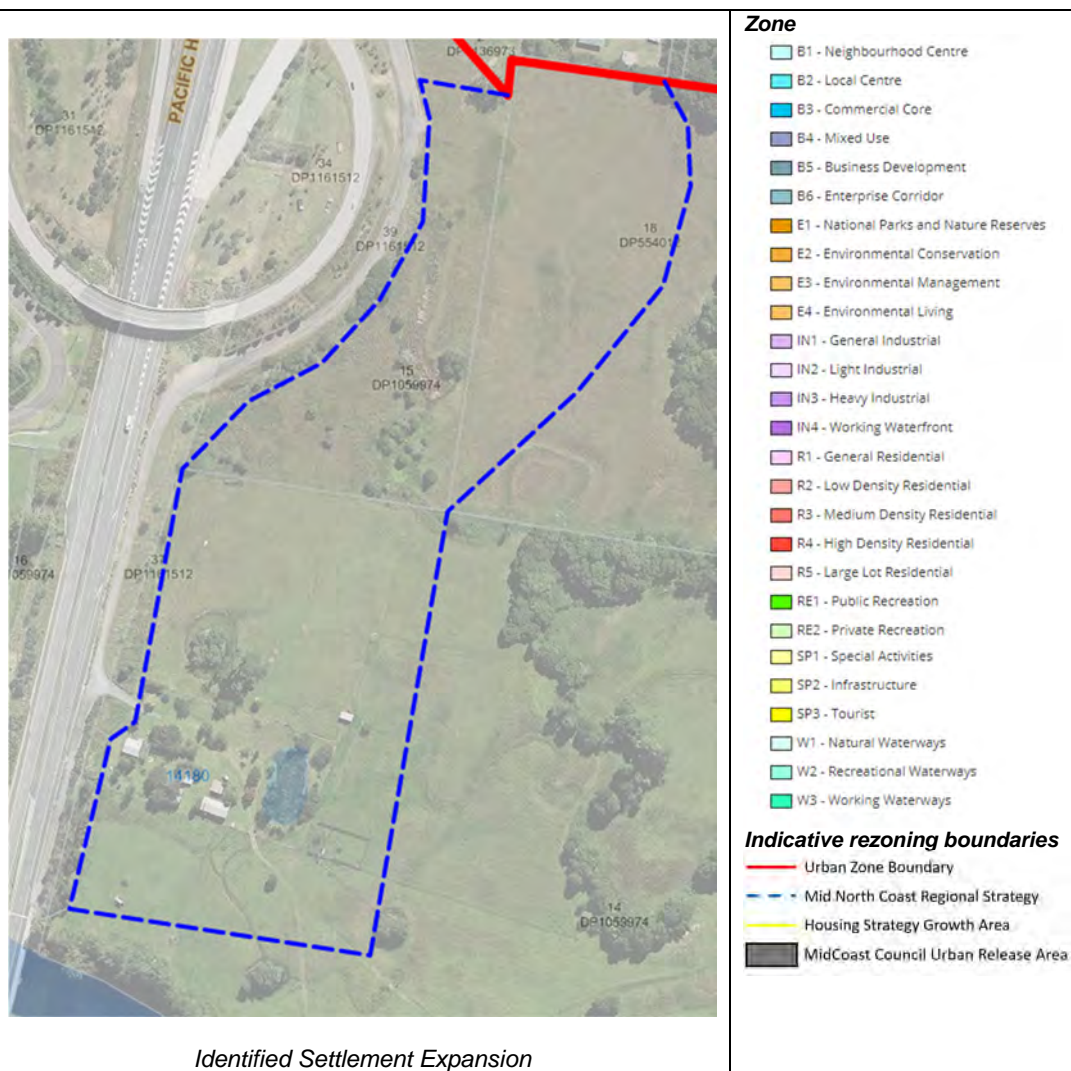
- Flooding 100% of site
- Bushfire
- Overpass prevents development
- No access
- Constraint level – HIGH

Opportunity:

- Nil

Recommendation:

That this area **NOT** be nominated as an Urban Release Area.

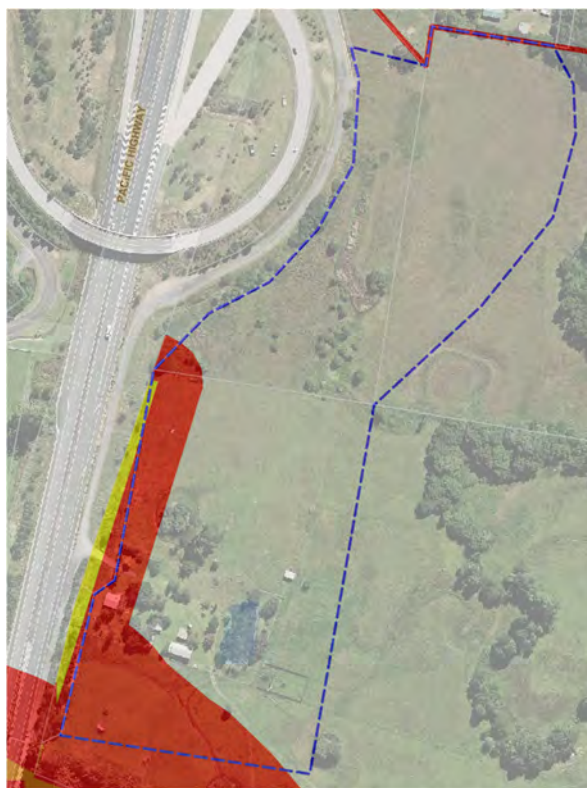


Constraints Mapping



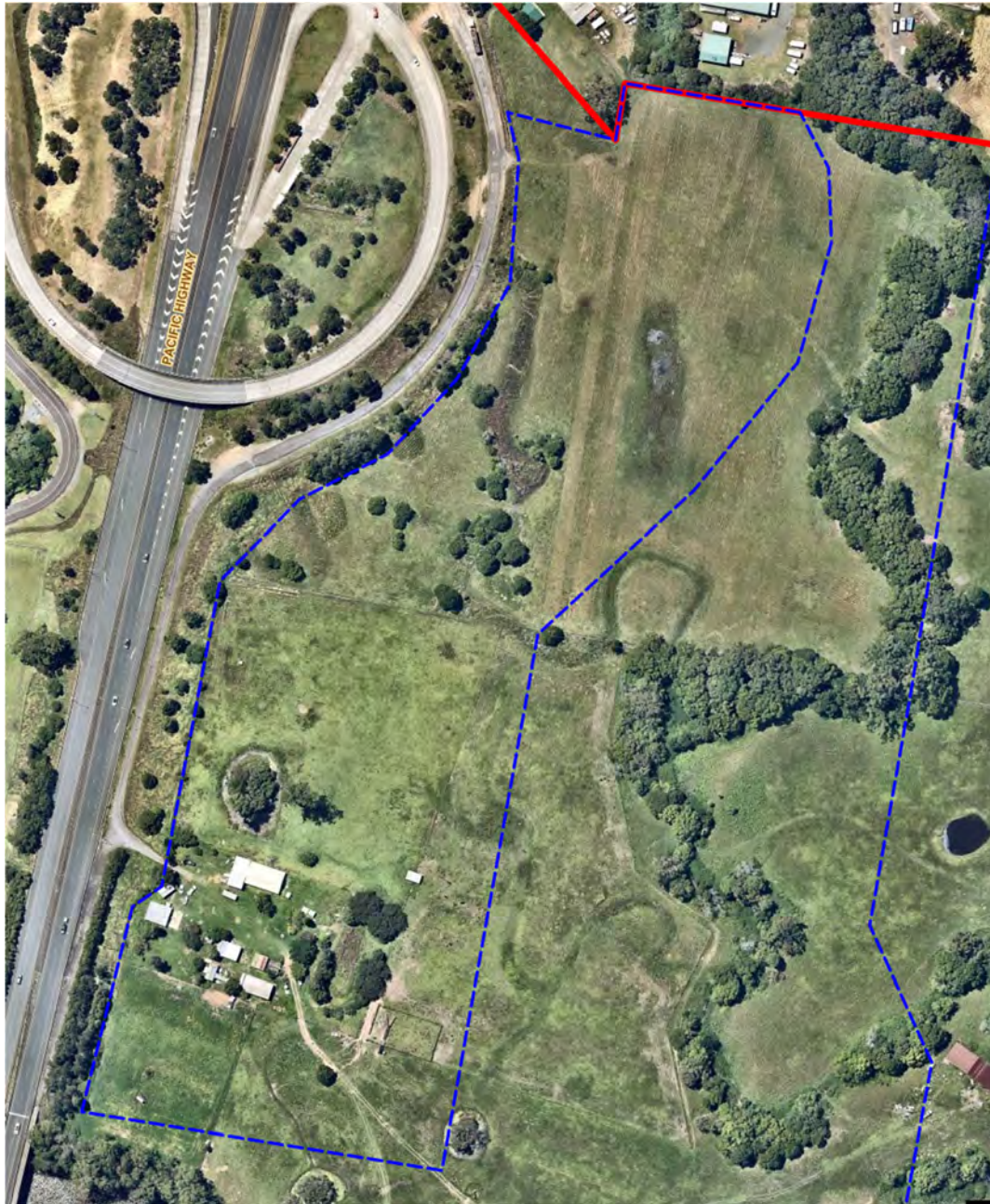
Flood Prone land (Great Lakes LEP 2014)

■ Flood Prone Area (FLD)



Bushfire Prone land

■ 8FPL Buffer
■ 8FPL Vegetation Category 1
■ 8FPL Vegetation Category 2



Vegetation Cover and Watercourses (NearMaps 2020)

Nabiac Growth Area 4 (Pacific Highway - North)

Overview

Constraints:

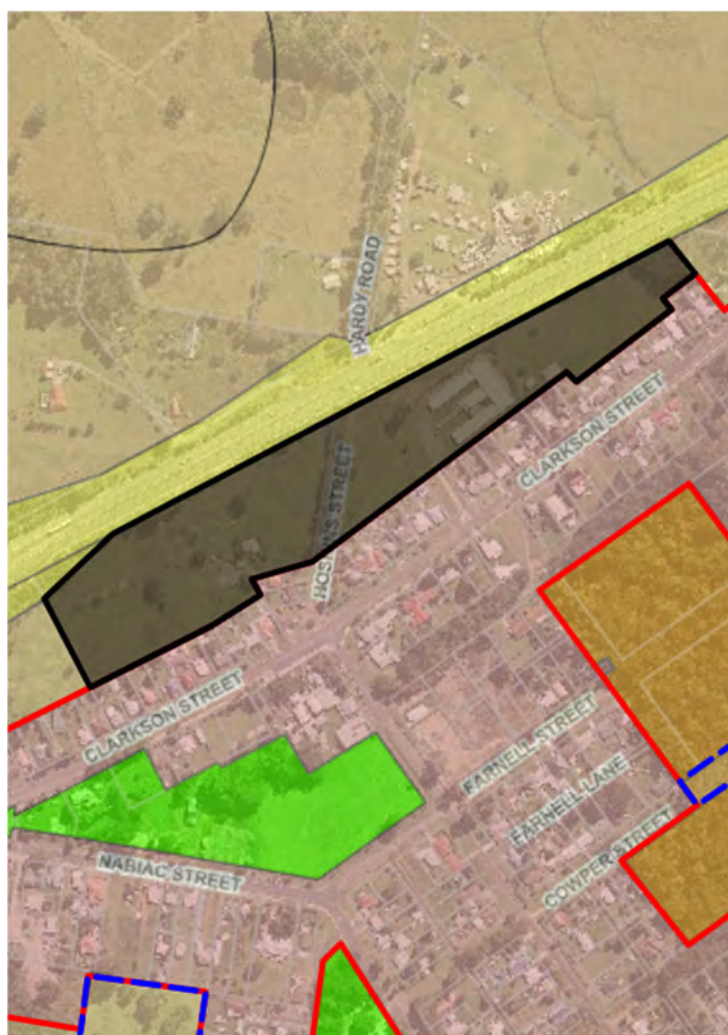
- Proximity of Pacific Highway
- Constraint level – MEDIUM

Opportunity:

- To recognise existing industrial and business developments occupying the land (ice factory and motorcycle museum)
- Provide some minor industrial opportunities

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to recognise existing employment businesses and provide additional industrial opportunities, subject to a Planning Proposal.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Constraints Mapping



■ Flood Prone Area (FLD)

Flood Prone land (Great Lakes LEP)



■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2

Bushfire Prone land

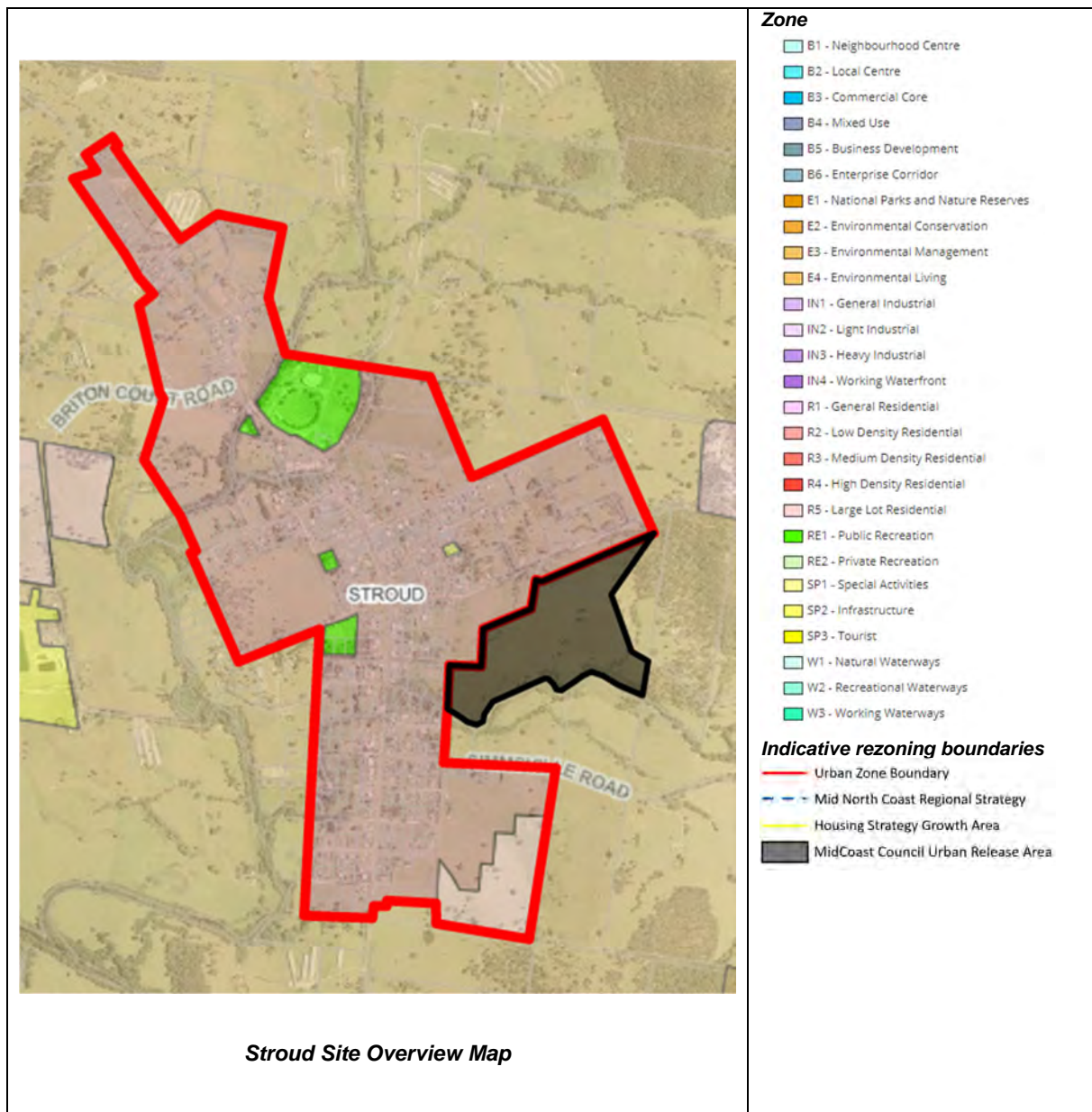


Vegetation Cover and Watercourses (NearMaps 2020)

Stroud

The ULM states that Stroud has a population growth of 0.65%/year and that undeveloped residential land could provide 188 additional dwellings. The demand for dwellings by 2036 was stated as being 39 at the current population projection and 47 under a high growth scenario.

There is no need to rezone additional land for residential growth.



Stroud Growth Area 1 (Boundary Street)

Overview

Constraints:

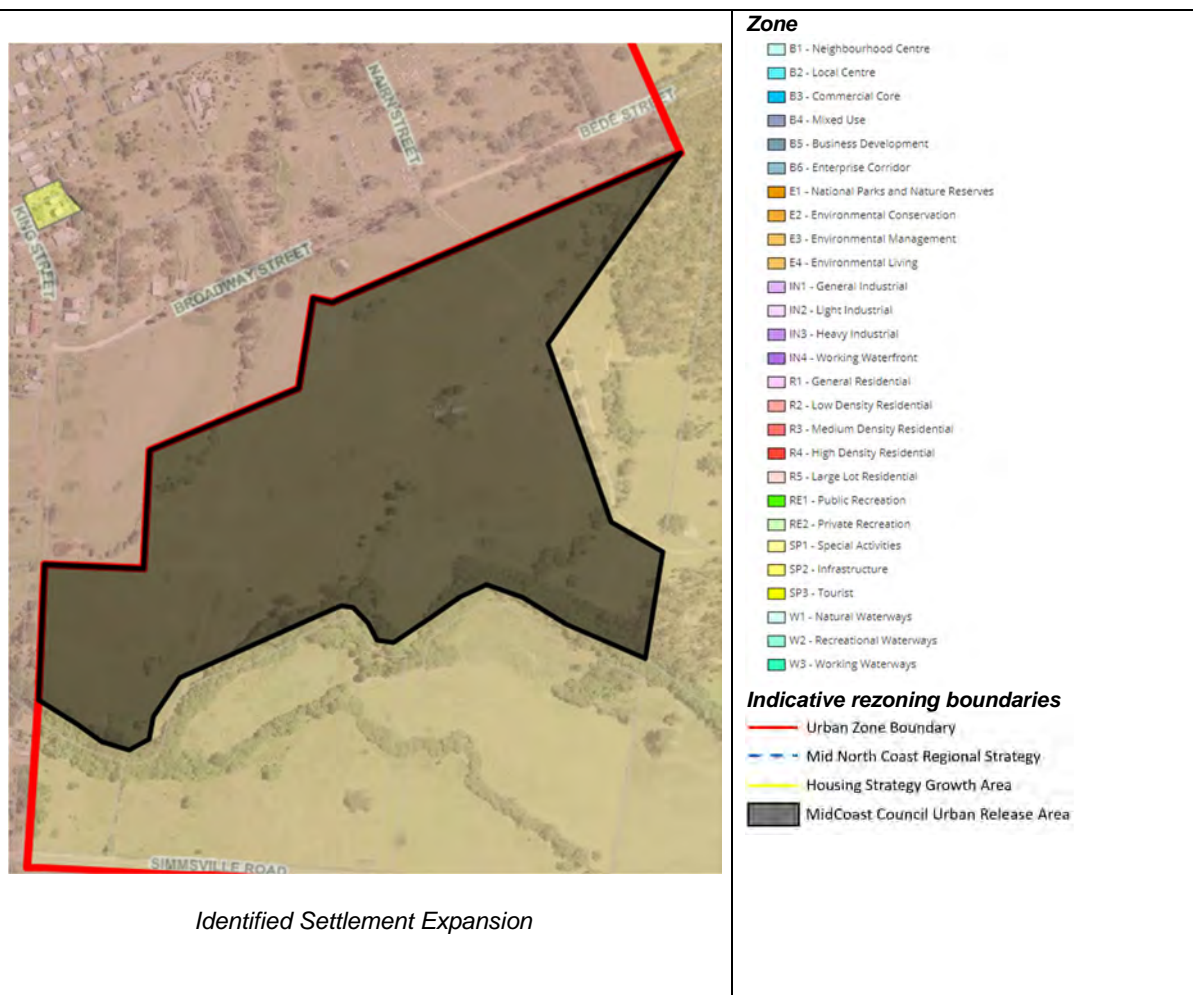
- Flooding
- Bushfire
- Riparian vegetation and setbacks
- Constraint level – LOW

Opportunity:

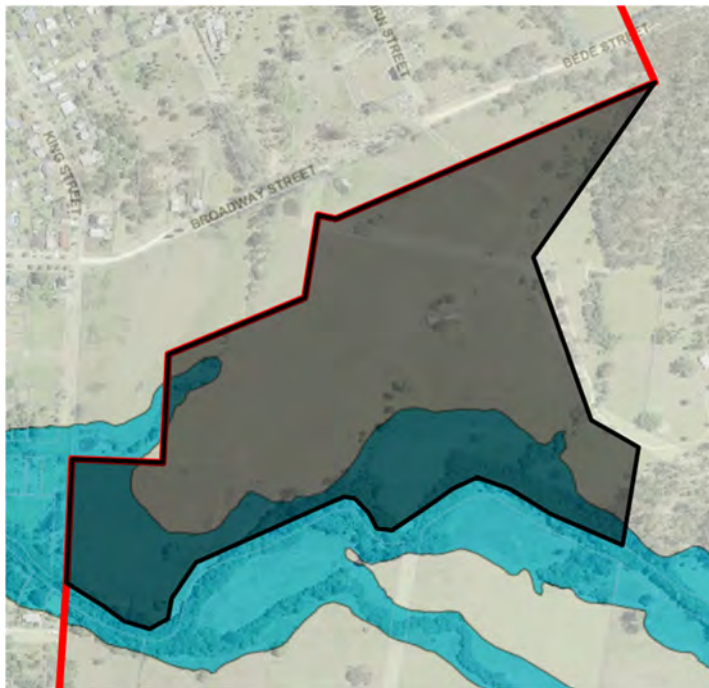
- Additional village expansion when required (most likely in the very long term)

Recommendation:

That this area be nominated as an Urban Release Area to be rezoned in the Long-Term (10+ years) to provide village expansion and environmental opportunities, subject to a Planning Proposal.

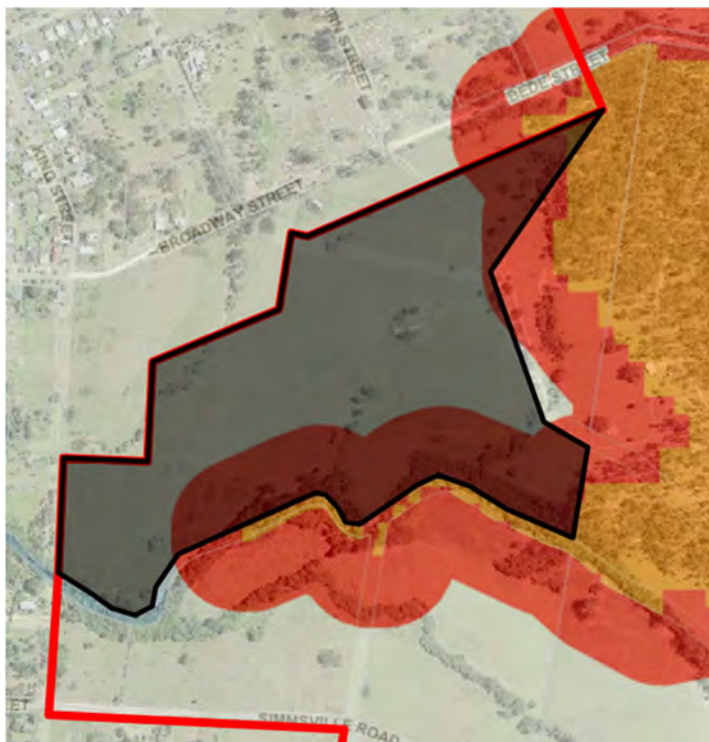


Constraints Mapping



■ Flood Prone Area (FLD)

Flood Prone land (Great Lakes LEP 2014)



■ BFPL Buffer
■ BFPL Vegetation Category 1
■ BFPL Vegetation Category 2

Bushfire Prone land



Vegetation Cover and Watercourses (Nearmaps 2020)

Community consultation on growth areas

Exhibition occurred between 25 May and 1 July 2021. All landowners within growth areas identified in the document, whether recommended for inclusion as future Urban Release Areas or not, were notified of the exhibition. A media release was also issued.

Sixty four (64) submissions were received as a result of exhibition and resulted in minor changes to recommendations from those exhibited, as indicated in the following table:

Growth Area from Draft Strategy	Recommendation in Exhibition Version	Recommendation in Final Version for Adoption
<i>Forster</i>		
Growth Area 1 (The Lakes Way)	Nominate as Urban Release for rezoning in Short-Term for a mix of uses	No change
Growth Area 2 (Southern Parkway)	Nominate as Urban Release for rezoning in Short-Term for low density residential	No change
Growth Area 3 (Burrawan Street)	Nominate as Urban Release for rezoning in Short-Term for low density residential	No change
Growth Area 4 (Fairview West)	Nominate as Urban Release for rezoning in Short-Term for low density residential	No change
Growth Area 5 (Cape Hawke Drive)	Nominate as Urban Release for rezoning in Long -Term for low density residential	Nominate as Urban Release for rezoning in Medium -Term for low density residential
Growth Area 6 (Bert's Farm)	That it NOT be nominated as an Urban Release Area	No change
<i>Tuncurry</i>		
Growth Area 1 (Landcom)	Noted that it is N/A as the State would process it	That Council acknowledge that this land is an Urban Release Area to be rezoned by the State government under a State Environmental Planning Policy
<i>Gloucester</i>		
Growth Area 1 (Lavers Street)	Nominate as Urban Release for rezoning in Short-Term for low density residential	No change

Growth Area 2 (Cemetery Road)	Nominate as Urban Release for rezoning in Long-Term for industrial purposes	No change
Taree		
Growth Area 1 (Edinburgh Street)	Nominate as Urban Release for rezoning in Short-Term for low density residential	No change
Growth Area 2 (Kanangra Drive)	Nominate as Urban Release for rezoning in Long-Term for low density residential	No change
Growth Area 3 (former Peter's Dairy Factory)	Nominate as Urban Release for rezoning in Long-Term for low density residential	No change
Cundletown		
Growth Area 1 (Northern Gateway Stage 2)	Noted that it is N/A as it is a current Planning Proposal awaiting gazettal	Remove all references from document as it has been gazetted.
Growth Area 2 (Taree Regional Airport)	Nominate as Urban Release for rezoning in Short-Term for employment opportunities associated with the airport	No change except to re-number as Growth Area 1
Growth Area 2 (Lansdowne Road)	Nominate as Urban Release for rezoning in Short-Term for employment opportunities associated with the airport	No change except to identify opportunity as an 'air-park' or employment opportunities associated with the airport.
Taree South		
Growth Area 1 (Glenthorne Road/Eriksson Lane)	Noted that it is N/A as it is a current Planning Proposal nearing completion	Identify as an Urban Release Area to be rezoned in the Short-Term, with acknowledgement as a current rezoning likely to be gazetted soon.
Growth Area 2 (The Bucketts Way East)	Nominate as Urban Release for rezoning in Long-Term for additional employment land	No change
Diamond Beach		
Growth Area 1 (Tourist Precinct)	Nominate as Urban Release for rezoning in Short-Term for medium density residential	No change

Growth Area 2 (Diamond Beach Road/Old Soldiers Road)	Nominate as Urban Release for rezoning in Short-Term for low density residential	No change
Growth Area 3 (Old Soldiers Road Realignment)	Nominate as Urban Release for rezoning in Short-Term for large lot residential	No change
Red Head		
Growth Area 1 (14 Red Head Road)	Nominate as Urban Release for rezoning in Short-Term for low density residential	No change
Growth Area 2 (180 Diamond Beach Road)	Nominate as Urban Release for rezoning in Short-Term for low density residential	No change
Growth Area 3 (16 Meers Drive & Lot 3 Hope Street)	Nominate as Urban Release for rezoning in Medium-Term for low density residential	That Lot 3 Hope Street be identified as an Urban Release Area to be rezoned in the Medium-Term but that 16 Meers Drive be identified as a separate Urban Release Area to be rezoned in the Short-Term.
Blackhead		
Growth Area 1 (438 Blackhead Road and 21 Greenview Drive)	Nominate as Urban Release for rezoning in Medium -Term for low density residential	Nominate as Urban Release for rezoning in Short -Term for low density residential
Tallwoods		
Growth Area 1 (Redefining the village centre)	Nominate as Urban Release for rezoning in Short-Term to provide a defined village centre with supporting adjacent zones including public open space outcomes associated with achieving sports fields	No change
Growth Area 2 (205 Blackhead Road)	Nominate as Urban Release for rezoning in Long-Term for low density residential	No change
Harrington		
Growth Area 1 (812 & 822 Harrington Road)	Nominate as Urban Release for rezoning in Medium-Term for low density residential	No change
Growth Area 2 (Glacken Street)	That it NOT be nominated as an Urban Release Area	No change

Growth Area 3 (High Street)	That it NOT be nominated as an Urban Release Area	No change
Old Bar/Wallabi Point		
Growth Area 1 (Red Gum Road)	Nominate as Urban Release for rezoning in Long-Term for low density residential	No change
Growth Area 2 (Lot 50 Shantull Drive)	Nominate as Urban Release for rezoning in Medium -Term for low density residential	Nominate as Urban Release for rezoning in Short -Term for low density residential
Hawks Nest		
Growth Areas 1 & 2 (North Hawks Nest)	Nominate as Urban Release for rezoning in Long-Term for low density residential	No change except that the constraints and opportunities be updated to indicate that the land on the western side of Mungo Brush Road needs to be dedicated to NPWS as part of any trade-off for development potential on the eastern side of the road, in line with the Commissioners recommendations.
Tea Gardens		
Growth Area 1 (Myall River Downs)	Nominate as Urban Release for rezoning in Short-Term for low density residential	No change except to expand to include the black boxed area on the submission map, making it clear that only a strip of residential zoning will be considered in exchange for extinguishing the paper subdivision and rezoning the remainder of the lots environmental.
Growth Area 2 (Myall Way)	Nominate as Urban Release for rezoning in Long-Term for low density residential	No change
Growth Area 3 (Parry's Cove Marina)	Nominate as Urban Release for rezoning in Short-Term for a mixed use outcome supporting a marina and supporting businesses and boating facilities as well as other water recreational activities	No change except to correctly map marina location

<i>Tinonee</i>		
Growth Area 1 (Edge Road/Bull Hill Road/The Bucketts Way East)	<ul style="list-style-type: none"> - That 4 & 24 Ridge Rd and 81 Beecher St be excluded - That the land on the southern side of The Bucketts Way be in a separate Urban Release Area for R5 zoning in the Medium-Term - That the remainder of land be rezoned for low density residential in the Medium-Term. 	No change
<i>Wingham</i>		
Growth Area 1 (Lot 11 Wingham Road)	Nominate as Urban Release for rezoning in Medium-Term for low density residential	No change
Growth Area 2(Murray Road & Skyline Drive)	Nominate as Urban Release for rezoning in Long-Term for low density residential	No change
<i>Bulahdelah</i>		
Growth Area 1 (Lee Street)	Nominate as Urban Release for rezoning in Long-Term for village expansion	No change
Growth Area 2 (both sides of the Pacific Highway)	That it NOT be nominated as an Urban Release Area	No change
<i>Coopernook</i>		
Growth Area 1 (Lot 7 Bangalow Road)	Nominate as Urban Release for rezoning in Long-Term for village expansion	No change
<i>Green Point</i>		
Growth Area 1	That it NOT be nominated as an Urban Release Area	No change
<i>Karuah</i>		
Growth Area 1	That it NOT be nominated as an Urban Release Area	No change
<i>Lansdowne</i>		
Growth Area 1 (Central Lansdowne Road)	That it NOT be nominated as an Urban Release Area	No change

Nabiac		
Growth Area 1 (Showground Lane)	That it NOT be nominated as an Urban Release Area	No change
Growth Area 2 (Cowper Street & Evergreen Close)	That it NOT be nominated as an Urban Release Area	No change
Growth Area 3 (Pacific Highway – South)	That it NOT be nominated as an Urban Release Area	No change
Growth Area 4 (Pacific Highway – North)	Nominate as Urban Release for rezoning in Long-Term to recognise existing employment businesses and provide additional industrial opportunities	No change
Stroud		
Growth Area 1 (Boundary Street)	Nominate as Urban Release for rezoning in Long-Term for village expansion	No change

Note: The above recommendations were adopted by Council at its Ordinary Meeting on 28 July 2021 with the following two exceptions:

- Forster Growth Area 6 (Bert's Farm) – be included as an Urban Release Area in the Medium Term (6-10 years).
- Hawks Nest Growth Areas 1 & 2 – that the words 'provided lands on the western side of Mungo Brush Road are dedicated to National Parks & Wildlife Services as part of a trade-off for development potential on the eastern side of the road providing residential and environmental opportunities' be deleted.

Nominated Urban Release Areas – Overview List

The following nominated release areas can have an application lodged (Planning Proposal) to rezone the land in the following time periods.

Short-Term (1-5 Years) 2022 - 2027

Regional City;

Taree Urban Release Area 1 (Edinburgh Street)

Taree South Urban Release Area 1 (Glenthorne Rd)

Cundletown Urban Release Area 1 (Taree Regional Airport)

Cundletown Urban Release Area 2 (Lansdowne Road)

Strategic Centres;

Forster Urban Release Area 1 (Lakes Way)

Forster Urban Release Area 2 (Southern Parkway)

Forster Urban Release Area 3 (Burrawan St)

Forster Urban Release Area 4 (Fairview West)

Gloucester Growth Area 1 (Lavers Street)

Coastal Towns;

Diamond Beach Urban Release Area 1 (Tourist Precinct)

Diamond Beach Urban Release Area 2 (Diamond Beach Road/Old Soldiers Road)

Diamond Beach Urban Release Area 3 (Old Soldiers Road Realignment)

Red Head Urban Release Area 1 (14 Red Head Road)

Red Head Urban Release Area 2 (180 Diamond Beach Road)

Red Head Urban Release Area 4 (16 Meers Drive)

Black Head Urban Release Area 1 (438 Blackhead Road and 21 Greenview Drive)

Tallwoods Urban Release Area 1 (Redefining the village centre)

Old Bar/Wallabi Point Urban Release Area 2 (Lot 50 Shantull Drive)

Tea Gardens Urban Release Area 1 (Myall River Downs)

Tea Gardens Urban Release Area 3 (Parry's Cover Marina)

Medium-Term (6-10 Years) 2028 – 2032

Strategic Centres;

Forster Urban Release Area 5 (Cape Hawke Drive)

Forster Urban Release Area 6 (Bert's Farm)

Coastal Towns;

Red Head Urban Release Area 3 (Lot 3 Hope Street)

Harrington Urban Release Area 1 (812 & 822 Harrington Road)

Inland Towns;

Tinonee Urban Release Area 1 (Edge Road)

Tinonee Urban Release Area 2 (southern side of The Bucketts Way)

Wingham Urban Release Area 1 (Lot 11 Wingham Road)

Long-Term (10+ Years) 2032 +

Regional City;

Taree Urban Release Area 2 (Kanangra Drive)

Taree Urban Release Area 3 (former Peter's Dairy Factory)

Taree South Urban Release Area 2 (The Bucketts Way)

Strategic Centres;

Gloucester Urban Release Area 2 (Cemetery Road)

Coastal Towns;

Tallwoods Urban Release Area 2 (205 Blackhead Road)

Old Bar/ Wallabi Point Urban Release Area 1 (Red Gum Road)

Hawks Nest Urban Release Area 1 (known as North Hawks Nest)

Tea Gardens Urban Release Area 2 (Myall Way)

Inland Towns;

Wingham Urban Release Area 2 (Murray Road and Skyline Drive)

Villages;

Bulahdelah Urban Release Area 1 (Lee Street)

Coopernook Urban Release Area 1 (Lot 7 Bungalow Road)

Nabiac Urban Release Area 4 (Pacific Highway – North)

Stroud Urban Release Area 1 (Boundary Street)



Nominated Urban Release Areas

Short-Term (1-5 Years) 2022 - 2027

Regional City;

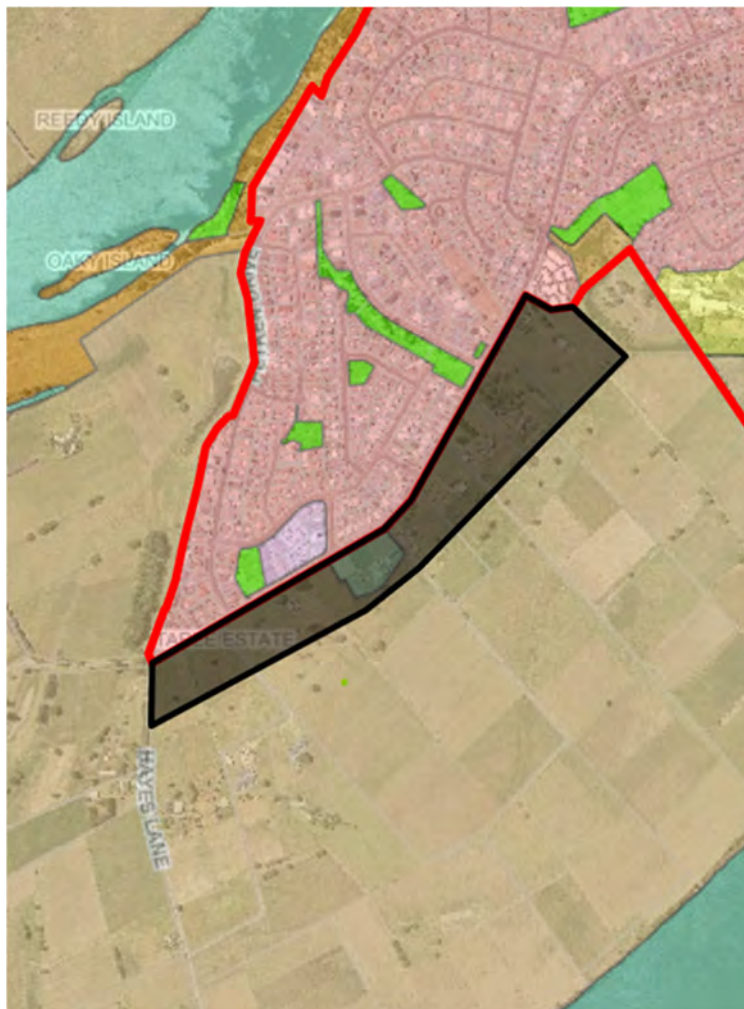
Taree Urban Release Area 1 (Edinburgh Street)

Constraints:

- Flooding
- Watercourses and wetland/riparian vegetation
- Adjacent to agricultural land risking sterilisation (a stock flood refuge area will need to be designated as part of a rezoning and the ability for the location of dwellings associated with such land)
- Constraint level – LOW

Opportunity:

- Additional low-density residential land supply in an area subject to high demand (last expansion area in Taree West)
- Extensive views to the south across the Manning River



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- - - Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

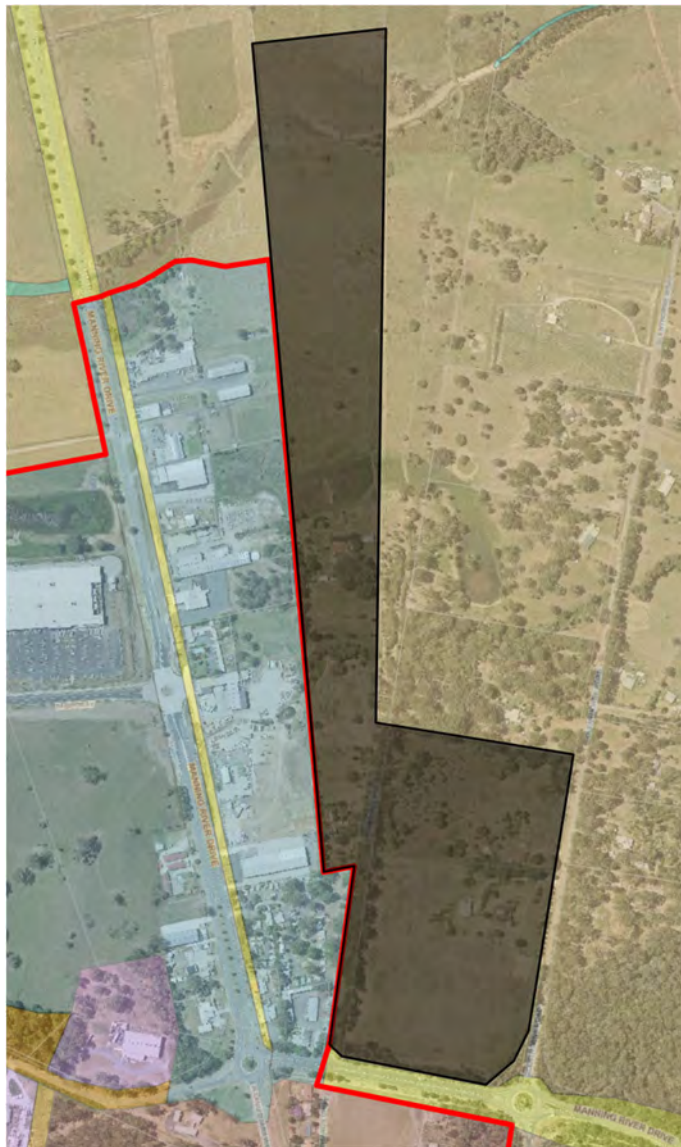
Taree South Urban Release Area 1 (Glenthorne Road/Erikson Lane)

Constraints:

- Vegetation
- Flooding, stormwater and water quality
- Constraint level – LOW

Opportunity:

- Additional employment land



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Cundletown Urban Release Area 1 (Taree Regional Airport)

Constraints:

- Scattered trees
- Airport limitations (obstacle limitation, crash zone, light control)
- Constraint level – LOW

Opportunity:

- Additional employment opportunities associated with the airport expansion
- Access and leverage from the Cundletown bypass



Strategic Centres;

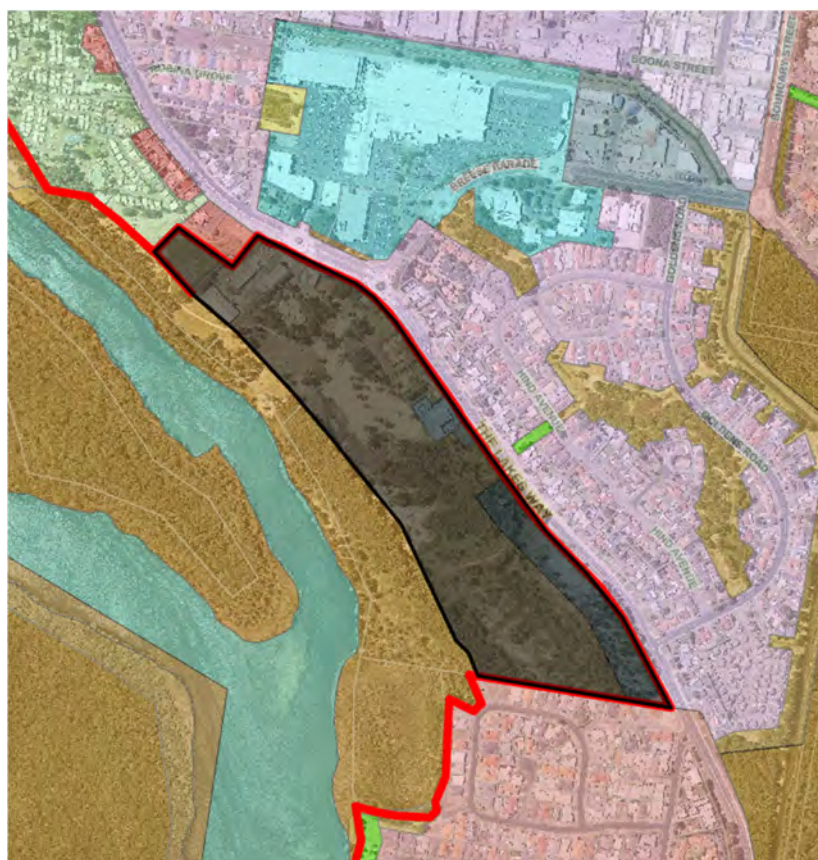
Forster Urban Release Area 1 (Lakes Way)

Constraints:

- Vegetation - squirrel glider habitat
- Bushfire
- Flooding, stormwater and water quality adjacent to sensitive wetlands
- Access to The Lakes Way
- Constraint level – MEDIUM

Opportunities:

- A range of employment and residential outcomes opposite Stocklands
- Walk/cycleway improvements
- Securing an east-west squirrel glider habitat corridor



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

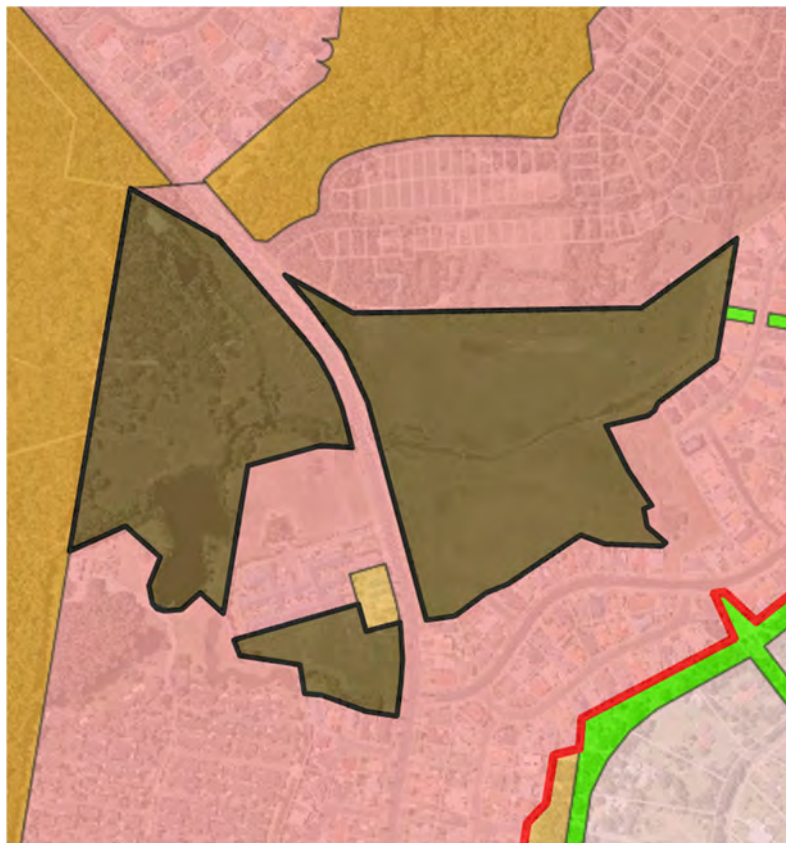
Forster Urban Release Area 2 (Southern Parkway)

Constraints:

- Vegetation - squirrel glider habitat
- Bushfire
- Flooding, stormwater and water quality
- Western side of road only likely to be able to be used for drainage and habitat retention/Improvement (except the area between the two retirement villages which has development potential), whereas eastern side of road has development potential
- Constraint level – east – LOW, west – MEDIUM/HIGH

Opportunities:

- Additional residential land supply
- Walk/cycleway improvements
- Improving the east-west squirrel glider habitat corridor



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Forster Urban Release Area 3 (Burrawan St)

Constraints:

- Vegetation corridor
- Bushfire
- Stormwater and water quality
- Flooding and watercourses
- Fragmented ownership
- Constraint level – MEDIUM

Opportunity:

- Additional residential land supply
- Walk/cycleway improvements
- Securing a corridor between adjacent areas of vegetation



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Forster Urban Release Area 4 (Fairview West)

Constraints:

- Vegetation – threatened species
- Bushfire
- Stormwater and water quality
- Access to The Lakes Way
- Constraint level – MEDIUM

Opportunity:

- Minor additional residential land supply
- Improved drainage
- Threatened species protection



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Gloucester Urban Release Area 1 (Lavers Street)

Constraints:

- Scattered trees
- Railway corridor noise buffer
- Constraint level – LOW

Opportunity:

- Additional residential land supply
- Securing environmental corridor linkages



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Coastal Towns;

Diamond Beach Urban Release Area 1 (Tourist Precinct)

Constraints:

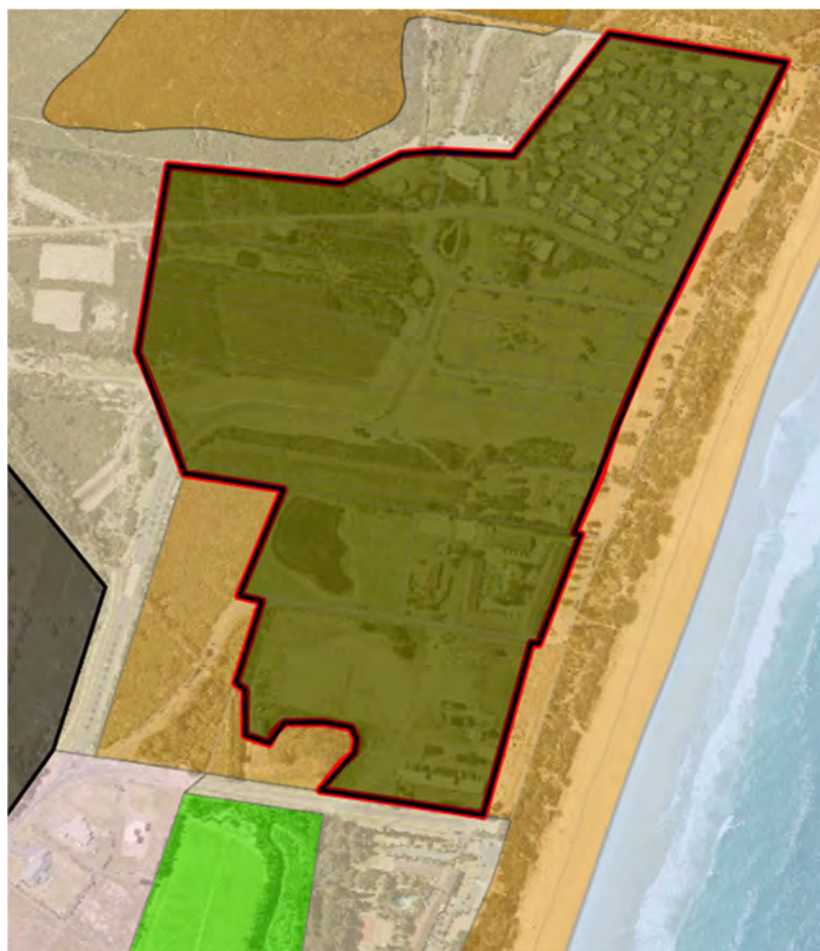
- Minimal – already has urban zoning
- Existing development undertaken in isolation and not integrated
- Constraint level – LOW

Opportunity:

- Additional medium density residential land supply
- Removal of SP3 – Tourist zone that is proving not viable in this location due to investment difficulties

Note:

This area is proposed to be rezoned to the R3 Medium Density Residential Zone as adopted in the MidCoast Housing Strategy for inclusion in the new MidCoast Local Environmental Plan.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

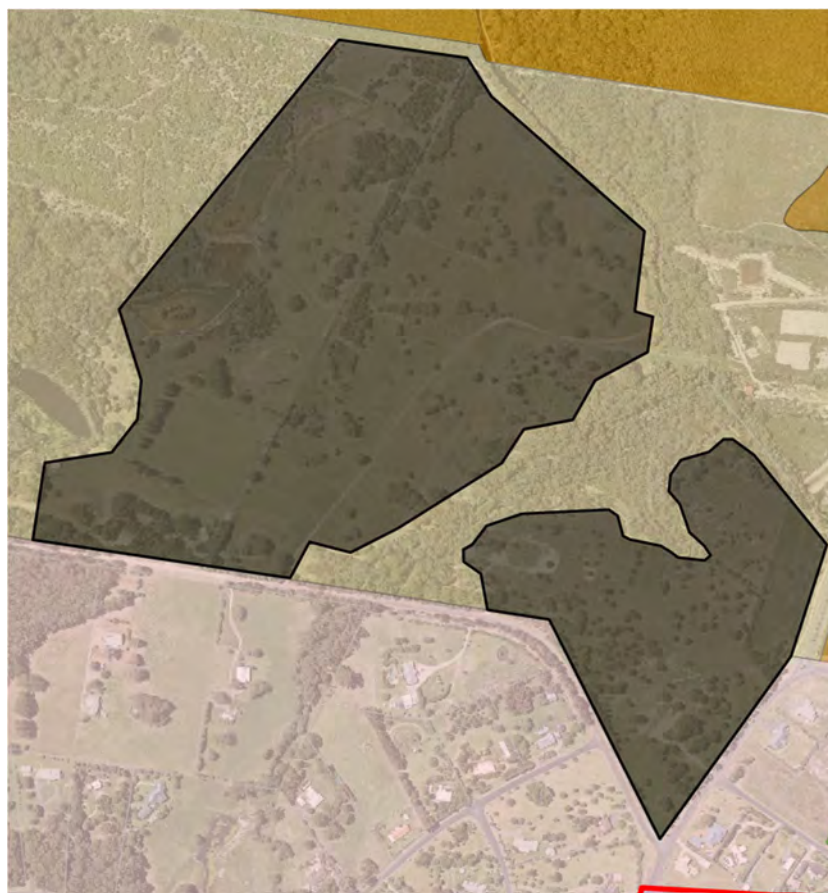
Diamond Beach Urban Release Area 2 (Diamond Beach Road/Old Soldiers Road)

Constraints:

- Vegetation
- Bushfire
- Stormwater and water quality
- Riparian buffers
- High groundwater table
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply in an area subject to high demand
- Securing important environmental habitat and corridors



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

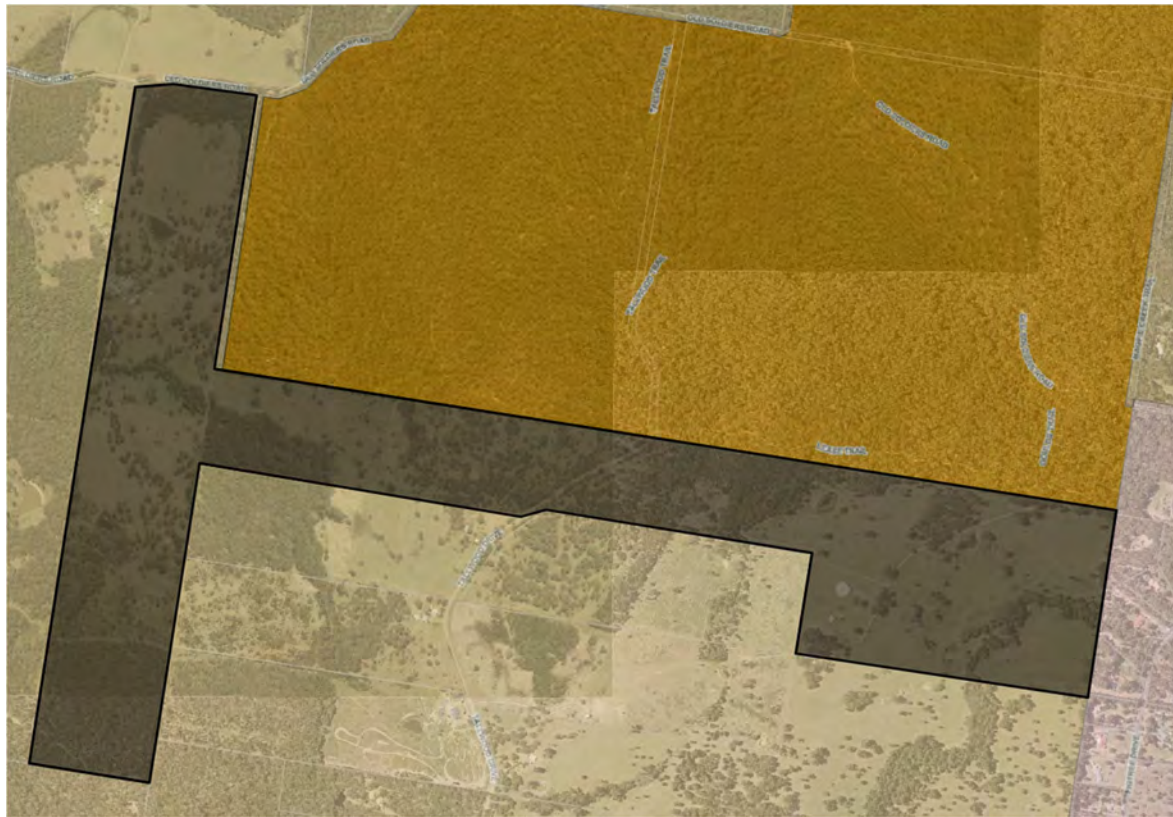
Diamond Beach Urban Release Area 3 (Old Soldiers Road Realignment)

Constraints:

- Vegetation and corridors
- Koala habitat
- Bushfire
- Constraint level – MEDIUM

Opportunity:

- Provision of a viable alternative access to Hallidays Point
- Improved bushfire egress for Hallidays Point community
- Additional large lot residential land supply
- Removing road from within the Nature Reserve



Identified Settlement Expansion

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

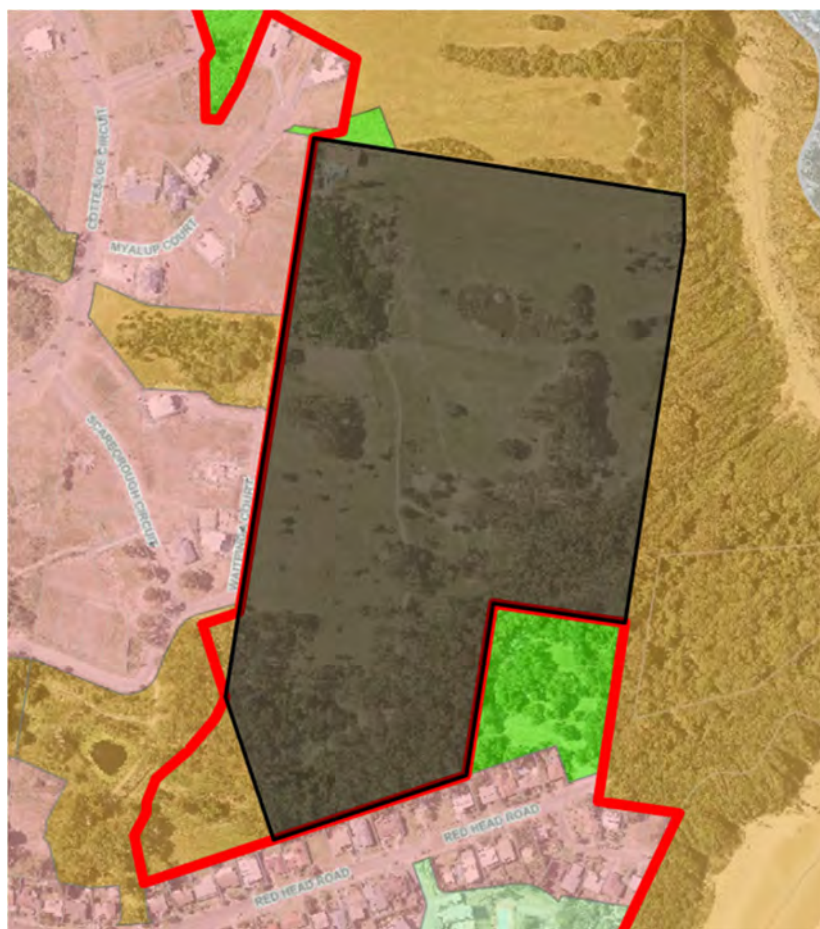
Red Head Urban Release Area 1 (14 Red Head Road)

Constraints:

- Vegetation and corridors
- Koala habitat
- Littoral rain forest buffer
- Stormwater and water quality
- Constraint level – MEDIUM

Opportunity:

- Securing environmental corridors (east-west and north-south)
- Additional low-density residential land supply in an area subject to high demand
- Continuation of open space network from the Seascope development (within the Littoral rainforest buffer)



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

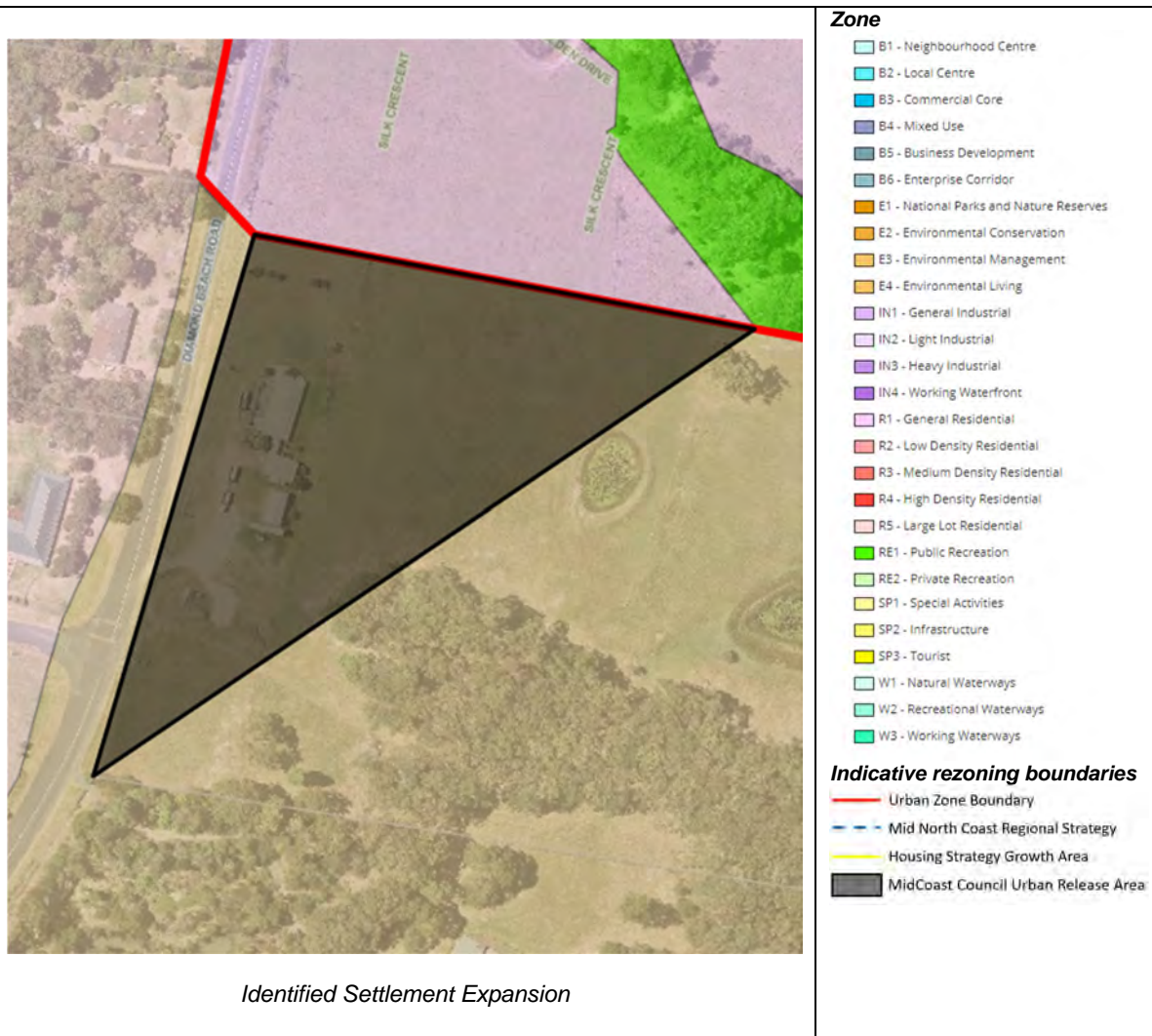
Red Head Urban Release Area 2 (180 Diamond Beach Road)

Constraints:

- Vegetation and corridors
- Constraint level – LOW

Opportunity:

- Minor additional low-density residential land supply in an area subject to high demand
- Securing environmental corridors



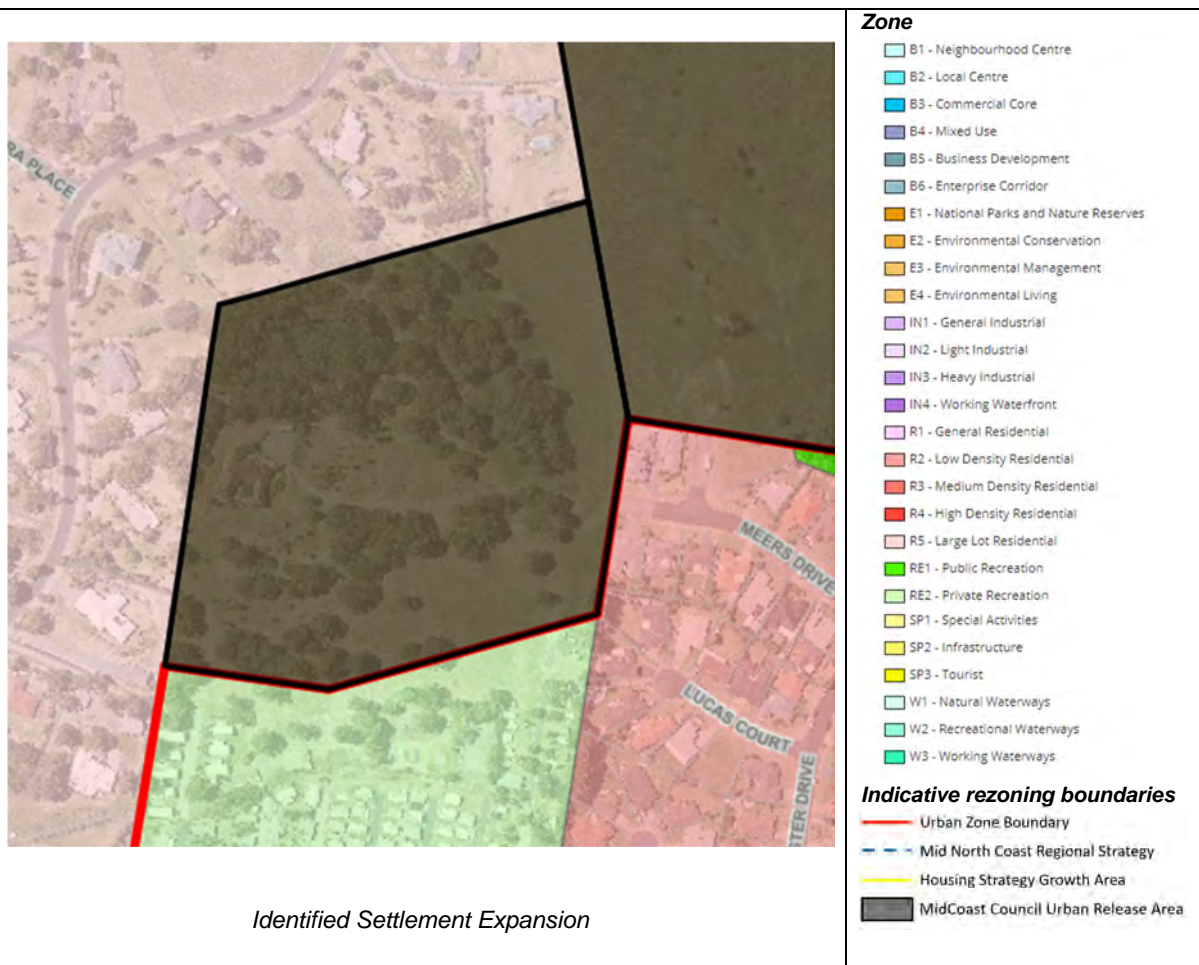
Red Head Urban Release Area 4 (16 Meers Drive)

Constraints:

- Vegetation
- Stormwater and water quality
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply in an area subject to high demand



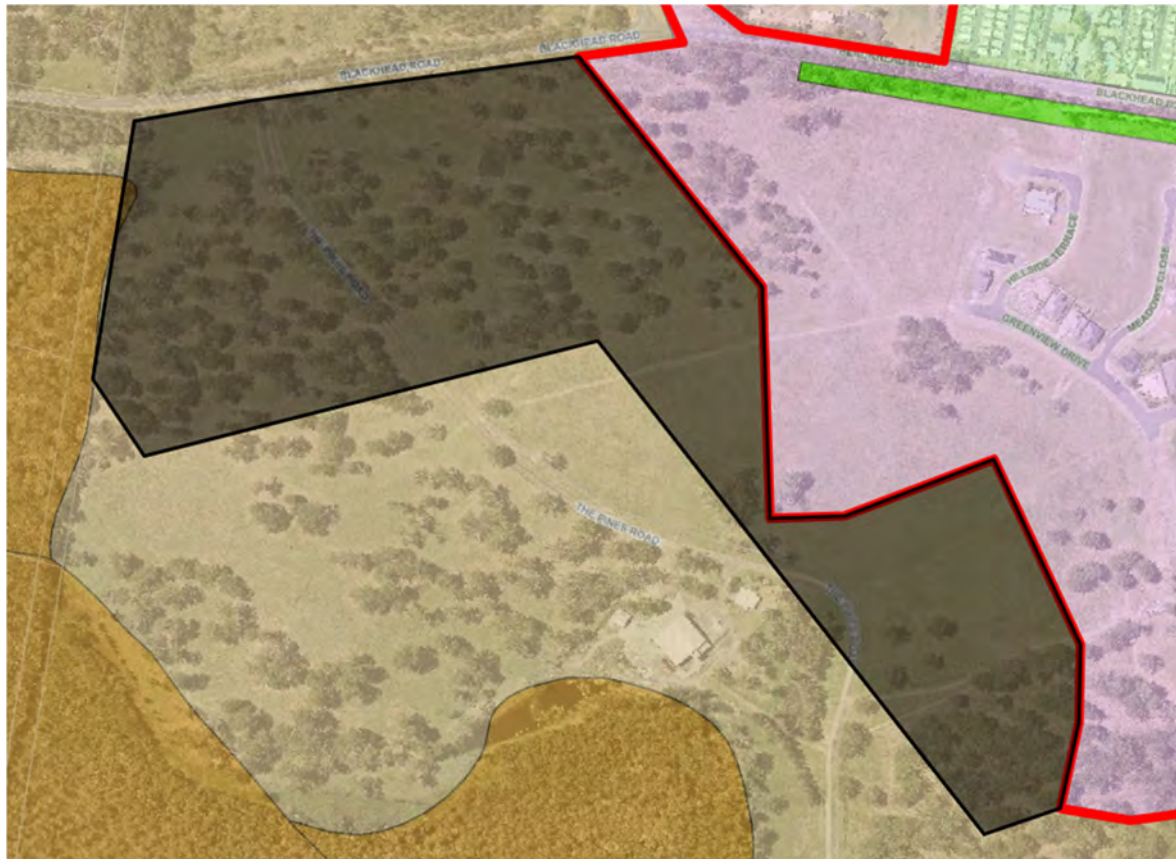
Black Head Urban Release Area 1 (438 Blackhead Road and 21 Greenview Drive)

Constraints:

- Vegetation
- Infrastructure - needs a roundabout at Diamond Beach Road/Blackhead Road for access (construction expected in 2022 as part of residential development)
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply in an area subject to high demand
- Potential industrial area for Hallidays Point near previous concrete batching plant



Identified Settlement Expansion

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

Urban Zone Boundary
Mid North Coast Regional Strategy
Housing Strategy Growth Area
MidCoast Council Urban Release Area

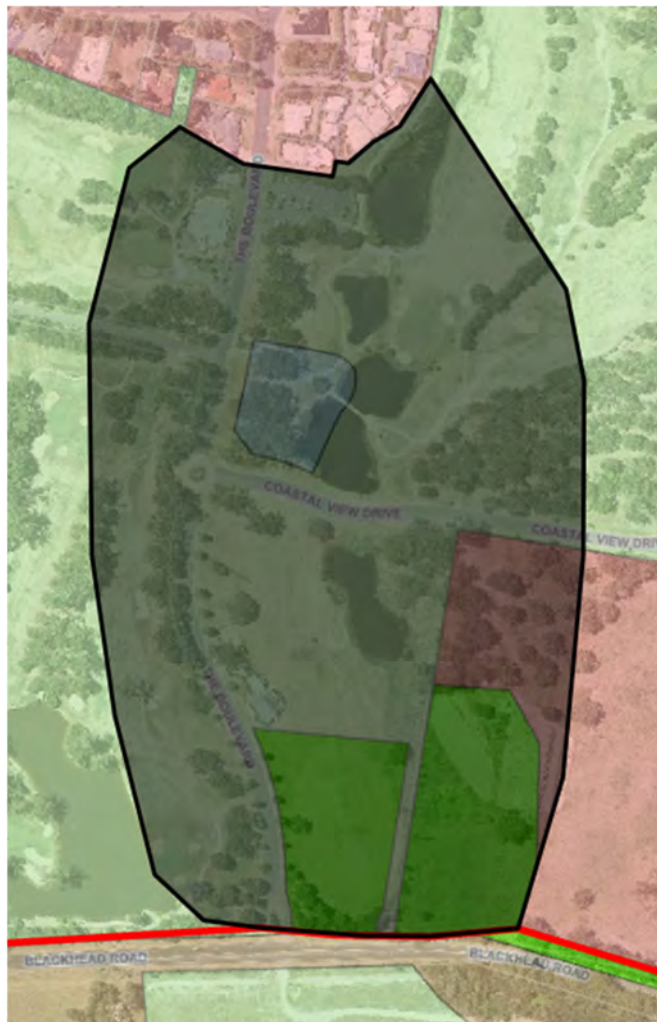
Tallwoods Urban Release Area 1 (Redefining The Village Centre)

Constraints:

- Stormwater and water quality
- Vegetation
- Bushfire
- Minimal overall – already has urban zoning
- Constraint level – LOW

Opportunity:

- The planning consultant acting on behalf of the golf course owner has provided Council with a new masterplan outlining changes to their land that would provide a commercial centre for the village and some additional housing opportunities to support this on land that is not needed for golf course operations.
- To realise the community's vision for sports fields and associated facilities at Tallwoods.



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

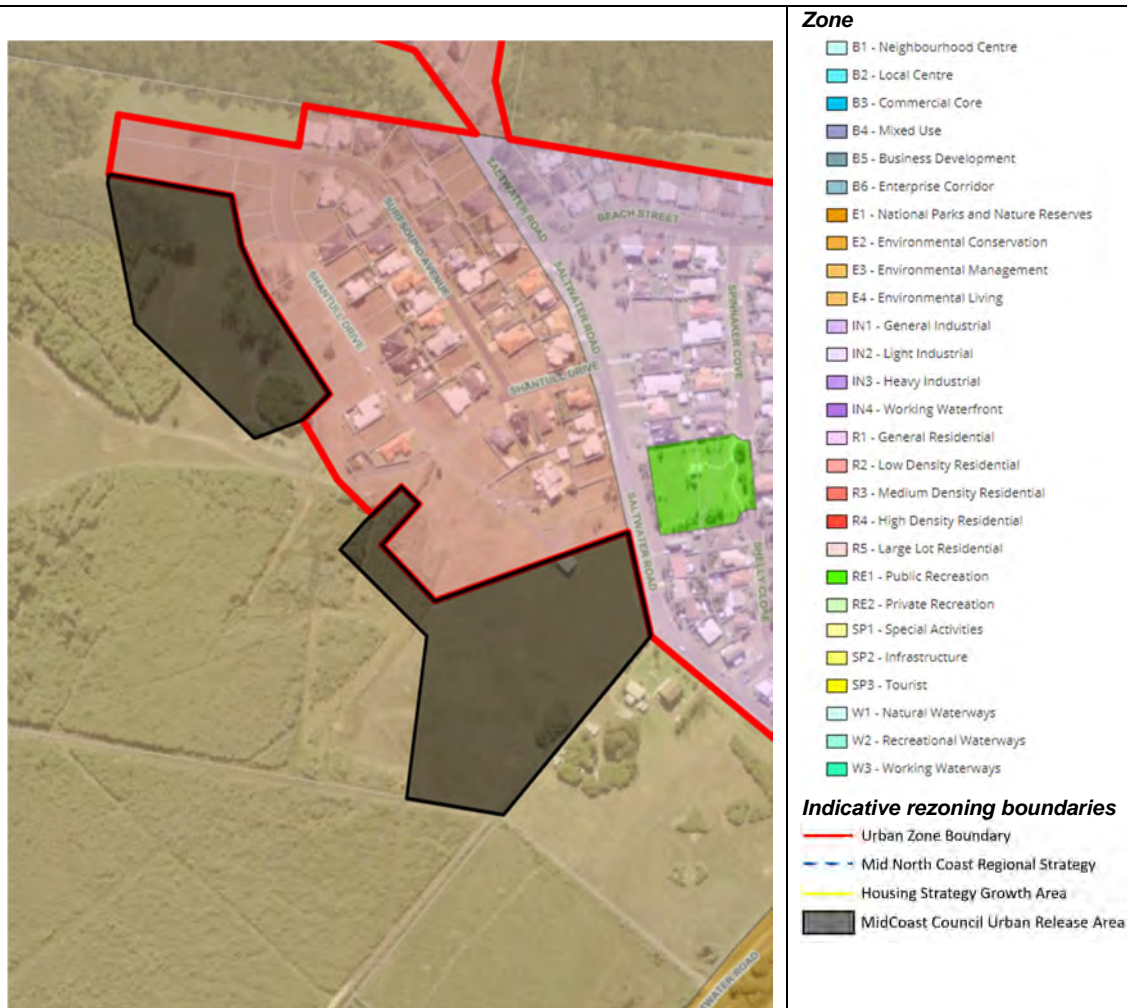
Old Bar/Wallabi Point Urban Release Area 2 (Lot 50 Shantull Drive)

Constraints:

- Vegetation
- Nearby National Park
- Bushfire
- Stormwater/water quality
- Low-lying land
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply to finalise expansion of Wallabi Point
- Improved drainage from existing development



Identified Settlement Expansion

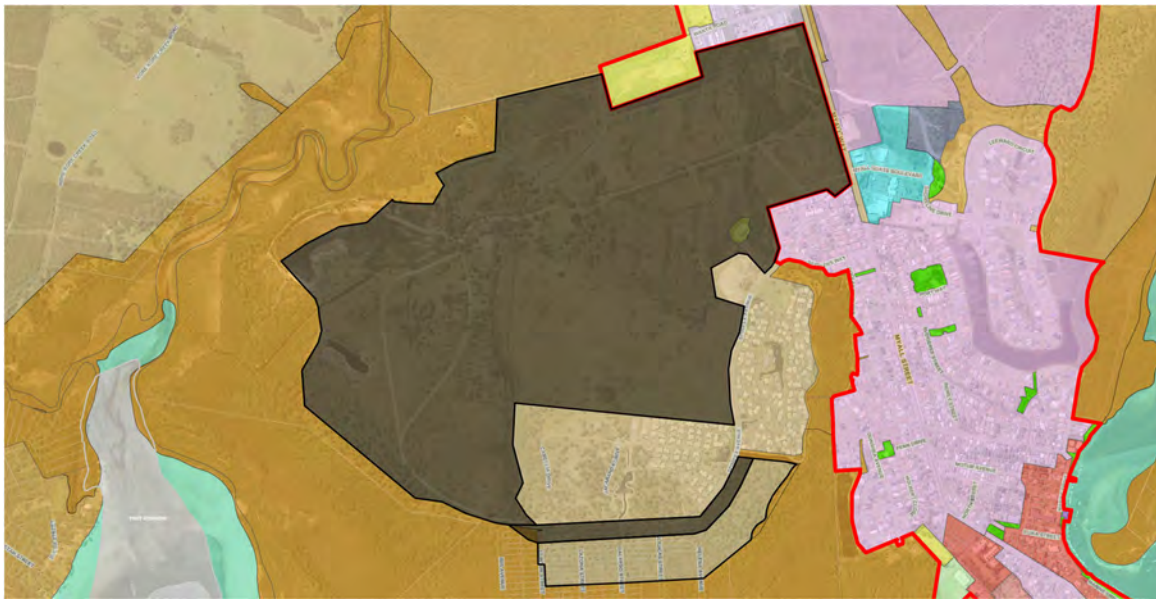
Tea Gardens Urban Release Area 1 (Myall River Downs)

Constraints:

- Vegetation scattered throughout, with some significant dense concentrations and corridors
- Bushfire
- Drainage
- Adjoining industrial estate
- Flooding and sea level rise
- Stormwater and water quality
- Constraint level – MEDIUM

Opportunity:

- Significant additional low-density residential land supply
- The majority of vacant residential land in Tea Gardens is owned by one company and introducing another player into the market will encourage competition and provide choice
- Ensures retention of important vegetation and corridors
- Provides opportunity for location of sporting fields for the community (there are no fields at present and a 4ha site is needed)
- Remove a paper subdivision in exchange for narrow strip of residential development



Identified Settlement Expansion

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IH3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IH4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IH1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IH2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Tea Gardens Urban Release Area 3 (Parry's Cove Marina)

Constraints:

- Hydrodynamics
- Terrestrial and aquatic biodiversity
- Navigation dredging, intervals and financial burden
- Stormwater/water quality
- Isolation/separation from Tea Gardens
- Constraint level – MEDIUM

Opportunity:

- Additional boating/recreation infrastructure and facilities in an area with high boat usage



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Inland Towns; N/A

Villages; N/A

Medium-Term (6-10 Years) 2028 – 2032

Regional City; N/A

Strategic Centres;

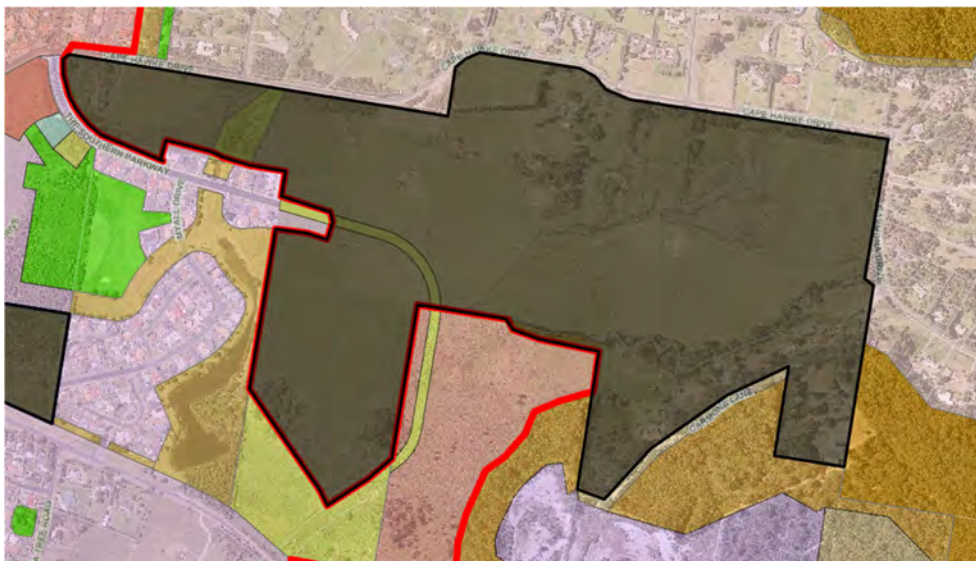
Forster Urban Release Area 5 (Cape Hawke Drive)

Constraints:

- Vegetation
- Bushfire
- Stormwater and water quality
- Groundwater table
- Water courses
- Constraint level – MEDIUM

Opportunity:

- Significant additional residential land supply
- Completion of The Southern Parkway
- Walk/cycleway improvements



Identified Settlement Expansion

Zone

B1 - Neighbourhood Centre	B5 - Business Development	B3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	B4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

Urban Zone Boundary
Mid North Coast Regional Strategy
Housing Strategy Growth Area
MidCoast Council Urban Release Area

Forster Urban Release Area 6 (Bert's Farm)

Constraints:

- Flooding (approximately 95% of site)
- Vegetation and threatened species, particularly Wallum Froglet & Squirrel Glider
- Bushfire
- Coastal wetland and buffer area
- Coastal environmental area
- Stormwater and water quality
- Isolated/separated from Forster
- Access to The Lakes Way
- Constraint level – HIGH

Opportunity:

- Securing an environmental corridor in an environmentally sensitive area



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Coastal Towns;

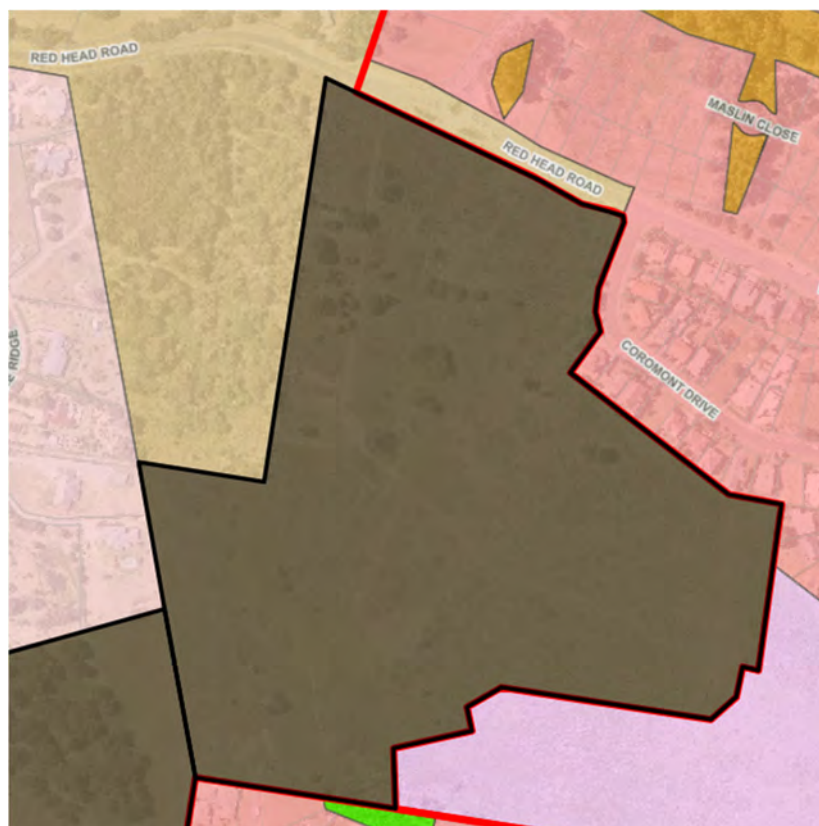
Red Head Urban Release Area 3 (Lot 3 Hope Street)

Constraints:

- Vegetation
- Stormwater and water quality
- Steep and visually prominent land
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply in an area subject to high demand



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Harrington Urban Release Area 1 (812 & 822 Harrington Road)

Constraints:

- Flooding
- Bushfire
- Scattered trees
- Fill required (may not be viable at present)
- Constraint level – MEDIUM

Opportunity:

- Rectify a zoning anomaly as this land is surrounded by urban zones and land that has been previously filled for development
- Minor additional low-density residential land supply in an area subject to high demand



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundary

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Inland Towns;

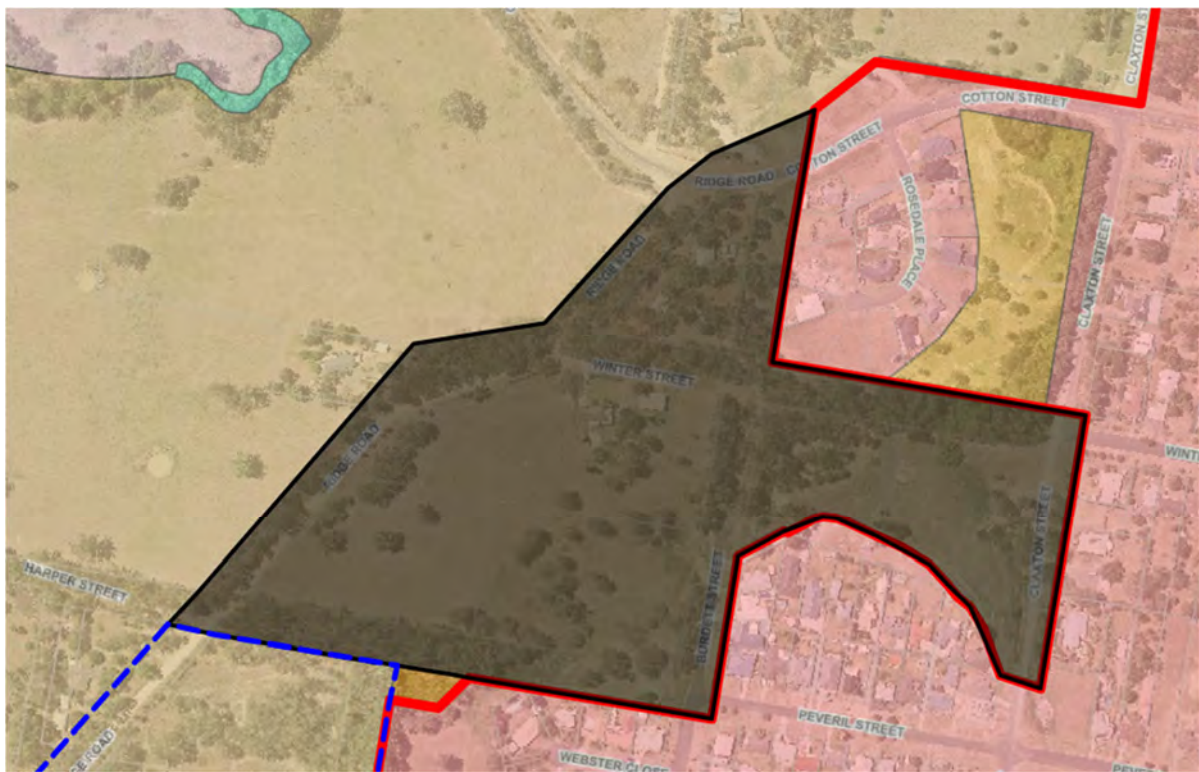
Tinonee Urban Release Area 1 (Ridge Road)

Constraints:

- Vegetation, Koala habitat and corridors
- Constraint level – MEDIUM

Opportunity:

- Provide additional low-density residential land supply where suitable in the medium term
- Capitalise on logical urban edge of settlement and provide some additional rural residential development in alignment with adjoining zone



Identified Settlement Expansion

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative Zone Boundary

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

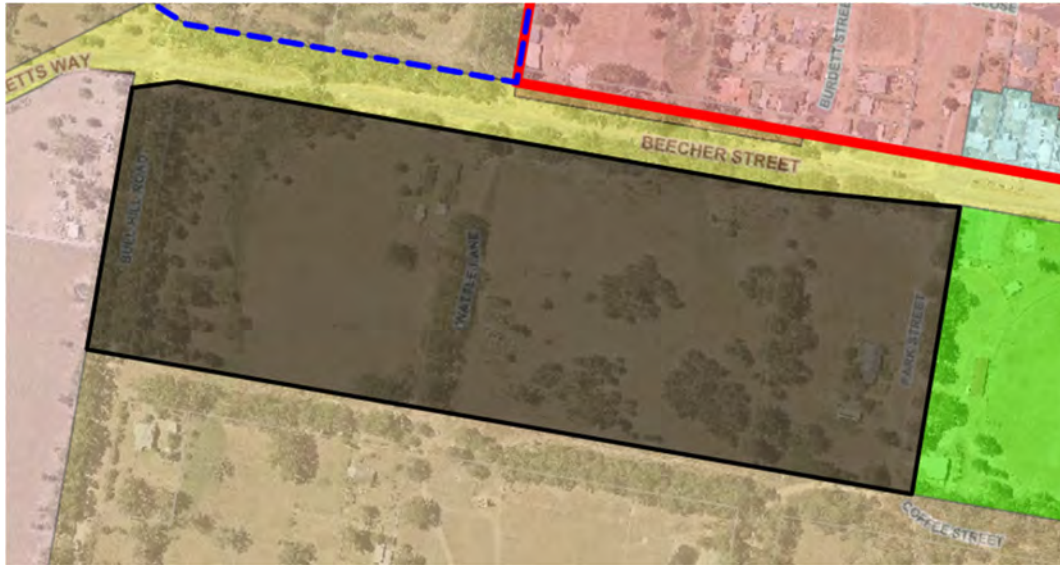
Tinonee Urban Release Area 2 (The Bucketts Way)

Constraints:

- Vegetation, Koala habitat, corridors
- Constraint level – MEDIUM

Opportunity:

- Provide additional rural residential (R5) development



Identified Settlement Expansion

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	IN3 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	IN4 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	E1 - National Parks and Nature Reserves	IN1 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	IN2 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative Zone Boundary

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

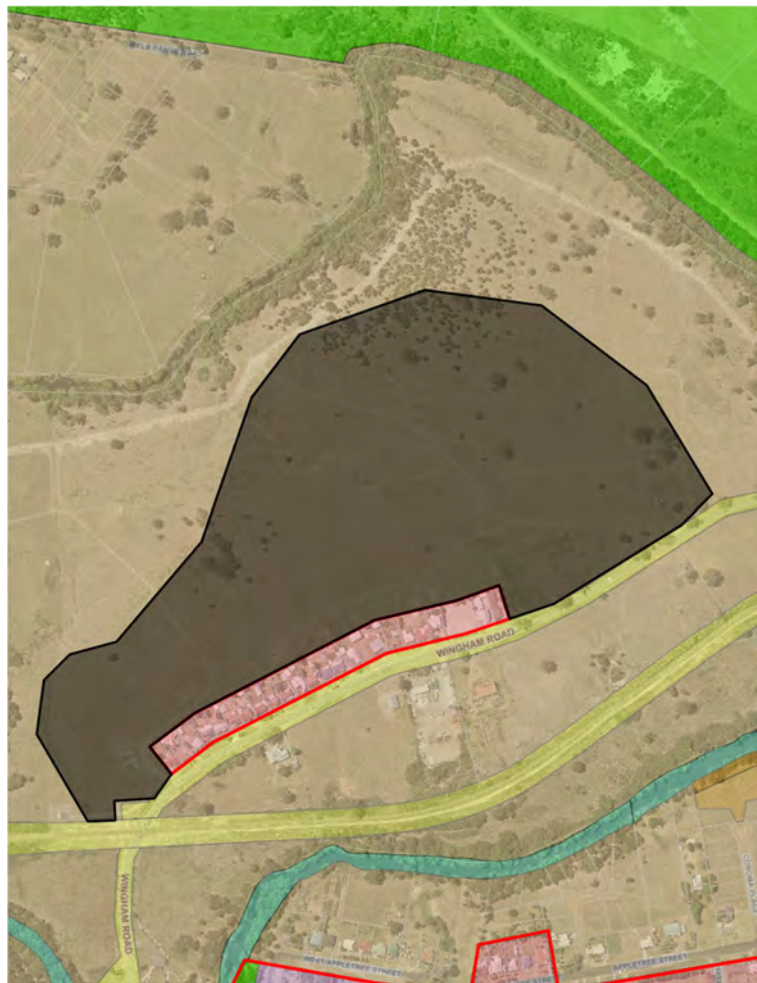
Wingham Urban Release Area 1 (Lot 11 Wingham Road)

Constraints:

- Flooding
- Bushfire
- Physical separation from Wingham township
- Constraint level – LOW

Opportunity:

- Additional low-density residential land
- Walk/cycleway to town centre



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Long-Term (10+ Years) 2032 +

Regional City;

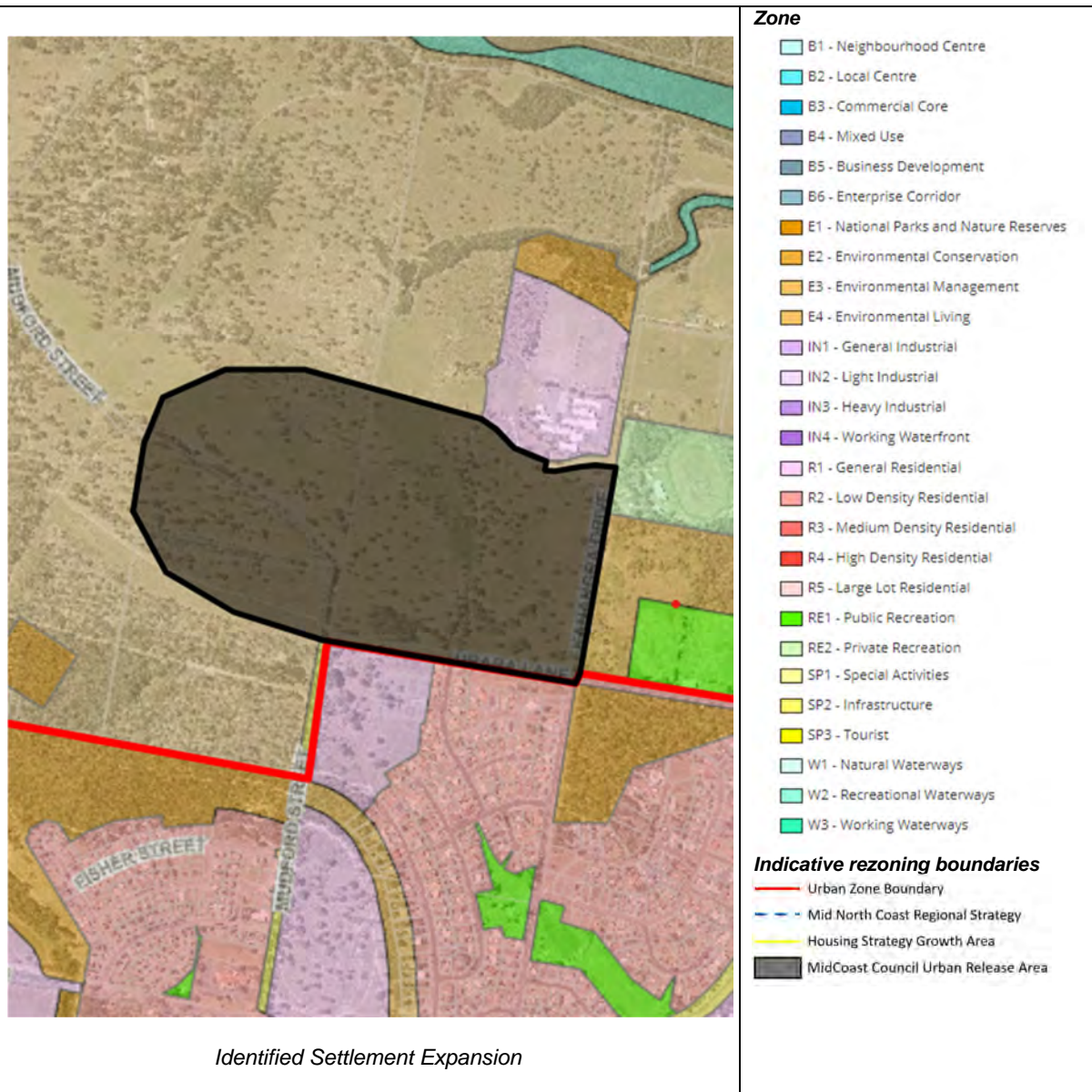
Taree Urban Release Area 2 (Kanangra Drive)

Constraints:

- Scattered trees
- Bushfire
- Koala habitat
- Constraint level – LOW

Opportunity:

- Additional low-density residential land when required (not needed in the short-medium term)
- Adjacent to a school and sporting fields



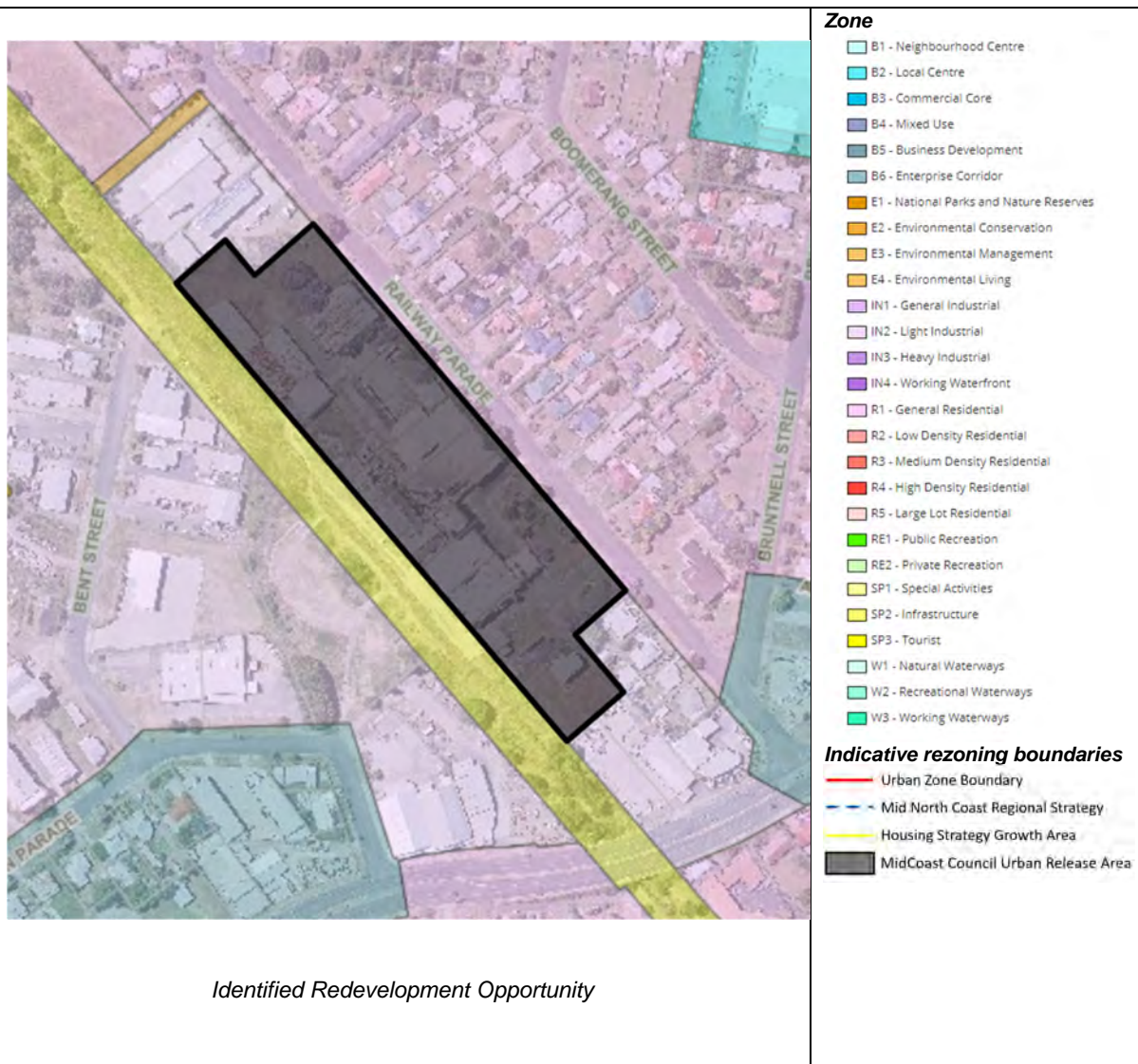
Taree Urban Release Area 3 (Former Peter's Dairy Factory)

Constraints:

- Potential contamination including asbestos
- Traffic impact on Railway Parade/Oxley Street (former Pacific Highway) intersection
- Adjacent industrial uses
- Constraint level – LOW

Opportunity:

- Mixed use development making use of heritage buildings for apartments, business development and supporting businesses
- Ability to utilise disused rail corridor to provide pedestrian/cycle link back to the FIGTREES on the Manning development and the Taree Recreation Grounds/Entertainment/Recreation precinct and the Taree CBD



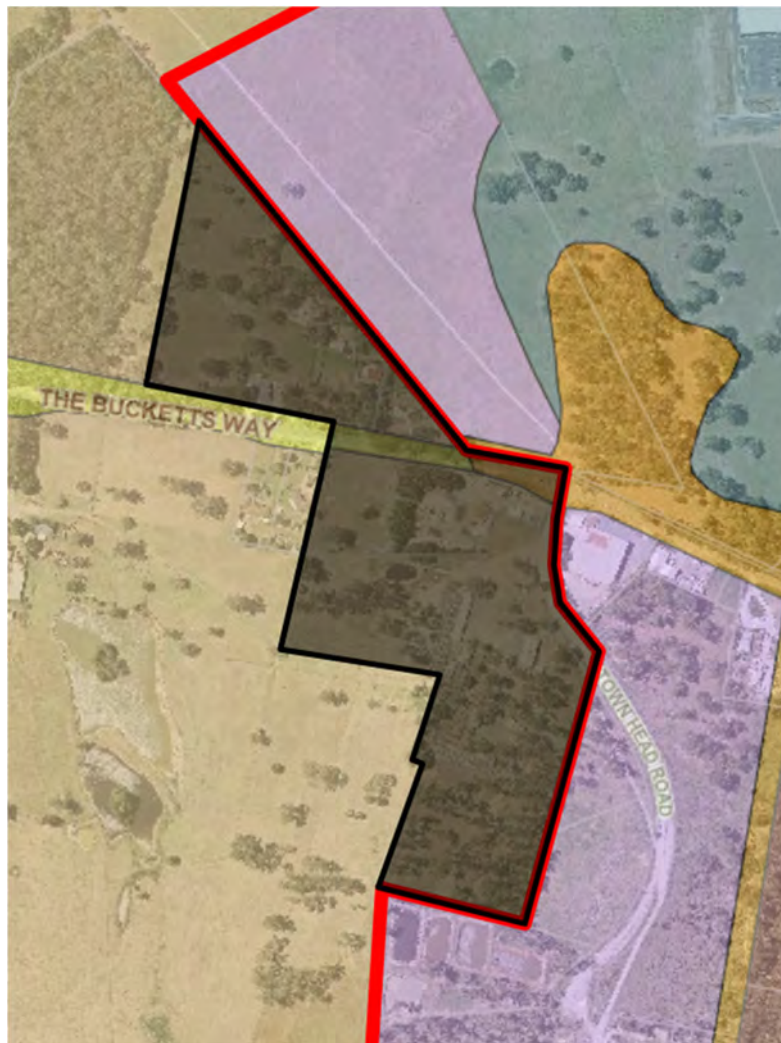
Taree South Urban Release Area 2 (The Bucketts Way)

Constraints:

- Vegetation
- Bushfire
- Flooding, stormwater and water quality
- Constraint level – MEDIUM

Opportunity:

- Additional employment land when required
- Building upon existing industrial uses of service station and landscaping supply business



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Strategic Centres;

Gloucester Urban Release Area 2 (Cemetery Road)

Constraints:

- Scattered trees
- Stormwater and water quality
- Amount of existing vacant industrial land (additional land not needed in short-medium term)
- Constraint level – LOW

Opportunity:

- Additional industrial land supply



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
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- IN4 - Working Waterfront
- R1 - General Residential
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- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Coastal Towns;

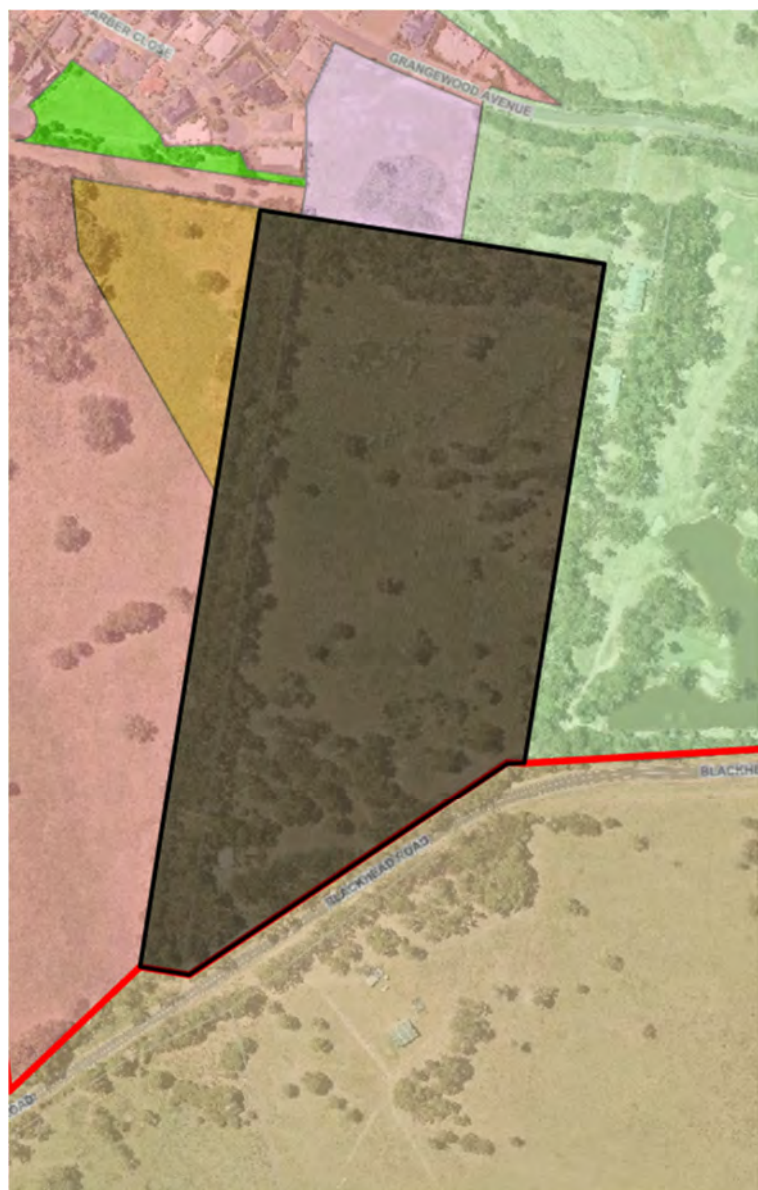
Tallwoods Urban Release Area 2 (205 Blackhead Road)

Constraints:

- Vegetation (particularly on Crown road reserve)
- Bushfire
- Stormwater/water quality
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply when required (current zoned land sufficient for short-medium term)



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

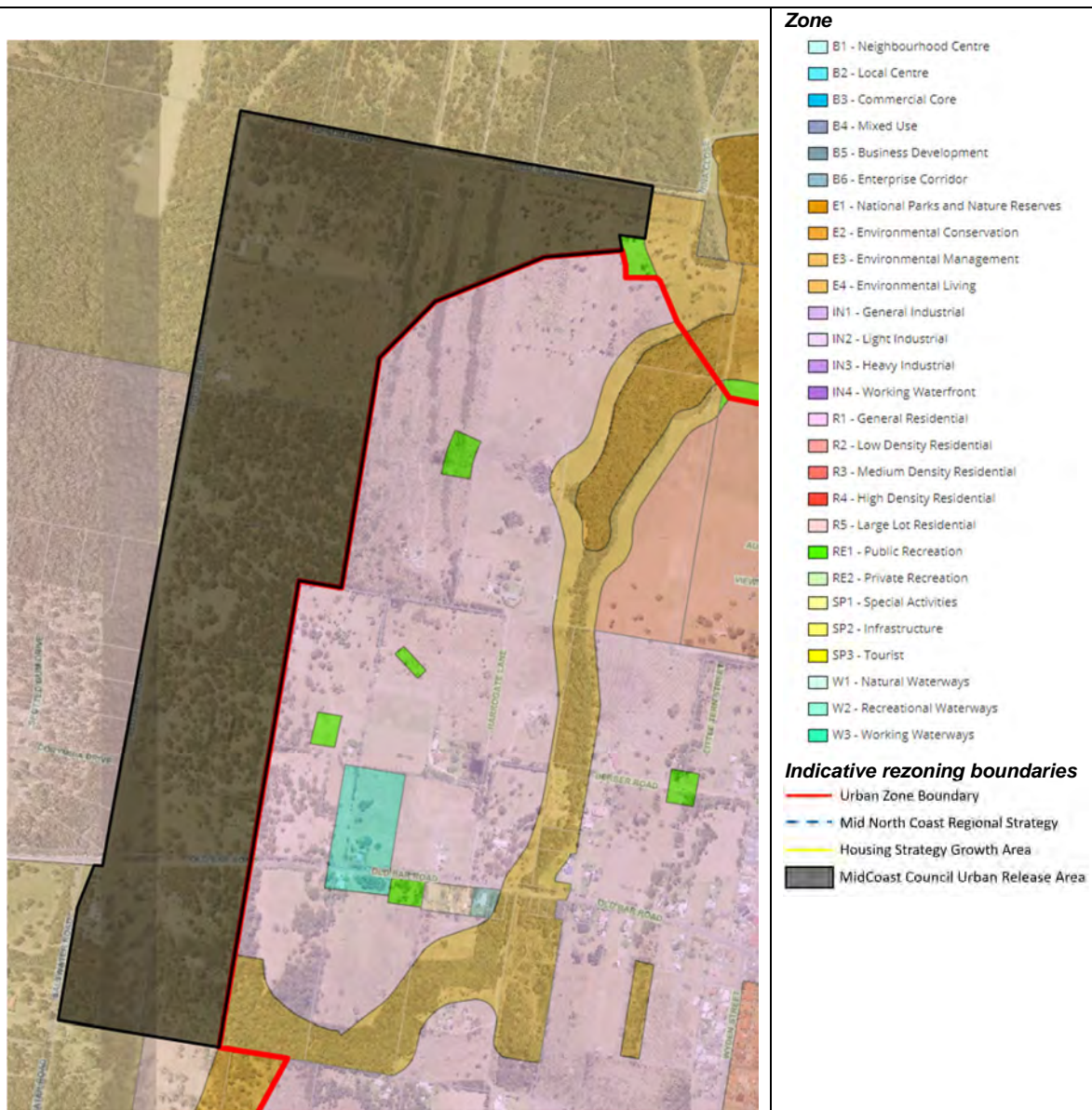
Old Bar/Wallabi Point Urban Release Area 1 (Red Gum Road)

Constraints:

- Vegetation scattered throughout, with some dense concentrations
- Sydney Peppermint tree at its northern limit making its conservation important
- Infrastructure – requires an additional sewer pump station to service residential development
- Bushfire
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply when required (current zoned land sufficient for short-medium term) to finalise expansion of Old Bar
- Ensures retention of important vegetation



Identified Settlement Expansion

Hawks Nest Urban Release Area 1 (known as North Hawks Nest)

Constraints:

- Vegetation and threatened species
- Environmental Corridor
- Bushfire
- Koala habitat
- Coastal environment area
- Isolated/separated from Hawks Nest
- Significant portion of land required to be dedicated to NPWS on the western side of Mungo Brush Road to enable development to be considered on eastern side of road (in accordance with 2001 Commissioners Report - otherwise zone all land E2)
- Constraint level – MEDIUM

Opportunity:

- Securing habitat and environmental corridors in exchange for low density residential development



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
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- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

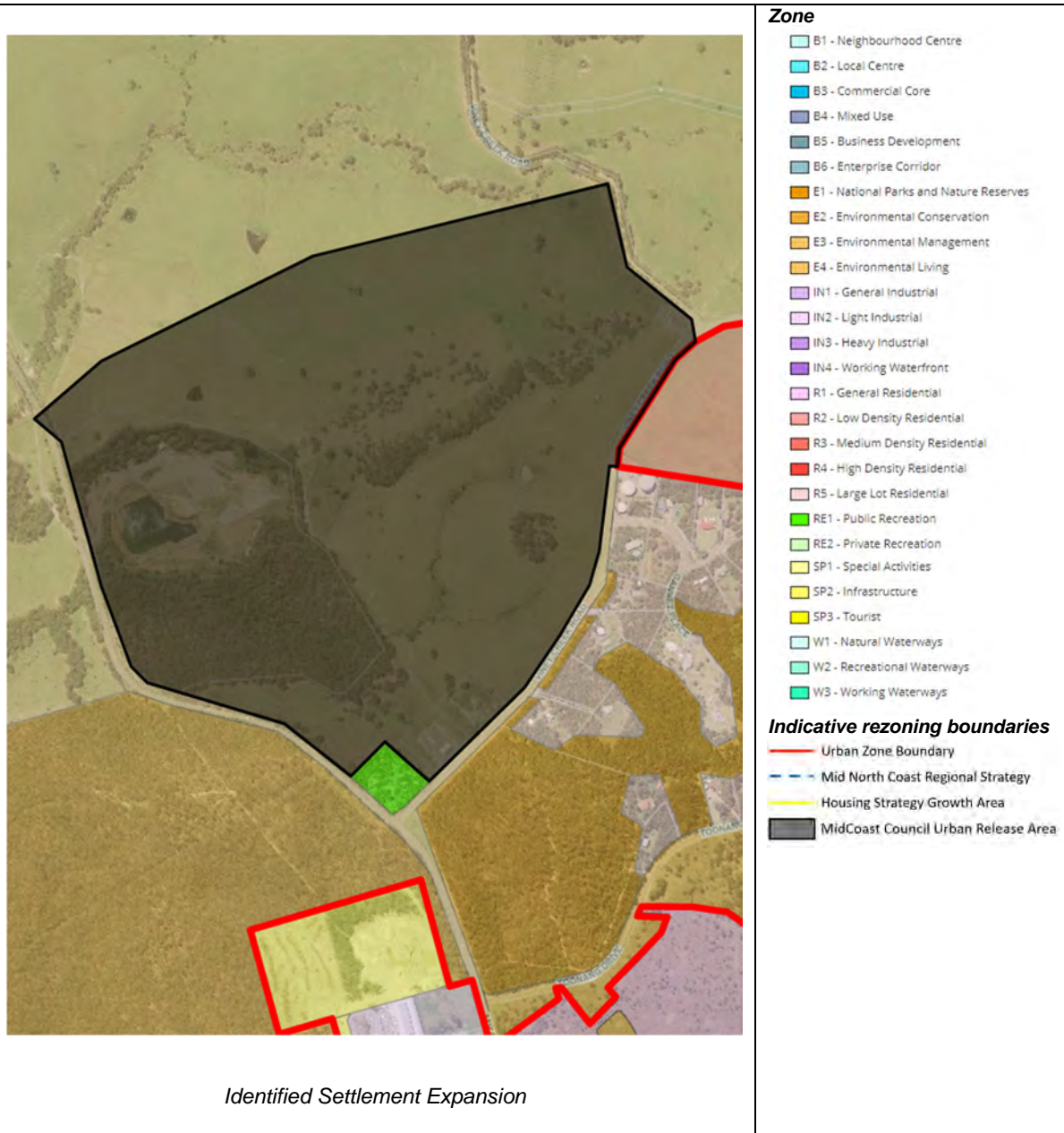
Tea Gardens Urban Release Area 2 (Myall Way)

Constraints:

- A significant stand of vegetation and corridors
- Stormwater/water quality
- Isolation/separation from Tea Gardens
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply when required (not required in short-medium term)



Inland Towns;

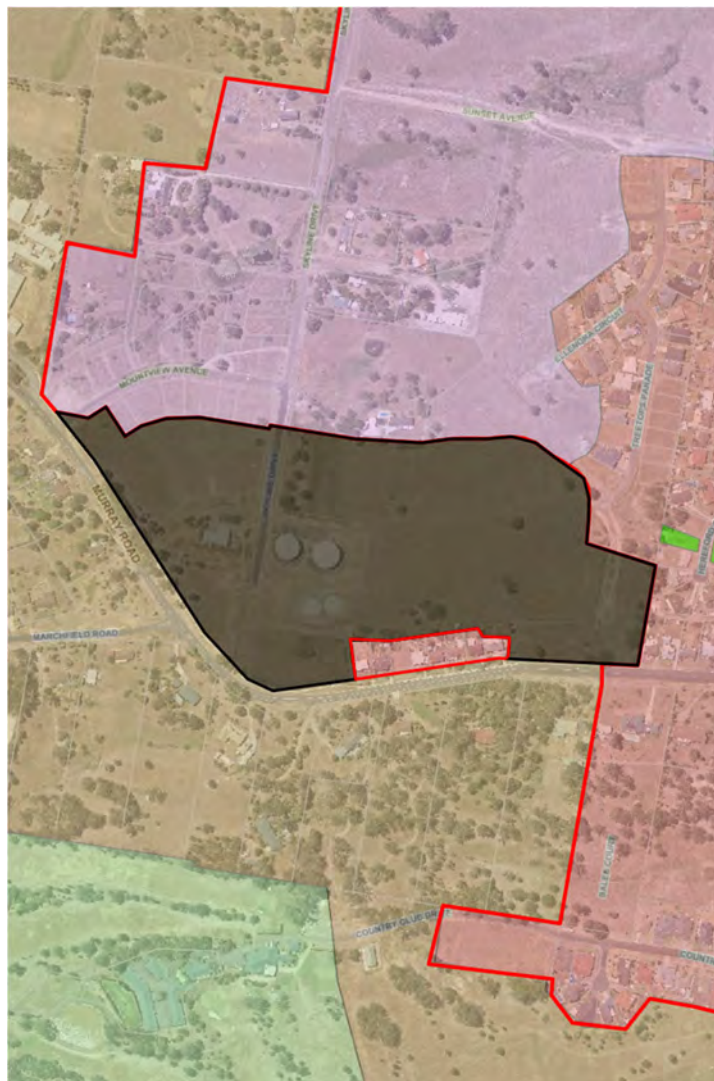
Wingham Urban Release Area 2 (Murray Road and Skyline Drive)

Constraints:

- Servicing – water reservoir in the middle of site and adequate water pressure requires 25m of head-pressure which may not be possible without significant additional public investment
- Constraint level – MEDIUM

Opportunity:

- Additional low-density residential land supply when required (most likely in long term)



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
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- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Villages;

Bulahdelah Urban Release Area 1 (Lee Street)

Constraints:

- Proximity to Pacific Highway
- Vegetation and corridors
- Bushfire
- Buffer to National Park
- Constraint level – MEDIUM

Opportunity:

- Additional village expansion when required (most likely in the very long term)



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
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- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Coopernook Urban Release Area 1 (Lot 7 Bungalow Road)

Constraints:

- Dispersed vegetation
- Constraint level – LOW

Opportunity:

- Additional village expansion when required (current zoned land sufficient for short-medium term)



Identified Settlement Expansion

Zones

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
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- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

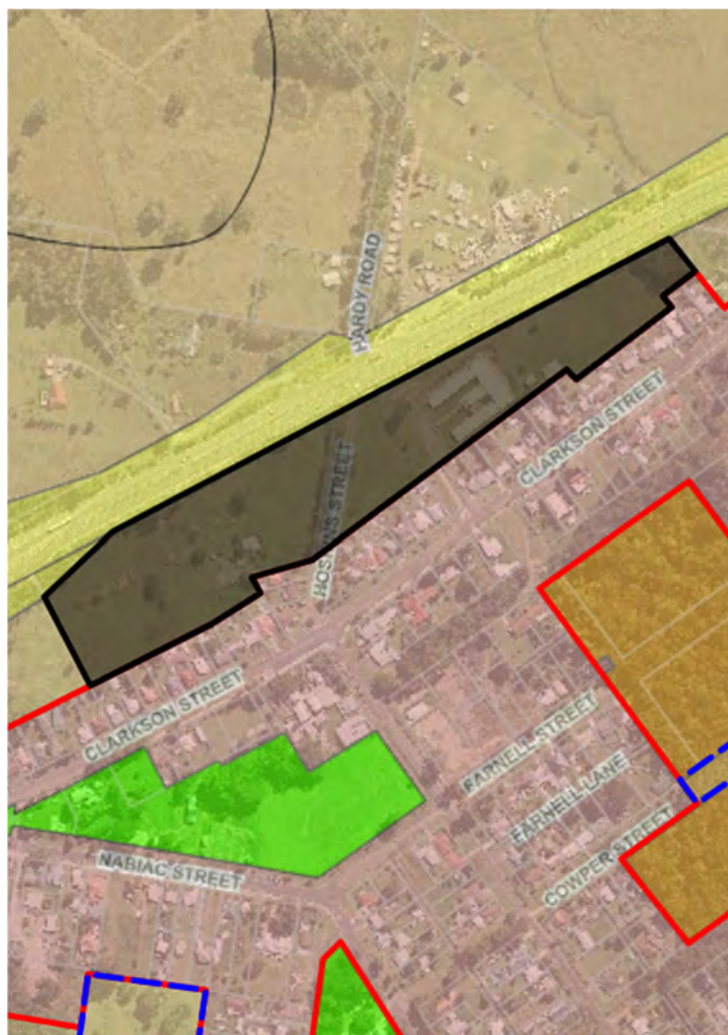
Nabiac Urban Release Area 1 (Pacific Highway – North)

Constraints:

- Proximity of Pacific Highway
- Constraint level – MEDIUM

Opportunity:

- To recognise existing industrial and business developments occupying the land (ice factory and motorcycle museum)
- Provide some minor industrial opportunities



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- IN3 - Heavy Industrial
- IN4 - Working Waterfront
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

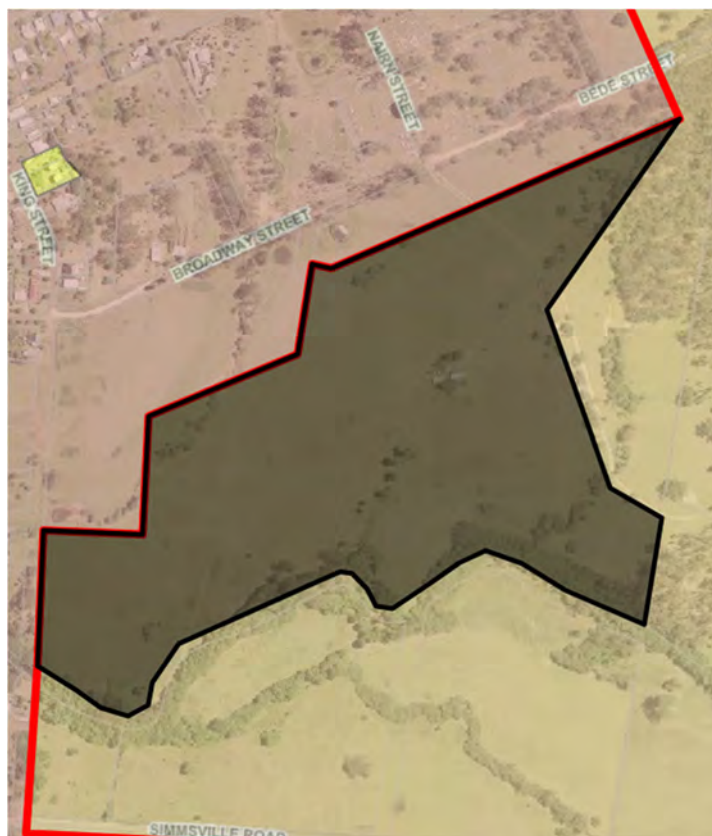
Stroud Urban Release Area 1 (Boundary Street)

Constraints:

- Flooding
- Bushfire
- Riparian vegetation and setbacks
- Constraint level – LOW

Opportunity:

- Additional village expansion when required (most likely in the very long term)



Identified Settlement Expansion

Zone

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B6 - Enterprise Corridor
- E1 - National Parks and Nature Reserves
- E2 - Environmental Conservation
- E3 - Environmental Management
- E4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
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- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways
- W3 - Working Waterways

Indicative rezoning boundaries

- Urban Zone Boundary
- Mid North Coast Regional Strategy
- Housing Strategy Growth Area
- MidCoast Council Urban Release Area

Prioritisation of Planning Proposal Applications within a Release Area Program

Following adoption of this Analysis Report there will be certainty of the Urban Release Areas nominated for the MidCoast and the timeframes for which Planning Proposals to rezone land can be lodged. However, it is ultimately up to the landowner/developer as to whether they are in a position to fund and lodge a Planning Proposal and wish to do so in the nominated time period. Based on previous rezoning's an application is expected to cost between \$200,000 and \$1.2m.

Council is initiating a Release Area Program through the 2021/22 Fees and Charges and will be liaising with landowners/developers within nominated release areas (within priority time periods) to manage applications on a year to year basis so that Council resources can effectively manage the applications and so that applicants have sufficient lead time to lodge applications.

The Planning Proposal process now effectively requires all studies to be prepared upfront before the application is lodged on the NSW Planning Portal and before Council decides whether to support the seeking of a Gateway Determination from the State enabling an application to proceed. The lead time for this is likely to be 6-12 months as some of the required studies take a minimum of 4-6 months to complete and environmental assessments can only be undertaken at specific times of year when assessing specific flora and fauna.

To further assist applicants prior to lodgement of Planning Proposals Council will be introducing an initial masterplanning phase into the process. This will involve Council staff and the proponent and their consultants working together prior to the preparation of detailed studies to workshop the issues relevant to each site to gain a better understanding of the constraints, opportunities and possible development footprint. This will help to ensure that all parties have a realistic expectation of the potential outcomes of a rezoning process and will help focus consultants on matters that Council will need addressed relevant to their particular site.

Changing the focus from waiting for applications to be lodged and then processing these to working up-front with proponents will assist in reducing overall timeframes for land to be rezoned and hence avoid unnecessary delays and costs. A smoother and more consistent supply of land to meet demand is expected as a result.