

<u>Release/Dev Area.</u>	<u>Submission No's</u>	<u>Submission comments</u>	<u>Officer Comment</u>	<u>Recommendation</u>
Forster				
Growth Area 1 (The Lakes Way)	Nil	-		No change
Growth Area 2 (Southern Parkway)	Nil	-		No change
Growth Area 3 (Burrawan Street)	Nil	-		No change
Growth Area 4 (Fairview West)	15	Submission of Support from landowner's consultant. Consultant has a Planning Proposal prepared and ready for submission	Noted	No change
Growth Area 5 (Cape Hawke Drive)	42	<p>Questions report need and indicates that report does not give certainty for rezoning's nor adequately identify land that can be rezoned with any certainty. Prefers approach where studies are undertaken and fees paid.</p> <p>Objects to timeframe on submission of planning proposals.</p> <p>Relies on constraint mapping from "desktop analyses" and not detailed studies.</p> <p>Indicates breach of trust as the land owner is being named as a constraint.</p>	<p>The purpose of this report is to be adopted by Council and then endorsed by the State government, which will provide certainty for landowners to lodge Planning Proposals to rezone land.</p> <p>Timeframes are set as it is not possible, nor preferable, for Council to rezone all land identified at once. With the shortage of land in Forster and the indication from this landowner that they could be willing to proceed sooner, it is reasonable to move this site to the Medium-Term.</p>	Change from Long-Term to Medium-Term and remove references to the landowner.

			It is agreed that including anecdotal information on landowners is not supportive of a future partnership required to rezone land and such references should be removed.	
Growth Area 6 (Bert's Farm)	26, 33, 43	<p>Submission objecting to cancellation of release area based on the constraints that have been found to be addressed in previous LEC decision and reports and masterplan commissioned and endorsed by the former Great Lakes Council. Judgement - Inquiry Property Investments Pty Ltd v Great Lakes Council [2014] NSWLEC 1056 and Council Resolution 10 June 2014.</p> <p>Reports included those for:</p> <ul style="list-style-type: none"> • Flooding (BMT WBM Pty Ltd) • Vegetation and threatened species • Bushfire • Coastal wetland and buffer areas • Coastal environment area • Stormwater and water quality • Isolation and separation from Forster <p>Previous applications and studies on the land have proven the land has</p>	<p>The reasons for preparing the exhibited document include:</p> <ul style="list-style-type: none"> • Having urban release areas in a single document that is readily available to all; • The Mid North Coast Regional Strategy where most urban release areas are identified no longer exists; and • Removing heavily constrained sites that are unlikely to be rezoned in the future. <p>It is the contention of staff that the constraints present on this site make it unsuitable for rezoning for urban purposes and that it is highly unlikely that it would eventually be rezoned for such uses. Continuing to have this land identified as an urban release area provides false hope to current and prospective purchasers.</p>	No change

		<p>minimum constraints and not high constraints. Front portion of site is not precluded from urban residential development. Report is inconsistent where some areas which are allowed to proceed are more flood prone than the subject site i.e. Harrington.</p> <p>A potential rezoning of the site gives potential in securing an environmental corridor.</p> <p>Cancelling Urban Release area is at odds with the Housing Strategy and the work undertaken as part of South Forster Structure Plan. Conflicts with its identification in the MNC Regional Strategy. Hunter Regional plan indicates infill development at South Forster.</p> <p>Based on the above, a request for the land to be reinstated in documents moving forward. Given the enthusiasm of the landowner to develop, a 1-5 year timeframe is requested for low density residential, environmental and drainage opportunities subject to a Planning Proposal. The majority of Strategic Planning Work is already complete.</p>	<p>In regard to the comparison to flood affected areas at Harrington provided, 2 areas have been recommended not to proceed within the 'old' parts of Harrington which would require significant filling and make flooding worse on surrounding houses, whereas 2 large house lots that have been recommended to be included in an urban release are part of the 'new' area of Harrington and surrounded by land that has been significantly filled. These are very different in nature to this land, with this land having many more constraints to development.</p> <p>As has been discussed previously between staff and the McCloy Group earlier this year, this land is highly constrained and not suitable for urban development. Additionally, the McCloy Group met with Council's Development Assessment Panel on 29/06/21 seeking an MHE on this site. Staff reiterated that the site is highly constrained, heavily populated by the Wallum Froglet and Squirrel</p>	
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			Gliders, has EPBC listed species, adjoins a National Park, is within the wetlands proximity area and would be difficult if not impossible to avoid/mitigate/offset environmental impacts.	
Tuncurry				
Growth Area 1 (Landcom)	51	Objection for member of community on environmental grounds.	Council staff have concerns over the scale of development proposed by Landcom and the impact on biodiversity, high groundwater table, coastal erosion and a number of other considerations. However, regardless of whether this site is identified in this document the State government is able to rezone it themselves in the future.	That Council acknowledge that this land is an Urban Release Area to be rezoned by the State government under a State Environmental Planning Policy
Gloucester				
Growth Area 1 (Lavers Street)	52	Objection based on growth areas over existing productive farmland and removal of trees.	This rural parcel of land has become surrounded by the township of Gloucester over time and it is appropriate to rezone it to cater for the town as it continues to grow. The few trees on the site are mainly along a drainage line which can be retained as part of a subdivision outcome.	No change
Growth Area 2 (Cemetery Road)	Nil	-		No change

Taree				
Growth Area 1 (Edinburgh Street)	41	Submission of support from landowners at 100 – 108 Edinburgh Drive	Noted	No change
Growth Area 2 (Kanangra Drive)	64	Submission of support from landowners.	Noted	No change
Growth Area 3 (former Peter's Dairy Factory)	64	Submission of support from landowners.	Noted	No change
Cundletown				
Growth Area 1 (Northern Gateway Stage 2)	Nil	-	The Stage 2 Northern Gateway rezoning was gazetted by the State government after this report was prepared for Council to go to exhibition. This site should be removed from the document and the remaining 2 areas re-numbered.	Remove all references from document.
Growth Area 2 (Taree Regional Airport)	Nil	-		No change except re-number as Growth Area 1
Growth Area 2 (Lansdowne Road)	6, 11	Both submissions from landowners in area support the identification of the area. Would like Council to also include opportunities for airport living with ability for home businesses along with employment opportunities.	This site would function well as either an 'air-park' with houses with associated hangers for people with planes to have direct access onto the cross-runway or for businesses associated with the airport. The masterplanning and studies undertaken as part of a Planning Proposal would support the preferred use.	No change except identify opportunity as an 'air-park' or employment opportunities associated with the airport.
Taree South				
Growth Area 1 (Glenthorne Road/Eriksson Lane)	Nil	-		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)	60	Submission of support but however want this particular release area moved forward under the program (currently at 10+ years)	With the current rezoning of Growth Area 1 nearing gazettal and land to the west of Manning River Drive zoned industrial but not yet subdivided there is no justification to bring forward this land release.	No change
Diamond Beach				
Growth Area 1 (Tourist Precinct)	9, 31, 45, 54	<p>Support from landowner for rezoning from SP3 Tourist zone to R3 Medium Density Residential Zone.</p> <p>Concerns regarding the SP3 zoned area as currently mapped in the Report document rather than the R3 Medium Density Residential Zone as identified and exhibited in the MidCoast Housing Strategy.</p> <p>Critical of north Diamond Beach area being too far away from commercial centre. Concern for more Medium Density or residential zoning without appropriate industrial or commercial hubs having to travel to Taree for services.</p> <p>Objection relating to Medium Density Residential in high constraint</p>	<p>This land has already been identified in Council's adopted Housing Strategy for inclusion in the new MidCoast Local Environmental Plan to convert from SP3 – Tourist to R3 – Medium Density Residential zone.</p> <p>The reason for including it in this document is that staff are aware that there is a desire of landowners to fund a separate rezoning process ahead of the new MidCoast LEP so that a residential product can be provided to meet market demand in a more timely manner. Inclusion as an Urban Release Area will enable this to occur. The environmental</p>	No change

		<p>area between wetlands, ocean and bushfire prone land with no public transport.</p>	<p>constraints on the land have been previously acknowledged and zoned separately to prevent urban development.</p> <p>The SP3 Tourist zone at 210 Diamond Beach Rd has not been included due to its separation from this area – this will convert to R3 Medium Density Residential as part of the new MidCoast LEP.</p>	
Growth Area 2 (Diamond Beach Road/Old Soldiers Road)	23, 30, 53, 56, 57, 58	<p>There are a plethora of environmental issues that have been ignored by both the council and land holders that must be addressed if these planning proposals go ahead.</p> <p>Also the Eastern Valley Way should be considered as an alternate route into the area.</p> <p>Medium and high density development would be out of character.</p> <p>Support from landowner for inclusion in report. Has consultants preparing initial Planning Proposal.</p> <p>Objections based on environmental concerns and impact on the biodiversity corridor of Moor Creek</p>	<p>Identification of this site as an Urban Release Area will enable Council to seek an environmental outcome that would not have been achievable otherwise. Being able to consider the land between the nature reserve and current tourist precinct will enable Council to engage with the landowners to carefully masterplan the site to preserve and enhance important corridors.</p> <p>High density development is not recommended for Hallidays Point and medium density is not recommended for this growth area. As it adjoins land on one side (east) identified for medium</p>	No change

		<p>leading into Khappinghat Nature Reserve which contains threatened species. Recommend a 30m wide buffer for Moor Creek regeneration and possible parkland due to lack of parkland in Diamond Beach. Concern for loss of habitat given recent clearing issues. Noticeable degradation of Moor Creek which is in need regeneration. Concern for biodiversity and threatened species in Moors Creek and surrounds. Recommends possible R5 Large Lot Residential to off-set environmental impacts. Moors creek has been degraded in the past illegally and the council have done nothing. This needs to be addressed.</p> <p>Concern for soil suitability within site and bushfire risk. Deep peat soils increase bushfire risk as evidenced recently.</p>	<p>density residential and has a nature reserve to the west, it is logical that this growth area be considered for low density residential as a density transition area. This land marks the last expansion area for Diamond Beach and as such R5 Large Lot Residential is not seen as preferred approach as it provides limited housing supply.</p> <p>All constraints, including soils, are considered when rezoning land to ensure that the land can be used for the intended purpose.</p>	
Growth Area 3 (Old Soldiers Road Realignment)	19, 50, 53, 56, 57	<p>Concerns for the protection of the environment as stated in the MidCoast shared Vision "Value, protect, maintain and restore water quality within our estuaries, wetlands and waterways."</p> <p>Support from landowner as to inclusion in Report.</p>	<p>The upgrade and realignment of Old Soldiers Rd long been sought after by the community as a viable alternate to Blackhead Rd and provides the added benefit of an alternative to Blackhead Rd if it is closed for any reason, such as vehicular accident or bushfire. It would also provide a more direct route to those travelling to</p>	No change

		<p>Area has high and critical environmental value including for koalas and is subject to high bushfire constraint.</p> <p>General support for alternate route access but also request Council investigate alternatives such as the development of Tallwoods Drive to allow better access for Tallwoods community and the development of Eastern Valley Way between Coastal View Drive and Diamond Beach Road.</p>	<p>Taree, particularly from Diamond Beach.</p> <p>As the road cannot be upgraded within the nature reserve, Council has been looking at alternative routes since at least the 1990s. Most of the route is obvious in where it should be located (across cleared land outside the nature reserve), but the eastern end is more difficult in where it re-connects with the existing alignment of the road. In light of this, Council have engaged consultants to prepare a Hallidays Point Settlement Strategy which will consider the biodiversity values of the locality and reconsider the proposed route – it is anticipated that it will still need to traverse these 3 lots but that there may be change at the eastern end to that previously envisaged.</p>	
Red Head				
Growth Area 1 (14 Red Head Road)	13, 20, 21, 28, 29, 32, 53, 57	<p>Landowners supportive of plan and report. Concerns over environmental constraints as part of process.</p> <p>Concerns regarding current and future environmental corridors adjacent to littoral rainforest especially given some recent clearing</p>	<p>The rezoning of any land affords the opportunity to investigate the opportunities and constraints of the land fully and masterplan the urban footprint and zone lines accordingly to achieve multiple objectives.</p>	No change

		<p>of this area has occurred. The current east-west koala corridor should be expanded to a north-south corridor. Only a short distance to connect to Red Head Reserve. Corridor enhancement from Read Head to the nature reserve should be enhanced. New roads should form APZ's to enhance corridor protection. Concern for endangered ecological communities in this area with biodiversity linkages critical.</p> <p>Request mapped plans regarding environmental protection corridors and public access are developed and communicated to community.</p> <p>Concerns regarding access that should be prohibited from 14 Red Head Road and instead gained from the eastern side (Waitpinga Court, Scarborough Circuit, Cottesloe Circuit or Seascape Drive) based on current traffic issues. Will allow property at 14 Red Head Road to be used for environmental corridor. Other developments in this area and future development that will occur have and will incur extra traffic pressure on Red Head Road.</p>	<p>While one of the reasons to include this land is that it will conclude the residential expansion of Red Head in this area and provide some additional residential land supply, the main reason for supporting it is the opportunity it presents to secure important ecological corridors and the buffer to the Littoral Rainforest along the eastern boundary of the property. Protection, enhancement and long-term management of important environmental corridors is particularly important to the Hallidays Point community and the rezoning process provides an opportunity for Council to achieve this legacy for future generations.</p> <p>The comments about not unnecessarily creating additional roads across environmental corridors is noted and something that Council strives to minimise in future development. The traffic impacts in this location are also noted.</p>	
Growth Area 2 (180 Diamond Beach Road)	Nil	-	-	No change

Growth Area 3 (16 Meers Drive & Lot 3 Hope Street)	22	<p>Proposes a separation of 16 Meers Drive and the land at 3 Hope Street with 16 Meers Drive as an independent site in the short-term (1 -5 year) timeframe. Arguments for include:</p> <ul style="list-style-type: none"> • The constraints at Hope Street are not relevant to the majority of 16 Meers Drive • 16 Meers Drive already has the majority of necessary infrastructure and services in place (or ease of access thereto) • 16 Meers Drive has no reliance on 3 Hope Street to be developed • The landowner is keen to lodge a proposal and develop as soon a rezoning occurs 	The willingness of a landowner to develop is a factor that needs to be taken into consideration. The Hope St property has no recent interest in rezoning whereas the Meers Dr owner has been keen for the last couple of years. As the properties can be easily split and serviced separately it is appropriate to agree to the request.	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)	34, 62	<p>Support for inclusion but suggest Council increase the size of Growth Area 1 to include more land and bring forward into 1-5 years to meet demand.</p> <p>Concern for serviced infrastructure with all growth areas particularly well maintained access roads.</p>	The lines shown in the mapping are derived from previous strategies and do appear arbitrary in nature. When a rezoning is undertaken it looks at all land within the lot or precinct, not just the land identified within certain lines to determine the most appropriate zones for	Change from Medium-Term to Short-Term

		<p>Suggest bringing forward from medium to short-term with following reasons:</p> <ul style="list-style-type: none"> • It is substantiated by the current growth rate • Land is constrained elsewhere which will stimulate further growth • Affordable housing opportunities • Capitalisation on the current housing boom <p>Suggest increasing size of the current mapped growth area due to:</p> <ul style="list-style-type: none"> • The current awkward shape of the development area • The eagerness of landowners to develop this area • The relevance of the boundary alignment markings • Cancelling the need for an interface between Rural and Residential lands. <p>General roads in Hallidays point need traffic calming devices on roads for wildlife safety reasons.</p> <p>Request to include land at 438 Blackhead Road for future industrial</p>	<p>that zone, whether that be residential or environmental.</p> <p>This submission raises a long-term concern for the Hallidays Point community, being that it does not have an industrial area. It is reasonable to consider whether land may be suitable for an industrial area on 438 Blackhead Rd, though it would appear from the mapping that the old concrete batching plant is located within the wetland proximity area which would prevent such zoning, but surrounding land may be suitable.</p> <p>The request for moving from medium to short-term relates to the developer at 21 Greenview Drive wishing to proceed to construct the roundabout at the intersection of Blackhead and Diamond Beach Rd's, which will not only provide access to the existing residential zoned land but will also provide access to this area, which will now need to be brought onto the market sooner than originally envisaged. On this basis it is reasonable to</p>	
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		<p>rezoning around old concrete batching plant due to:</p> <ul style="list-style-type: none"> • Need for industrial zones in Hallidays Point • Population growth will require more services • Industry zones in Hallidays Point would decrease the need for residents to travel out of town decreasing traffic impacts elsewhere • The ease of which buffers can be currently incorporated into industrial zonings in the area • Established infrastructure of concrete batching plant make logical industrial footprint • Ideal location 	consider moving up the period for this rezoning.	
Tallwoods				
Growth Area 1 (Redefining the village centre)	45, 54	Critical of lack of open space planning in Hallidays Point. Need to resolve VPA and s94 plans for previous dedication of open space for sports fields.	Agreed.	No change
Growth Area 2 (205 Blackhead Road)	Nil	-		No change
Harrington				
Growth Area 1 (812 & 822 Harrington Road)	Nil	-		No change
Growth Area 2 (Glacken Street)	47	Objects to exclusion. Has developed potential subdivision plan and	Developer has been unable to provide evidence to the	No change

		asserts detailed studies can support rezoning to mitigate constraints.	satisfaction of Council, the community and the State in the past that the land can filled and not impact upon surrounding residential land and that flood free evacuation for new residents is possible.	
Growth Area 3 (High Street)	Nil	-		No change
Old Bar/Wallabi Point				
Growth Area 1 (Red Gum Road)	14	<p>Support for inclusion as a release area and supportive of Report document.</p> <p>Another submission objecting from community member in that this area should be retained as environmental or bushland to preserve a gap between Taree and Old Bar.</p>	While some of the land does have environmental constraints, Red Gum Rd would provide a defined western edge to the Old Bar township and it is appropriate to consider for rezoning in the future when additional residential land supply is required.	No change
Growth Area 2 (Lot 50 Shantull Drive)	16, 59	<p>Surrounding landowner expressing concern relating to stormwater drainage constraints and ability of development over this area. Lands marked for expansion are flood prone and have existing drainage concerns. Wish to see a drainage plan prior to development.</p> <p>Landowners consultant submission of support but request report amendment to short term 1 – 5 years (currently 6 – 10 years). Basis of argument includes:</p>	<p>Residents have raised drainage concerns in this location in the past and this rezoning provides an opportunity to look at the final development footprint and determine appropriate drainage systems.</p> <p>It has long been contended that Wallabi Point is a separate market to that of Old Bar and while there is sufficient supply of residentially zoned land to meet demand for many years in Old Bar, that is not the case in</p>	Change from Medium-Term to Short-Term

		<ul style="list-style-type: none"> • Site has been identified in Draft MV Strategy, Draft Housing Strategy and MNC Regional Strategy • Demand for land in Wallabi Point, at 100% dwelling occupancy, is different from market in Old Bar • Constraints can be mitigated as part of rezoning and subdivision design 	Wallabi Point. The request to move from medium to short-term is therefore seen as reasonable.	
<i>Pacific Palms/Smiths Lake</i>	12	Concerns and needs clarification that Charlotte Bay is excluded in that no land in the Report is mentioned between Pacific Palms and Smiths Lake	The report specifically states that all the urban release areas have been rezoned in the Pacific Palms/Smiths Lake area. It was not the role of this report to investigate new areas for rezoning for urban purposes – future settlement strategies will determine this.	No change
<i>Hawks Nest</i>				
Growth Areas 1 & 2 (North Hawks Nest)	1, 2, 3, 35, 36, 39, 40, 46, 49, 52, 55, 65	<p>Submission of support from community who have moved away or holiday at Hawks Nest and support more growth in Hawks Nest as possible relocation.</p> <p>Submission of support from Tea Gardens resident. Wants opportunity for housing choice in Hawks Nest rather than Tea Gardens (same as Old Bar vs Wallabi Point) utilising proximity of Hawks Nest to</p>	<p>This will be a difficult rezoning to achieve in that the any development opportunity would be realised within land on the eastern side of Mungo Brush Rd but this 'trade-off' in loss of biodiversity is contingent upon land on the western side of the road being dedicated to NPWS.</p> <p>With the land being in multiple ownership and the owners on</p>	No change except that the constraints, mapping 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.

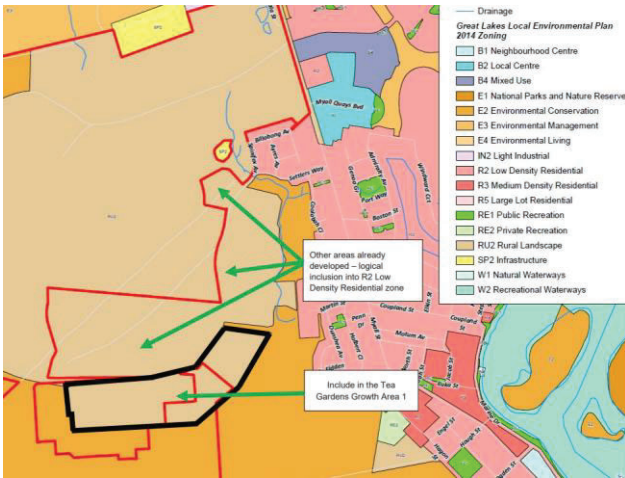
		<p>major centres. Hawks Nest and TG have different markets. Concerned there is nothing in Hawks Nest for 10+ years. No supply in Hawks Nest despite population predicted to double.</p> <p>Appreciation at Council inclusion. Would assist golf club membership and it is good timing with sewerage plant upgrade.</p> <p>Support for Release and disagreement regarding its isolation/separation in that many areas in MCC are similar, i.e. Old Bar and Wallabi Point.</p> <p>Historical records of previous rezoning application and disagreement and disappointed with its withdrawal. Indicates site is suitable for development based on previous rezoning proposals supported both by State Government and Council. Crown Lands proposal only didn't proceed due to global financial crisis and needs chance again.</p> <p>Disagreement of constraint level which should be "medium". Supported by the "Smith Report"</p>	<p>the western side of the road receiving no development return, achieving this rezoning is likely to be problematic and protracted and hence it has been given a 10+ year timeframe.</p> <p>It is possible that the only land that may ultimately be able to progressed is that owned by the Karuah Local Aboriginal Land Council, as this can be achieved via a different approval pathway – under State Environmental Planning Policy (Aboriginal Lands) 2019.</p>	
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		<p>and State Commissioners expert panel presented to Great lakes Council in 2002 during Crown Lands Planning Proposal.</p> <p>Would like a much shorter timeframe (currently 10+) based on demand in the area. Could be a staged release area?</p> <p>Reservations regarding this site due to high environmental constraints. Request a properly planned and implemented development strategy for the entire corridor on both sides of Mungo Brush Road.</p> <p>Objection from a resident in Hawks Nest arguing that there is enough room and opportunity for development, some existing medium density development, to accommodate residents and hence there is no need to expand Hawks Nest further given environmental constraints.</p> <p>Objection from community member regarding need to develop bushland. Critical that more rezoning's are detrimental to the low-scale bushland and environmental corridor character of Hawks Nest. Requests that lots should be big</p>		
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		<p>enough to store cars and other equipment which currently creates congestion in local roads.</p> <p>Submission raising the 2001 public enquiry into North hawks Nest Ecological Significant land and concerning the following questions:</p> <ul style="list-style-type: none"> • HN for 10+ years whilst TG is 1-5 years • 10+ years of timeframe allows for environmental clearing in the RU2 zone of these properties continuing since public enquiry • Disagreeing with statement of unsuccessful rezoning application whilst Gateway Determination states different • Questioning if refusal of rezoning was associated refusal of the NPWS to accept conservation land on the western side of Mungo Brush Road • The transparency of Council not providing evidence that NPWS revoke that they want land transfer for conservation • Questioning NPWS decision to not accept land if it is in 		
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		<p>line with current national, state and local biodiversity conservation frameworks</p> <ul style="list-style-type: none"> • If MCC is obligated to the NPWS decision to not accept the conservation land and if that is the reason for the 10+ year timeframe • That the absence of indicating a high constraint of koala populations over the site in the report is a deliberate act against the evidence supporting critical koala habitat in this area • Criticism that all growth areas in the TG/HW area are now under the monopoly of one developer given their short timeframe • Requesting that the TG developments seek out land at North HN for offsets and requesting contact details • Promoting HN over Tea Gardens in terms of lifestyle and housing choice – separate market and own demand • The lack of identifying a constraint as a contiguous corridor from HW to Seal Rocks 		
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		<ul style="list-style-type: none"> • Critical of constraint identified for isolation whereby Nth HN is closer the Hawks Nest than Myall River Downs is to the Tea Gardens centre. • Criticism that North Hawks Nest was excluded up until Council Meeting at 12 May 2021. • Non-confidence in incentives and partnerships for biodiversity under MCC biodiversity framework when Council did not implement such during the Sanderling Avenue PP. General criticism about how biodiversity offset provisions were handled in this PP. • Questioning what offsets have been implemented in HW after 2016 • That MCC is not serious in promoting biodiversity offsets for koalas • Questioning why their submission in relation to the Sanderling Avenue PP was suppressed and/or not responded to. 		
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Tea Gardens				
Growth Area 1 (Myall River Downs)	55, 63	<p>Land zoned RU2 Rural Landscape located to the south and south-east of Tea Gardens Growth Area 1, should be included with the Report, via amendment to the mapping contained on pages 101 to 103 of the Report as outlined in Figure 2.</p>  <p>Figure 2</p> <p>Support for the site but however recommend exclusion of southern areas due to sea level rise, flooding and stormwater drainage constraints.</p>	<p>The existing rural zoned areas that have been developed for urban purposes such as Palm Lakes will be picked up by the Rural Strategy for conversion to an urban zone as part of the MidCoast LEP and don't need to be identified as part of a user-pays rezoning.</p> <p>Council staff have been working with the Myall River Downs landowner as he has been acquiring paper subdivision lots within the black boxed area on the map. The intention is to investigate permitting a narrow strip of housing along the edge of Palm Lakes in exchange for the remainder of this area to be zoned environmental and the paper lots extinguished, subject to a rezoning process as part of the</p>	<p>No change except to expand to include the black boxed area on the 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.</p>


			larger Myall River Downs site.	
Growth Area 2 (Myall Way)	55	Support for this site given it is mostly cleared.	Noted	No change
Growth Area 3 (Parry's Cove Marina)	7, 38, 55	<p>Submission from landowner regarding incorrect mapping location of marina.</p> <p>Support from Myall Business Chamber regarding possible future marina site.</p> <p>Objection to release area for marina primarily for high environmental constraint reasons.</p>	<p>Staff apologise for using incorrect mapping to identify the marina site.</p> <p>Sited correctly, the land constraints are not high.</p> <p>A marina will support the growing population and recreational needs of residents and visitors.</p>	No change except to correctly map marina location.


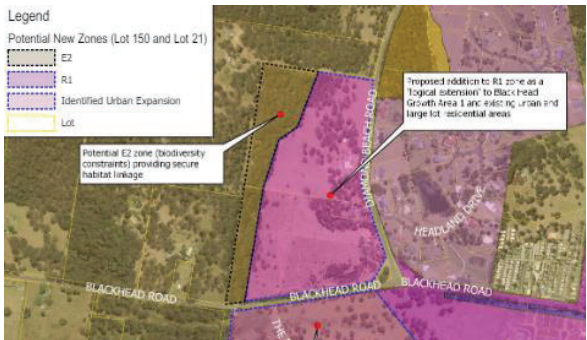
<i>Tinonee</i>				
Growth Area 1 (Edge Road/Bull Hill Road/The Bucketts Way East)	5, 17, 52	<p>Support of landowner on southern side of The Bucketts Way East.</p> <p>Consider expansion of growth area west of Ridge Road for possible future R5 Large Lot Residential Zoning.</p> <p>Objection from community member based on preservation of koala habitat and bushfire risk.</p>	With the proposed exclusion of the central steep, vegetated area biodiversity impacts are minimised. As Tinonee has a known Koala population, the rezoning would have to undertake studies specific to this species to determine a suitable development footprint and any exclusion areas.	No change
<i>Wingham</i>				

<p>Growth Area 1 (Lot 11 Wingham Road)</p>	<p>44</p>	<p>Submission of support for the identification of the site for urban growth.</p> <p>Objection to medium-term timeframe based on assumptions in ULM that are false and not up to date with current growth and demand. Other Wingham lots are held in monopoly.</p> <p>Request amending report to show flexibility between the short, medium and long-term categories.</p> <p>Request additional land to mapped as growth area to have opportunity for large lot residential zoning.</p> <p>Objection to growth area as Wingham has an oversupply already and is not required.</p>	<p>Wingham is an interesting case in that there is a large tract of residential land near the water tower that has been in a single ownership for many years and only released slowly to the market. Council rezoned another site (Boral land) along Murrumbidgee Rd a couple of years ago which has since been on-sold and is expected to be developed for housing in 2022. These sites together would accommodate historical growth in Wingham for 10+ years. This new developer has argued around supply led demand and the Covid boom, and the fact that their site is on the opposite side of Wingham, closer to Taree. This is a reasonable argument but Council needs to determine where best to resource the rezoning of land (i.e. where is the greatest number of lots needed in the shortest timeframe), which is not Wingham.</p>	<p>No change</p>
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			Consideration of additional land supply for R5 zoning will be undertaken by the separate Rural Residential Strategy.	
Growth Area 2(Murray Road & Skyline Drive)	Nil	-		No change
Bulahdelah				
Growth Area 1 (Lee Street)	Nil	-		No change
Growth Area 2 (both sides of the Pacific Highway)	Nil	-		No change
Cooperbrook				
Growth Area 1 (Lot 7 Bangalow Road)	Nil	-		No change
Green Point				
Growth Area 1	48	<p>Objects and supports Report. Proposes a rezoning of Lot 201 to either:</p> <ul style="list-style-type: none"> • R2 Low Density Residential or RU5 (sewered), • Large lot residential over 4000m² without sewer, less than 4000m² with sewer. 	Significant community objection and constraints such as flooding and infrastructure servicing concerns and the need for a transition between housing and vegetation is leading the Rural Strategy to investigate better zoning options for this land, including the E4 Environmental Living zone.	No change
Karuah				
Growth Area 1	Nil			No change
Lansdowne				
Growth Area 1 (Central Lansdowne Road)	4	Requests Council investigate as part of future studies for large lot residential opportunities to be	The future Rural Residential Strategy can investigate this.	No change

		given subdivision potential of large blocks in this location		
Nabiac				
Growth Area 1 (Showground Lane)	25, 61	<p>Both submissions object to exclusion from document and request amendment to be included. Lament the lack of potential for growth without any urban release areas in Nabiac. Raise previous rezoning requests with former Great Lakes Council (instigated by Council) which have had support but did not proceed.</p> <p>Questioning base modelling of ULM growth rates. States ULM data is outdated based on recent experienced growth. Requests amendment to allow this site as it forms a logical expansion or urban area and prevents ribbon development of Nabiac. Constraints can be managed.</p>	It is disappointing that a suitable residential expansion area for Nabiac hasn't been able to be found from the previously identified growth areas. In regard to this site once flooding and the 400m buffer from the property boundary of the sewerage treatment plant is taken into account, there is insufficient land left for consideration for rezoning. The only possible expansion area for Nabiac is on the western side of the highway and a future settlement strategy would need to carefully consider whether this is desirable.	No change
Growth Area 2 (Cowper Street & Evergreen Close)	Nil	-		No change
Growth Area 3 (Pacific Highway – South)	Nil	-		No change
Growth Area 4(Pacific Highway – North)	Nil	-		No change
Stroud				
Growth Area 1 (Boundary Street)	Nil	-		No change

Other				
Crowdy Head/Harrington	47, 17	<p>Growth Areas in the Crowdy Head within the Draft Manning valley Local Strategy 2016 (MidCoast Council 2016) have been excluded despite previous support including Lot 2 DP 1153313. Figure 1 below:</p>  <p>Figure 1</p> <p>Concern no areas in Harrington are identified or have all been removed. Possibility of land south of Manor Road being included in the report.</p>	<p>While minor non-controversial areas such as land immediately adjoining the regional airport in Taree identified in the 2016 draft strategy mentioned have been included in this report, other areas like Crowdy Head were not. There was significant community concern at the time as to whether this village should be permitted to expand. If there was a desire to pursue this further this should be considered as part of a settlement strategy for that area and significant community input should be sought before proceeding. Any expansion of Harrington should likewise be considered in such work but it is likely that due to the land being low-lying, flood prone and subject to future coastal processes that additional expansion of Harrington will not be possible.</p>	No change

Gloucester	27	<p>Wish to be included in release area as additional area for Large Lot R5 Zoning to the south of Gloucester (Southern side of Jacks Road) as per Figure 3. Identified opportunities and constraints.</p>  <p>Figure 3</p>	<p>A future Rural Residential (R5) Strategy will be undertaken and this will look at the appropriateness of providing additional supply of this form of development and locational characteristics for such future rezonings.</p>	No change
Diamond Beach	37	<p>Seek to have lot 150 DP 241928 and lot 21 DP810676, Diamond Beach Road, considered for urban expansion in the SEROAR as a logical expansion with ease of access to infrastructure and facilities as per figure 4.</p>  <p>Figure 4</p>	<p>There has been some minor expansion of existing growth areas in Hallidays Point but this land appears to potentially form part of an ecological corridor and would need further consideration before it could be identified. Council has commenced prepared of a Hallidays Point Settlement Strategy and associated biodiversity assessments to fully determine the biodiversity and residential</p>	<p>That this land be referred for consideration in the Hallidays Point Settlement Strategy.</p>

		Object to exclusion as Council had indicated only previously identified areas were to be included although new areas such as Old Soldiers Road and North Diamond Beach as “logical extensions” are now included.	opportunities of the area. There will be significant community consultation undertaken as part of this work. While all land in HP will be looked at, this land should specifically be investigated.	
<i>Tea Gardens</i>	63	For completeness suggesting Palm Lake Resort and Tea Gardens Grange Lifestyle Resort be rezoned for completeness in new LEP.	Noted – the Rural Strategy is recommending appropriate urban zones for this land in the new MidCoast LEP.	No change
<i>Nabiac</i>	24	Requests a rezoning or growth area potential for R5 Large Lot Residential at 204 Aerodrome Road, Nabiac, adjacent to existing R5 zoned land	This would be considered as part of the separate future Rural Residential Strategy.	No change
<i>Wallabi Point</i>	17	Report and analysis of Wallabi Point was too conservative considering demand and area that could be dedicated to growth.	Noted. While it is acknowledged further above that Wallabi Point and Old Bar represent separate markets, demographic statistics are not available to enable the separation of these.	No change
<i>Pindimar/Bundabah/Fame Cove/North Arm Cove/Carrington/Tahlee</i>	55, 63	Questions why there is no mention in the document of Pindimar, Bundabah/Fame Cove, North Arm Cove, Carrington or Tahlee despite being identified in release areas in previous strategies. Does this mean that none of these areas can have land rezoned for urban development before 2036?	Correct. Most of the nominated growth areas came from the Mid North Coast Regional Strategy 2006-31, which did not nominate any land in these settlements.	No change

<i>Environmental concerns</i>	8, 18, 51, 52	<ol style="list-style-type: none"> 1. Concern that State Government can override Council's local views. 2. Need a holistic Local Environmental Plan before earmarking areas for development so as to ensure environmental considerations can be met. 3. The Analysis Report does not consider climate change, particularly since Council has declared a climate emergency and as a result new areas of development are not required. 4. There needs to be zones dedicated to creating renewable energy and new methods of recycling. 5. Community consultation is not being targeted locally and consistently. 6. Concern that large areas of land will be released at Pacific Palms as a result of this Report. 	<ol style="list-style-type: none"> 1. Noted. 2. The rezoning process does this. 3. Council's declaration of a climate emergency is not specifically mentioned in this report which is a minor review of growth areas. 4. Council cannot make new zones – we are restricted by the NSW LEP Template. 5. Council's Engagement & Communicate Team help tailor each consultation so that it is relevant and targeted. 6. No land is identified at Pacific Palms for rezoning in this report. 	No change
<i>General comments</i>	17, 21, 32, 50, 51	Any new development must provide new infrastructure especially well-maintained access roads. Old Soldiers road is important for the community for both access and safety as numbers in the area increase.	<p>Noted.</p> <ol style="list-style-type: none"> 1. No land was included at Smith's Lake/Pacific Palms was all previously identified urban release areas have been rezoned. This report did not 	

		<ol style="list-style-type: none"> 1. I notice no urban plan for the Smith's Lake/Pacific Palms areas due to no suitable land and community opposition. Was Charlotte Bay considered as a potential growth region? 2. Harrington was seen as an area of major demand, however no sites were suitable. Why wasn't the land south of Manor Rd included in previously zoned land, or potential for rezoning? I feel there have been different developments over the years put to council for this land, however nothing has ever come of it. 3. The growth demand in the report for Wallabi Point is quite conservative. I know I have personally missed out on purchasing land there as it sells very quickly. Should a larger area be considered for rezoning? 4. It is great to see a considerable plan to rezone Tinonee, which again is in demand. I assume this will be R1 or R2 zoning. Could the area west of Ridge Rd be looked at for future R5 zoning? I thankfully was quick enough to purchase an R5 lot on Alpine Drive with all but 2 of the lots selling within a week. I had 2 friends miss out on purchasing the larger, more desirable lots on the same development, so I know the demand is there. <p>General support for document as whole from resident in Red Head.</p>	<p>consider identifying new land – this is the role of future settlement strategies.</p> <ol style="list-style-type: none"> 2. Correct – Harrington has a high growth rate but is running out of land. Expansion is not possible due mainly to flooding. The Manor Rd site is zoned R5 and has been approved by the JRPP for a Seniors Living development. 3. Due to environmental constraints the land identified is likely to be the last expansion of Wallabi Point. 4. Council is aware of interest for R5 lots at Tinonee and the future Rural Residential Strategy can consider this. <p>Red Head comment noted.</p> <p>Development Contributions Plans are in place for all growth areas. Funding is obtained from developers as lots are created but there is a lag time between when sufficient funds are collected and infrastructure works are undertaken.</p> <ol style="list-style-type: none"> a. This is considered by settlement strategies when identifying new land for development. No important agricultural land has been identified in this report for rezoning for urban purposes. b. Council is undertaking a two-pronged approach with the Housing Strategy recommending increasing densities in the new LEP in existing areas while new greenfield sites are included in this report for future rezoning. c. A 'logical expansion' is a phrase used to simplify the reasoning behind something e.g. adding a
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		<p>Request that all infrastructure impacts of any new development areas are offset by developer contributions towards roads and services and such plans are in place.</p> <p>General objection to report on the following grounds:</p> <ul style="list-style-type: none"> a. Expanding into rural areas resulting in fragmentation of farmland and loss of agricultural productivity b. Development expanding into fringe areas when existing areas should be developed first or increase in density c. Inconsistent messaging in Report regarding reasons for expansion – critical of reasoning for “logical expansion” d. Growth areas in wetlands and flood prone lands in Forster are not acceptable e. There is not enough work being done to protect environmental lands and new housing states seem to be a priority of Council <p>Criticisms of Report, including:</p> <ul style="list-style-type: none"> i. Only discusses high level constraints without consideration of how easily many of these constraints can be resolved and/or accommodated ii. Report does not calculate how many of the sites are identified for short, medium and long-term delivery 	<p>final lot in Diamond Beach to a growth area so that the final urban footprint of that village is realised. It also has the added benefit of securing an environmental corridor in that location.</p> <ul style="list-style-type: none"> d. There is a difference between a property being identified for rezoning and land on that lot being identified for urban purposes. Due to the mapping coming from multiple sources the report has both approaches included. If a wetland (and its buffer) are present on a lot being considered for rezoning an environmental zone will be used for that part of the land. Rezoning provides the opportunity for Council to place environmental zones over land where important environmental features exist. e. Our Natural System Department is undertaking a number of programs to protect and enhance environmental lands for future generations. <ul style="list-style-type: none"> i. The rezoning process (Planning Proposal) and its associated studies are undertaken for just that reason – to determine how best the constraints of the land can be resolved or managed. Identification as an Urban Release Area must occur before a landowner/developer can invest significant funds to then work with Council to determine the end outcomes. ii. Noted. This is to be added in the version adopted by Council under the heading Nominated Urban Release Areas, which was left intentionally blank in the exhibition version.
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