

Greater Taree City Council

Hallidays Point Development Strategy



June 2000

Disclaimer

The reader is advised that the Greater Taree Conservation & Development Strategy, which is currently being prepared, will replace all of Council's current strategies.

This process involves the review of all Council's strategies (whether draft, finalised or endorsed by the Department of Infrastructure, Planning and Natural Resources), and will provide a framework for rezoning and development within the Greater Taree Local Government Area for the next 20 years.

As such, this strategy should not be relied upon for property purchase or other financial decisions.

Further information can be obtained from Council's Environmental & Strategic Planning Department.

This advice is current as at June 2005, with the Greater Taree Conservation & Development Strategy expected to be finalised in December 2005.

Greater Taree City Council

Hallidays Point Development Strategy and Land Release Program

Adoption

The Hallidays Point Development Strategy and Land Release Program was adopted by Council at its Extraordinary Meeting held on 27 October 1999, and incorporates subsequent amendments resolved by Council as at 30 June 2000 which are subject to final agreement by the Director General of the Department of Urban Affairs and Planning.

Application

The plan applies to land covered by the Hallidays Point Development Strategy, with rural residential development also acknowledged in the Local Government Area Wide Rural Residential Release Strategy (adopted 21/7/99). The Strategy is a guide for informing the community and for Council's consideration in making future decisions on release of residential and rural residential land within this area up to the year 2010. The plan will be reviewed at that time and monitored at least biannually over this period.

Relationship to Other Plans

The Strategy and Release Program is designed to implement Council's responsibilities under the Environmental Planning and Assessment Act, 1979. All of Council's regulatory instruments (namely the Greater Taree LEP 1995 and associated DCP's) will act as mechanisms to further implement the concepts and direction of this Strategy.

.....
Senior Strategic Planner

.....
Manager Environmental and Strategic Planning

.....
Director Planning & Building

.....
Date of Endorsement

Hallidays Point Development Strategy

1. Background

In 1995 Council prepared and exhibited a draft 'Development Study and Strategy' for Hallidays Point. This draft Study and Strategy focussed on two (2) primary issues being:-

- i) where - development should occur beyond the extent of existing urban zones (ie. after 2006); and
- ii) how - development should occur on land already zoned residential, as well as future zoned land.

The draft Development Study and Strategy were prepared with extensive community involvement. In 1996 Council considered a series of reports on the Draft Development Strategy.

Council adopted the Development Study and some of the recommendations for the Development Strategy. However to date, the final Development Strategy adopted by Council has not been comprehensively documented in a strategy map and supporting material.

2. Thrust of Strategy

The Hallidays Point locality comprises the three small coastal villages of Diamond Beach, Red Head and Black Head and the rural hinterland (including rural residential estates), in the south eastern corner of the Greater Taree Local Government Area.

The existing character of the locality is special. To recognise and protect this character, Council in conjunction with representatives of the Hallidays Point community, prepared a draft Development Study and Strategy. The Strategy was designed to set the limits for future urban and rural residential expansion and show the preferred pattern of growth.

The Central idea of the Development Strategy adopted by Council, was to maintain a separate identity and character for the villages of Blackhead, Red Head, Diamond Beach and the Rural Hinterland. The settlement pattern to achieve this and provide for growth is diagrammatically represented in the "Exhibited Strategy" Figure.

The basic principles include:-

- maintain physical separation of each village;
- provide spatial limits to each village;
- designation of appropriate landuses in the areas between villages to emphasise the natural and scenic qualities of these areas;

Recommendations (Tier 2)

In considering the comment of local residents/landowners who responded to the exhibition of the strategy; Council in 1996 adopted the following recommendations of the Director Planning and Building Department.

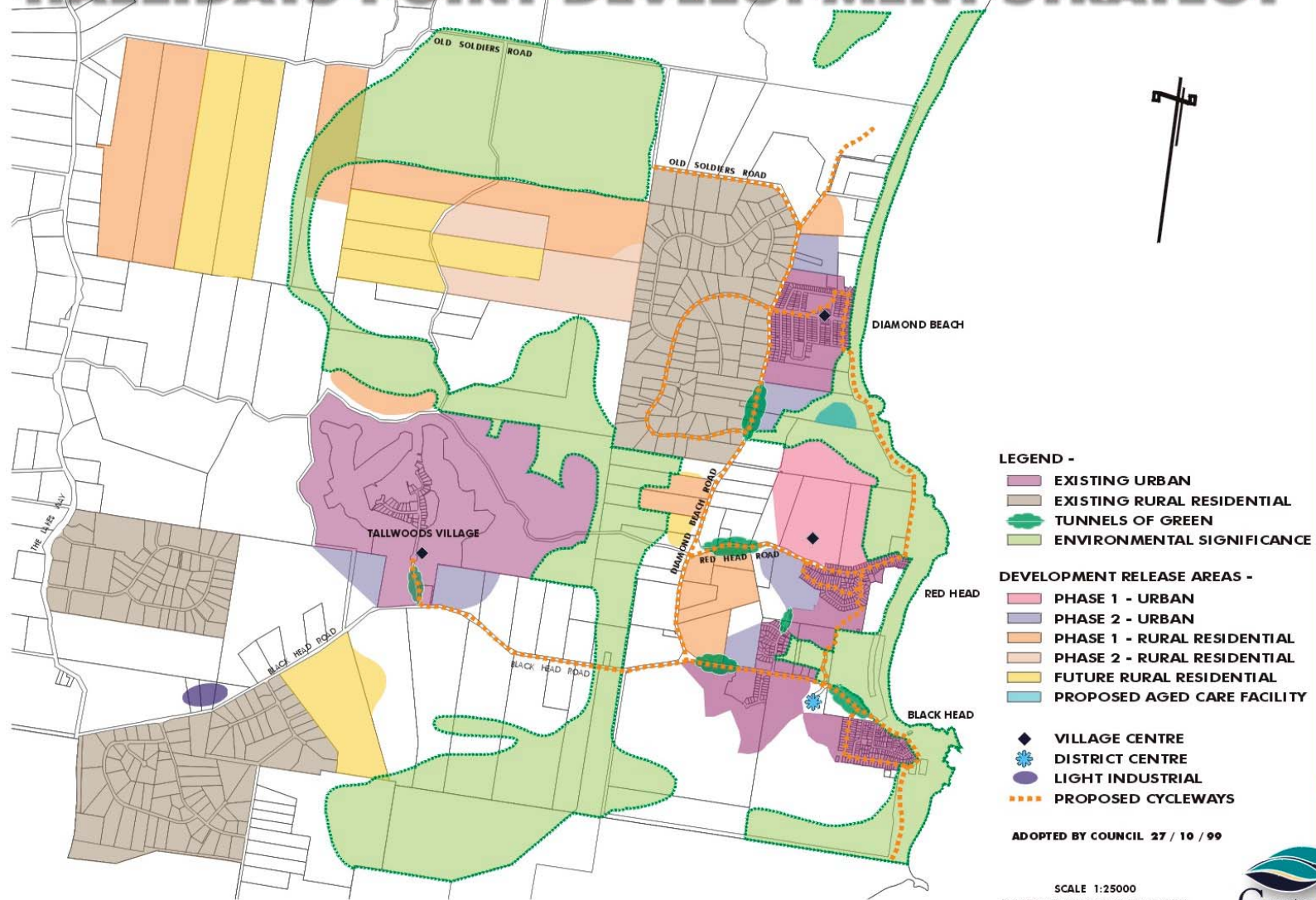
Recommendations

1. That Council re-affirm the establishment of a “Green Belt” between Red Head and Black Head which included Black Head Lagoon and land zoned for future public open space and that specific uses of the public land be determined when the results of the Black Head Lagoon Study area available.
2. That Council confirm Black Head Road as the primary sub-arterial road providing access to the study area.
3. That Council not plan for any direct road connection to the south to Tuncurry.
4. That the Strategy Plan include provision for a road link between Black Head and Red Head via James Foster Drive.
5. That the concept of establishing village centres be retained as part of the Strategy.
6. That the location of the proposed light industrial area be retained in the Development Strategy.
7. That Council incorporate minimum density provisions of 12 allotments per hectare in future Development Control Plans for the area and require subdivision proposals to designate specific sites for a variety of housing form including detached dwellings, integrated housing, dual occupancies and multi-unit development.
8. That following the preparation of a Development Control Plan Council seek exemption from any new State Environmental Planning Policy relating to Urban Consolidation and allow dual occupancy and multi-unit housing only on designated allotments.
9. That Council further investigate the significance of the wildlife corridor between Frogalla Swamp and Kiwarrak Forest as part of the future environmental management project “Natural Systems and Biodiversity” outlined in Council’s Strategic Planning Programme.
10. That Council re-affirm the principle of maintaining and enhancing roadside vegetation for all roads in the study area.
11. That Council further investigate the establishment of a Tourist Facilities zone with opportunities for developments to have an extent of permanent occupancy and for community titles subdivision of individual units as part of an overall managed tourist resort.
12. That Council review its S94 Plan for Community Facilities at Hallidays Point including further investigation on options to levy S94 Contributions for Surf Club facilities.
13. That Council approach the Geographical Names Board to change the gazetted names to reflect the locality as Hallidays Point and the villages as Black Head, Red Head and Diamond Beach.

14. That Council update its signage, mapping and documents to reflect the above nomenclature as costs and staff resources allow.
15. That the details relating to provision of a playing field and extent of residential zoning north of Diamond Beach on land owned by Yotara Pty Ltd be clarified in the Release Strategy and LEP to be prepared.
16. That Mr Riley be encouraged to proceed to lodgement of a Development Application for the proposed tourist facility on the corner of Diamond Beach Road and Black Head Road.
17. That the extent of zoning of land owned by Mr and Mrs Cullerton on Red Head Road be clarified in the Release Strategy and LEP to be prepared.
18. That Council not include land owned by Lucy Catherine Investment Pty Ltd located west of Tallwoods to enable a 2000m² lot subdivision.
19. That Council confirm the inclusion of part of Mr Davies' land adjacent to Tallwoods as part of the overall Tallwoods Village.
20. That Council enter into discussions with Mr Paterson regarding inclusion of part of his land in a slightly enlarged industrial area.

Exhibited Strategy

HALLIDAYS POINT DEVELOPMENT STRATEGY



Issues arising from the Public Exhibition

The following summarises some of the key issues that arose out of Council's consideration of the exhibited development strategy and comments made during the exhibition.

Separation of Red Head and Diamond Beach Village.

The exhibited Strategy recommended a 500m separation between villages to achieve the objective of a physical separation between each village. 500m was nominated as a "walkable separation". In considering a series of reports on a proposal to develop land between North Red Head and Diamond Beach, Council on 21 August 1996 resolved to adopt a minimum 200m separation between Diamond Beach and North Red Head. Some of the land between the residential zones was to be zoned Environmental Protection and publicly dedicated to Council.

Upgrade of Old Soldiers Road and Rural Residential Development

In considering a series of reports on Old Soldiers Road, Council resolved that:-

"Old Soldiers Road be upgraded, subject to detailed costing and availability of funding as part of Council's next budget consideration and in consultation with NSW State Forests."

In addition, there was a proposal before Council to rezone land off Old Soldiers Road to provide approximately 88 rural residential lots. In considering this proposal Council resolved that:-

"The land south of Kiwarrak State Forest be included for rural residential development in this Strategy."

The main reason for Council's decision was that this development may facilitate the upgrade of Old Soldiers Road. The detailed costings for the Old Soldiers Road upgrade is still required.

Addition of Rural Residential Development Areas

In considering a report of 21 August 1996, Council adopted the following additional changes to the exhibited Strategy:-

- i) extension of the "Tallwoods Village" Rezoning Area;
- ii) deletion of the area identified for a new village on the corner of Blackhead and Diamond Beach Road;
- iii) land in upper reaches of Blackhead Basin identified for Rural Residential Development; and
- iv) decrease the areas identified for rural cluster west of Diamond Beach Road (James and others) and land north of Tallwoods Village (Claydon and others).

Kos Development

In September 1997, Council considered a proposal for a health resort (Kos Health Retreat) on land identified in the Hallidays Point Development Strategy as being of Environmental Significance. Consent for the Kos Development was issued in September 1997. This consent is valid for a period of 5 years.

The final strategy incorporating the above changes as adopted by Council is shown on the 'City Wide Settlement Strategy Hallidays Point Map'.

Growth Rates

The draft Strategy (1996) predicted a population of 1,370 for the Hallidays Point area for 1996, with an average annual dwelling approval of 26 dwellings per year.

Updated figures show an average dwelling approval of 16.5 dwellings per year (post 1996). This includes an average of seven (7) rural-residential dwellings and nine (9) residential dwellings. The population of the Hallidays Point area at 1996 was estimated at 1,050 (310 less than projected).

Current figures show the following availability of lots in the Hallidays Point locality:-

Residential	Estimated No. Lots
Zoned Residential with a house	738
Zoned Residential & No House	208
Zoned Residential & Not Subdivided	1491
Identified Future Residential under Strategy	831
	<hr/>
	2530
Residential	Estimated No. Lots
Zoned Rural Residential with a House	169
Zoned Rural Residential & No House	70
Zoned Rural Residential & Not subdivided	0
Identified Future Rural Residential under strategy	216
	<hr/>
	455

Therefore, if all land currently zoned residential/rural residential and proposed to be rezoned were developed, Hallidays Point will effectively be 5 times larger than what it is today.

A more detailed analysis of supply and demand is provided in the Hallidays Point Release Program.

Current Status

The draft Strategy (1996) originally recommended the following steps/procedures for implementation:-

- 1) Prepare DCP detailing principles of Development Strategy.
- 2) Completion Bio-diversity Study.
- 3) Completion Bike Plan
- 4) Completion Rural Roads Study
- 5) Completion Blackhead Lagoon Study
- 6) Preparation of timed release strategy for rezoning of land identified for future development.
- 7) Review current S94 Development Contribution Plans.

Accept Rezoning Application's (after 2006) for each staged rezoning.

Step 1 has not been undertaken. Step 2 and 5 are near completion. Steps 3 and 4 are complete. Step 6 (draft Release Program) is complete and Step 7 has commenced.

There was originally thought to be adequate time to complete Steps 1 to 7 before Step 8 as it was recommended that no new Rezoning Applications be accepted until 2006. This was due to a potential land supply of over 1,491 Lots within zoned land in the Hallidays Point locality.

However in subsequent reports to Council, (46/96, 21 August 1996) it was recommended that Council allow the rezoning process to be initiated at the landowners discretion.

On 20 November 1996, Council resolved to prepare a Draft Local Environmental Plan and accept rezoning applications for 5 of the potential urban/rural residential development areas. Since then, two additional rezoning applications have been submitted. Such rezoning applications would provide for 604 Residential and 216 rural residential lots. A Section 65 Certificate from the Department of Urban Affairs and Planning in respect of a rezoning application has not to date been issued for any of the current rezoning applications.

Department of Urban Affairs and Planning

The draft Hallidays Point Development Strategy was referred to the Department of Urban Affairs and Planning (DUAP) in 1996. In June 1996, DUAP responded with the advice in summary that the Department:-

- Opposes development on seaward side of current development.
- Opposes ribbon development.
- Development should be contained within existing sewer catchments.
- Concerns about northern expansion to Diamond Beach.
- Rural Residential areas should be part of a city wide strategy.
- Further attention must be given to demand/supply section of document. Clear information eg. Population thresholds to trigger further development.

Council sent a formal reply to DUAP on 25 June 1996. This reply suggested further discussion and meeting between Council and DUAP.

Council referred its adopted Development Strategy to DUAP in July 1998. The Department responded in November 1998 with the advice that DUAP:-

1. Generally endorsed the future urban areas subject to the preparation of a land release program.
2. Did not endorse the Rural Residential areas until Council assessed the Hallidays Point Rural Residential proposal within a city wide context.

This Strategy incorporates both a Land Release Program for Hallidays Point and for Rural Residential Development (City Wide).

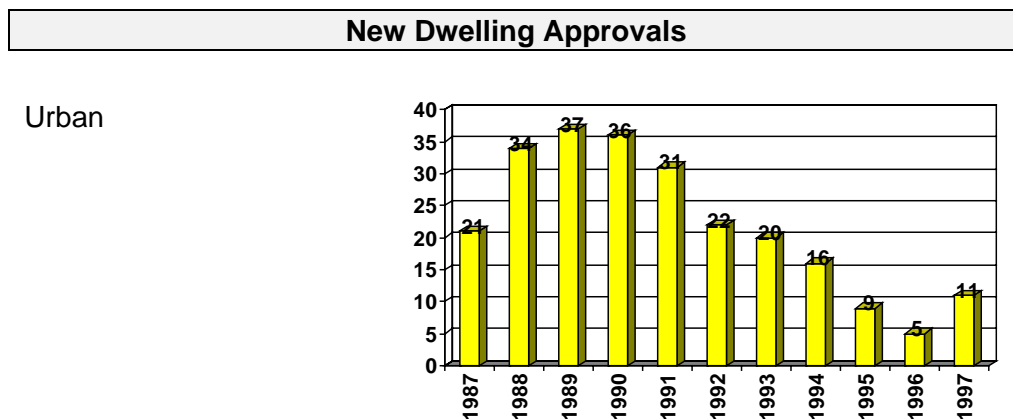
Future Action

That a Hallidays Point residential and rural residential release program be adopted by Council. That rezoning applications be assessed in the context of this program.

That an A3 double-sided brochure depicting the Strategy and land release program be prepared and reported to Council.

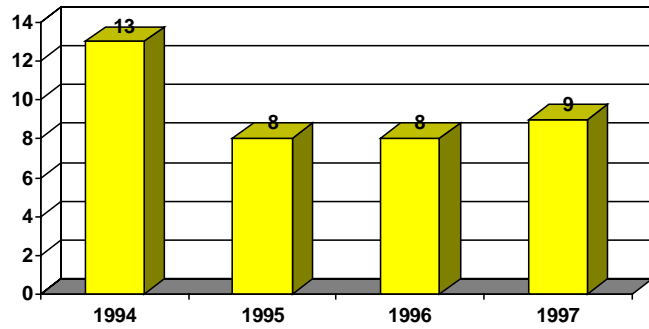
That the adopted land release program be referred to the Director General of the Department of Urban Affairs and Planning with a request for her endorsement.

Statistics Summarising Hallidays Point's Growth



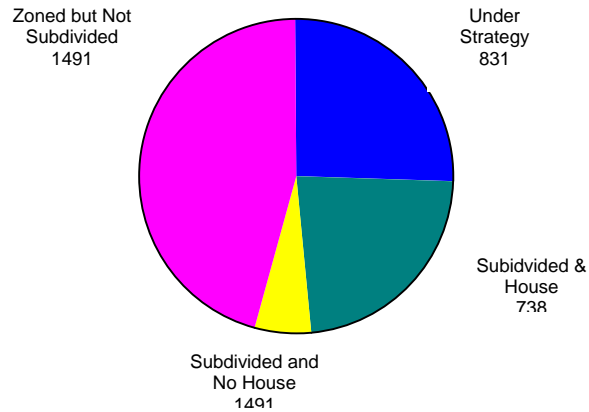
Growth peaked in Hallidays Point in 1989 with 37 dwelling approvals. The average annual growth rate between 1986-91 was 10%. This dropped each subsequent year to a low in 1996 of 5 dwellings and an average annual growth rate in this period (1991-96) of 4%. Population between 1986 and 1996 increased by 81%, being 470 people. Growth rates are expected to be below 4% per annum to 2116 with a predicted population growth of 90.5%, being 950 people.

Rural Residential



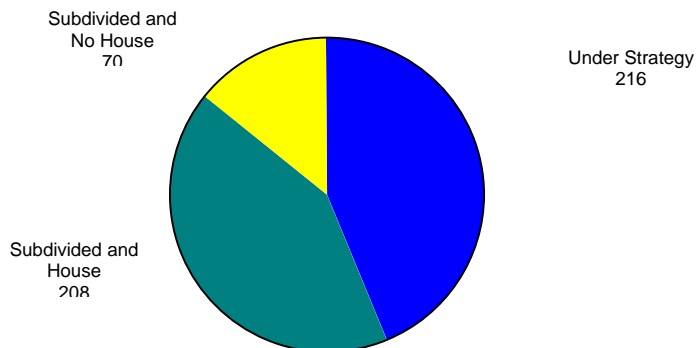
Status of Land

Urban



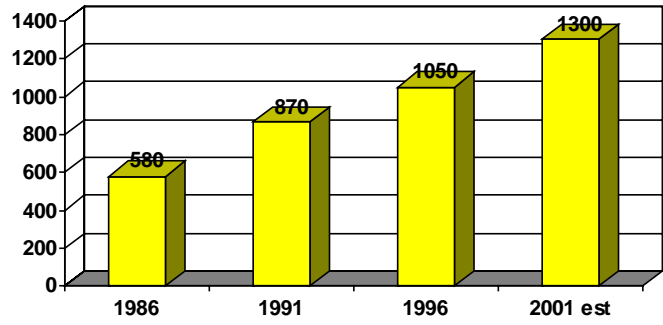
This pie graph shows that Council has planned for an increase in the size of existing urban areas four times larger than what it is today and to double Rural Residential areas. Even without undertaking any more rezoning of land, it is possible to increase the size of the existing urban areas by 202%. However, the Land Release Program recommends that development of urban and rural residential land be staggered over a period of 20 plus years.

Rural Residential

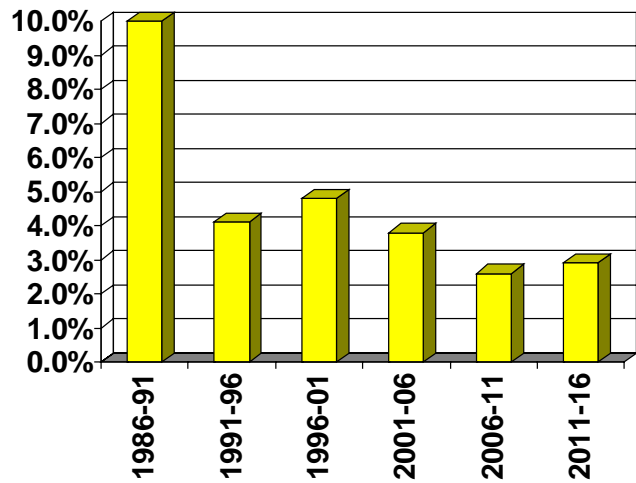


Population Growth

Population 1986-1996



Forecast Annual Growth Rates



Hallidays Point Release Program

Residential 2(a)

Demand for Housing & Residential Release

1 Population Projections

The Hallidays Point Development Strategy (1996) included three scenarios for population growth – low, medium and high. The population projections were based on 1991 and 1996 ABS Census figures utilising the “Demograph” projection program. Until new population projections are released by the Department of Urban Affairs and Planning (anticipated 1999), the 1995 Council projections will be used, adjusted for 1996 ABS Census figures. The following Table shows the adjusted figures.

Population Projections for Hallidays Point

	Low Rate	Growth	Middle Rate	Growth	High Rate	Growth
1986	580		580		580	
1991	870		870		870	
1996	1050		1050		1050	
2001	1254		1426		1490	
2006	1497		1801		1970	
2011	1780		2184		2640	
201	2104		2560		3140	

Occupancy Rates

The 1996 ABS resident population for Hallidays Point was 1050. The 1996 ABS estimated number of dwellings (urban areas) for Hallidays Point was 646 (including caravans). Therefore the average occupancy rate (number of people per dwelling) was 1.63 persons per dwelling. This estimate is probably lower than actual occupancy rates due to the number of vacant holiday dwellings. However, it has been used in assessing future housing needs so that the existing proportion of holiday homes is maintained.

Future Dwelling Requirements

Based on the high growth population projection and a dwelling occupancy of 1.63 the estimated number of new dwellings required at 5 yearly intervals is shown in the following table.

	High Growth Rate	No. of Dwellings	Additional dwellings (lots) per Census period
1986	1050	646	
2001	1490	914	268
2006	1970	1209	295
2011	2640	1620	411
2016	3140	1926	306
TOTAL			1280

Each dwelling requirement has been taken as 1 lot requirement. (Note: estimates of potential lot yields were based on existing average number of dwellings per ha). The following table, shows the additional dwellings required under a “low growth” scenario.

Low Growth Rates – Number of Dwellings

	High Rate	Growth	No. of Dwellings	Additional dwellings (lots) per Census period
1986	1050		646	
2001	1254		769	123
2006	1497		918	149
2011	1780		1092	174
2016	2104		1291	199
TOTAL				645

2 Supply of Residential Land

Lots Available

There are 738 lots zoned residential and subdivided (Council's GIS 1998). Of these 208 are vacant (based on no garbage service). Estimated lot yields from both zoned residential (unsubdivided) and future residential zoned land is shown in the following table.

Residential Lot Availability (Supply) – Hallidays Point

Number Years of Supply According to Projected Growth

Based on the high population growth projection, an estimated 1,280 lots will be required up to 2016. Therefore approximately 60 new dwellings and lots per year will be required (based on a high growth rate). The following table shows the number of years supply of lots within zoned residential land.

Lot Supply in Years (excluding Tallwoods)

Zoned Residential & No House	208
Zoned Residential & Not Subdivided:	
Diamond Beach	*187
Red Head	*127
Black Head	*369
Tallwoods	808
Sub-Total	1491

Identified future Residential Under Strategy:

Diamond Beach North	220
Diamond Beach South	16
North Red Head	384
West Red Head	128
West Hallidays Point	83
Sub-Total	831
TOTAL	2530

Lot Supply in Years (excluding Tallwoods)

	Low Growth Rate	High Growth Rate
Lots zoned residential (Vacant & Potential – refer Table)	872	872
Without Buffer Supply:	645	1280
Additional lots required 1996-2016 (20 years)		
Additional lots/year (average)	32	64
No. of years supply	27	14
	(to 2025)	(to 2013)
Including 10% Buffer Supply:		
Additional lots required 1996- 2016		
(20 years)		
Additional lots/year (average)	36	71
No. of years supply	24	12
	(to 2023)	(to 2011)

The Table shows that based on a high growth rate, the provision of a buffer of 10% vacant lots and excluding Tallwoods, rezoning is not required for another 12 years being 2011. The comparative figures for a low growth rate indicate rezoning additional urban land (with 10% buffer) is not required for 27 years being 2025. However, if the lowest growth scenario is used, potential lot yield from Tallwoods is included (and no buffer) rezoning is not required for 52 years as shown in the following table.

Lot Supply in Years (including Tallwoods)

	Low Growth Rate	High Growth Rate
Lots zoned residential (including Tallwoods)	1680	1680
Vacant & potential – refer Table		
Without Buffer Supply:		
Additional lots required 1996-2016 (20 years)	645	1280
Additional lots/year (average)	32	64
No. of years supply	52	26
	(to 2051)	(to 2025)
Including 10% Buffer supply:		
Additional lots required 1992-2016 (20 years)	717	1422
No. of years supply	36	71
	47	24
	(to 2046)	(to 2023)

3 Balancing Supply & Demand

The following are options for a Release Program, to achieve a level of supply of residential zoned land that reflects demand.

Option 1 - No increase in existing supply zoned residential land.

Based on the “highest growth” scenario and:-

- Excluding potential lot yield from Tallwoods (808 lots);
- Not accounting for medium density infill in existing developed areas;
- Assuming a relatively low density in new urban areas (average 11 dwellings per ha); and
- Providing for an extra 10% of lots to allow for vacant lots for retirees /investors (Council’s previous stated policy).

There is adequate supply of residential zoned land for a minimum 12 years. Considering the above factors, increasing the existing supply of residential zoned land cannot be justified under Department of Urban Affairs and Planning Regional Plan specifications (Hunter Regional Environmental Plan 1989). However, if a Release Program were to be developed for beyond 2012 (minimum), considering the Mid Coast Sewer Service Strategy (see attached map) the most logical and economic release would be from South (Blackhead) progressively extending North to Diamond Beach.

Option 2 – Transfer Residential Zone Provisions

This option fundamentally involves a “swap” – that is reducing supply of existing zoned residential land in order to enable other developers to enter the market. This can be achieved in a number of ways, for example:-

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1. Reducing the amount of residential zoned land within a number of land ownerships (i.e. Rezoning from Residential to Rural General – “Back Zoning”).
2. Reducing the amount of residential zoned land in one or two land ownerships (i.e. Rezoning from Residential to Rural General – “Back Zoning”).
3. Time Limit on Existing Development Rights: Rezone all land zoned residential and unsubdivided from 2(a) Residential to 1(a) Rural General. Also, Council may introduce an enabling clause into the Local Environmental Plan that maintains some development right for specified lots but places a time on limit on this right (for example the land must be subdivided within 5 years).

If Council reduces the supply through one of the above techniques, it may then be possible to argue the rezoning of other land from Rural to Residential (for example, Red Head). Council may choose to include a time limit in such a rezoning application.

Option 3 – Increase Supply to Meet Developer Aspirations

Council has recently considered and supported a proposal to rezone land at North Red Head from Rural to Residential. The applicant's argument to increase the supply of residential zoned land is similar to that argued in Tallwoods, that is creating a market "new" to the Hallidays Point and Local Government Area which cannot be satisfied by existing residential zoned land. However, it is considered that the characteristics of this land are not significantly different to other available land for it to not displace some demand from other markets.

If this option were to be pursued, it has already been noted that the most appropriate sequence of development would progress from south (Blackhead) to north (Diamond Beach).

4 Discussion of Release Program Options

Next Steps

The following is a general commentary on the 3 options and the next steps that Council should take in respect of each option. At this stage, no particular option is recommended but are submitted for Councillor consideration and direction.

OPTION 1 (maintain the "Status Quo"):

Provides adequate supply of zoned land for the next 12 years minimum. Therefore, in terms of the AMOUNT of land supply, it appears a logical option. It may also facilitate the crossing of the required "Demand Thresholds" to enable existing landowners to develop. Most of the land currently zoned 2(a) Residential has adequate access to water and sewer facilities. Possibly the key constraint to this land being developed is inadequate demand. Under this Option, once a nominated percentage of existing 2(a) zoned land is developed (say for example 60%), this could then be the trigger to commence rezoning applications for other areas. However, this would not be until 2006 minimum (which was also the nominated date in the original Hallidays Point Development Strategy).

NEXT STEP:

This option would be incorporated into the draft City Wide Settlement Strategy and exhibited for one (1) month. Landowners, Rezoning Applicants, and relevant community groups would be notified of the exhibition and comment sought from the Department of Urban Affairs and Planning.

OPTION 2 (Transfer of Residential Zone Provisions):

Council may choose to pursue this Option if it believes that the development of certain land (for example North Red Head) is warranted because it will supply a housing market that cannot currently be satisfied in the Hallidays Point locality. However, to balance the "Supply/ Demand" equation as required under the Hunter Regional Environmental Plan 1989, Council will need to reduce existing supply. This means "Backzoning" land from 2(a) Residential to another zone (possibly 1(a) Rural). This option cannot be recommended however, without gauging the reaction of affected landowners. It is important to note that much of the land zoned residential has access to adequate water and sewer services, whereas some of the land identified as "future urban" requires augmentation of both water and sewer provision.

NEXT STEP:

Council would initiate discussion with landowners of 2(a) zoned, unsubdivided land. In this discussion Council would canvass the advantages/ disadvantages of "back-zoning" land and seek the views of each landowner. The general results of this discussion would be submitted to Councillors for further consideration and for re-evaluation of the 3 options.

OPTION 3 (Increase Supply to meet Developer Aspirations):

The Department of Urban Affairs and Planning have verbally advised that they will not support Option 3. The disadvantage of Option 3 is that it may spread demand and growth "thinner", making it difficult for required development thresholds to be crossed. It also requires an augmentation of water and sewer services compared to other existing zoned land where augmentation is not required.

If however, Council decides to pursue Option 3, the following should be considered:

- i. A limited land release (for example 20% of the proposed North Red Head development which would be 80 lots) and;
- ii. Inserting an enabling Clause into Greater Taree Local Environmental Plan 1995 stipulating that a Deposited Plan for the subdivision must be submitted within 5 years or the development entitlement lapses.

NEXT STEP:

That Council would seek the views of the Department of Urban Affairs and Planning about a limited land release for North Red Head with a time limit on development.

Rural Residential 1(c1) (Hallidays Point)

(See also Rural Residential Release Strategy)

1 Demand for Rural Residential Housing

The annual rural residential building approvals (1994-1997) are shown on the Table below:

	Hallidays Point	Greater Taree City Council Local Government Area
New Building Approvals		
1994	13	41
1995	8	30
1996	8	28
1997	9	38
Total	38	137
Annual Average	9.5	34
Extended to 5 year total	47.5	171
+ 30% "Buffer"	62	222
Available lots zoned Rural Residential	70	

Supply Rural Residential

The supply and occupancy of Rural Residential Lots are shown on the following Table.

Zoned Rural Residential & a House	
Zoned Rural Residential & No House	
Zoned Rural Residential & Subdivided	
Zoned Rural Residential & Not Subdivided	0
Identified Rural Residential under Strategy:	
Old Soldiers Road (RA/9/95)	44
467 Tallwood Drive (RA/5/97)	88
245 Tallwood Drive (RA/19/96)	35
Diamond Beach Road (RA/4/95)	9
Black Head Basin (RA/13/96)	40
Total Additional Lots	216

Rural Residential Release Program Options

Based on 9.5 average building approvals per year + 30%, the estimated demand for the next 5 years (1998 – 2003) is 62 dwellings. There is current capacity within existing rural residential subdivisions to absorb this demand. There are two instances where more rural residential land release can be supported:

- i. Council negotiates a longer supply period (for example, 10 instead of 5 years) with the Department of Urban Affairs and Planning; or
- ii. Council re-allocates the City Wide entitlement to Hallidays Point (222 lots). This means that rezoning applications for rural residential would not be supported in areas other than Hallidays Point until 2004.

In this case of scenario 1, the recommended sequence for release is shown on the following table. This sequence is based on criteria stipulated in the Regional Plan and gives preference to land "close to existing settlements which already have services and community facilities". The Table shows current rezoning application, assessment against Department of Urban Affairs and Planning criteria, and recommended Release Program. (Please see City Wide Rural Residential Release Program for detailed analysis of stagering program.)

Current Rezoning Applications against DUAP Criteria and Recommended Release Sequence

Recommended Sequence	Total Lots Proposed	Release 1 1990-2013	Release 2 2014-2019	(a) Physically capable	(b) Close to existing settlements set	(c) Suitable for effluent disposal	(d) Not required for urban expansion	(e) No prime crop or pasture	(f) No environmental hazard of significant wildlife conservation values
Black Head Basin (RA/13/96)	40	40		✓	✓	✓	✓	✓	✓
Diamond Beach Road (James) (RA/4/95)	9	9		✓	✓	✓	✓	✓	✓
245 Tallwood Drive (Claydon) (RA/19/96)	35	18	17	✓	x	?	✓	✓	?
Old Soldiers Road (Crittenden & Others) (RA/9/95)	44	25	19	✓	x	✓	✓	x	✓
467 Tallwood Dive (Gould & Others) (RA/5/97)	88		88	?	✓	?	✓	✓	?

NEW INFORMATION AS PER YOUR SUPPLY

5 Proposed Release Program

Land identified in the Hallidays Point Release Program has been categorised into precincts as shown in the attached map. Each precinct has been recommended for either a Phase 1 or Phase 2 Release. Phases are defined as:-

Phase (1): Land that will be considered for rezoning and progressively developed from 2000 onwards. This land will be developed in Stages as identified in the attached Table.

Phase (2): Rural Residential: Land that will be considered for rezoning when less than 3 years potential rural residential land lot supply is available in Phase (1) category.

Residential: Land that will be considered when less than 50% of the potential lot yield in the residential category from Phase 1 and has been registered in the form of a Deposited Plan and sold to another entity (not the developer) and as determined from Council's Land Development Monitor.

An evaluation of all of the above development precincts against suitability/capability criteria is included. This valuation was also used as an input to determining the appropriate phase for development of land.

6 Servicing

As identified in the Hallidays Point Development strategy, infrastructure in the Hallidays Point locality is adequate, with amplification as development occurs, to accommodate the development included in the Strategy.

7 Review

Council will review this release program at approximately 5 yearly intervals to account for changes in anticipated supply and demand, and will monitor associated land development details on an ongoing basis to ensure agreed Council/DUAP linen lot release figures are met.

Hallidays Point Residential Release Program

Precinct	Proposed Land Use	Potential Lot Yield	Phase – Rezoning	Staging – Subdivision	Substantial Public Benefit argued and accepted by Council	Increasing housing type and location argued and accepted by Council
1 Hallidays Point – west	Urban	83	2	To be assessed at time of rezoning.		
2 Red Head – west	Urban	128	2	To be assessed at time of rezoning		
3 North Red Head (RA8/96)	Urban	384	1	Maximum 80 lots in the Stage 1 release. In maximum 50 lot increments in each progressive stage once 50% of the lots in the preceding stage have been registered in the form of a Deposited Plan and sold to an entity other than the developer as determined by Council's Land Development Monitor.	Visually important land (visual buffer between North Red Head and Diamond Beach Villages) and coastal land for proposed public dedication.	Land has unique characteristics (views to coast, access to beach) not available on other proposed urban lands.
4 South Diamond Beach Extension	Urban	90+	2	To be assessed at time of rezoning.		
5 North Diamond Beach Village Extension	Urban	-	2	To be assessed at time of rezoning.		
6 Tallwoods Extension	Urban	-	2	To be assessed at time of rezoning.		
Potential Lot Yield	Phase 1 =	384				
	Phase 2 =	301+				

Precinct	Proposed Land Use	Potential Lot Yield	Phase – Rezoning	Staging – Subdivision (Subject also to 10 year Lot Allocation)	Substantial Public Benefit argued and accepted by Council	Increasing housing type and location argued and accepted by Council
7 Black Head Basin (RA13/96)	Rural Residential	40+	1	In One Release		Larger urban lots (say 2000-4000m ²) close to the coast and villages.
8 Diamond Beach Road (RA4/95)	Rural Residential	9	1	In One Release		A small scale rural living cluster consistent with DUAP North Coast Rural Settlement Guidelines (1995).
9 North Diamond Beach (R10/96)	Rural Residential	16	1	In One Release	Land to be dedicated for construction of playing field for adjacent Hallidays Point Primary School.	Larger urban lots (say 2000-4000m ²) close to the coast and villages.
10 North Tallwood Drive (RA19/96)	Rural Residential	35	1	Subdivision not to be registered until sealed access available.		Small rural cluster, protecting environmental attributes of site and compatible with DUAP North Coast Rural Settlement Guidelines (1995).

11 Old Soldiers Road - East (RA5/97)	Rural Residential	88	1-46 lots 2-42 lots	Staging proposed to relate to ability to achieve realignment and construction of Old Soldiers Road Stage 1 is dependent on study to address this issue.	Proposed public benefit resulting from contribution towards sealed road access (Old Soldiers Road). Proposed benefits to be validated through examination of implications, costs, benefits of sealed road access.	
12 Old Soldiers Road- West (RA9/95)	Rural Residential	29	1	To be assessed at time of rezoning.		
Potential Lot Yield	Phase 1 = Phase 2 =	175 42	* See the "Timing of Proposed Phasing" and "Ten Year Lot Allocation" extracted from Greater Taree City Rural Residential Strategy 2000 interpreted for Hallidays Point Rural Residential Phase 1 Rezoning following this table.			

This is an extract from Greater Taree City Council Rural Residential Strategy 2000 which relates to timing of Phase 2 Land Release of Rural Residential Land. It references the Land Development Monitor associated both with City Wide Strategy and also for Hallidays Point.

“2.2 Timing of Proposed Phasing

Principles

There are two general thoughts on how phasing of land release should be implemented. One is a regulatory, interventionist approach, whereby Council may set quotas for the number of lots to be created in each phase. The other approach is to allow market forces to dictate the number of lots created. These are obvious extremes and there are, of course, various compromises in between.

In practical terms, Council sees any attempt to set annual quotas and limit the creation of lots to a specific number in the short-term (1-3 years) as an artificial constraint on supply which would be difficult for Council to manage. Such an interventionist approach would raise the problem of how to equitably distribute the quota amongst a number of owners. Even given a 'reasonable quota distribution' it is still likely that land supply would be dictated by a small number of developers.

For this reason Council believes it is important to allow a number of players to get into rural residential land development. This can be achieved more efficiently by allowing market forces and general economic circumstances to have more influence on the conversion of zoned Rural Residential land to registered lots capable of sale. Land supply provision should be influenced by market demand in addition to government intervention. Relief from short-term quota restrictions will also be of benefit where large subdivisions involving several land holdings are being planned, or where staging to provide cash flow for subsequent lot release is intended. Thus, a degree of 'market forces' approach is the preferred option.

Council acknowledges that there may be concern that a totally "uninterventionist" approach to lot creation may result in an oversupply of Rural Residential land. This in turn may have a flow on effect where the remaining zoned Rural Residential land remains undeveloped for extensive periods due to a "glut" of lots available for sale. However, with a flexible approach that has some minor interventions in the land supply market, it is believed that such a "glut" would not occur.

Such a flexible approach would involve two main processes:

- 1 Rezoning land in Phases, with each new phase commencing when less than 3 years potential supply of land left in each phase;
- 2 Developing rezoned land in accordance with long-term, 10 yearly, quotas based on historic development figures.

“Market forces” will be able to operate and “allocate” subdivisions within these time frames.

Implementation

A flexible approach to land release as discussed above will require that upon sufficient uptake of lots in Phase 1 then Phase 2 could be commenced. Specifically, Phase 2 and subsequent rezoning of rural land to rural residential will occur only when less than 3 years potential Rural Residential land lot supply is available in the Phase 1 release. Lot supply will be determined as the average of new lots sold in a year (i.e. lots registered and transferred to a purchaser other than the original englobed landowner). The annual supply will be recognized as the average of these sold lots in the full three year period from when lots are released out of land in the Phase 1 Release, or the three year period before the Strategy Review process commences.

The 412 potential lots indicated in Phase 1 of the release strategy together with the existing supply of 534 rural residential lots gives a potential total of 946 lots within the phase 1 release timeframe. With current uptake of 58 lots per year, three years supply of land is likely to be approximately 180 lots.

This would mean that approximately 766 lots (946 - 180) will need to be developed before phase 2 release. At 58 lots per year, phase 1 may last up to 13 years. This, of course, assumes that demand levels stay the same as current levels. However, demand figures may change with changing land markets. Thus, this approach to land release may lead to review of this aspect of the Strategy in an early period if rural residential proves successful.

2.3 Ten Year Lot Allocation

Whilst rezoning will occur as outlined above, a restriction will be placed on the number of lots that may be developed over 10 year periods. With an estimated demand for rural residential lots over the next 17 years of 58 lots per year an initial limit will be set of 600 lots to be developed from the period 1 July 2000 to 1 July 2010.

The 600 lots may be developed from current rezoning proposals and/or the existing supply of land already zoned for rural residential development.

The 10 year allocation of lots will be reviewed every 2 years based on the lot uptake rates at that time. Should lot uptake grow faster than the estimated demand of 58 lots per year then the lot allocation may be increased for a further 10 years. Similarly, if lot uptake rates fall then the subsequent 10-year allocation may decrease.

The initial 10 year allocation of 600 lots may be developed in any of the Phase 1 Rezoning locations across the Local Government Area. **However, given the unique catchment of Hallidays Point and that uptake rates in this locality have been historically determined at approximately 13 lots per year, the initial 10 year allocation of 600 lots will be divided as follows:-**

*** Hallidays Point 135 Lots**

* Balance of City Area 465 Lots

Note: Lot development of Hallidays Point will be monitored in the Hallidays Point Strategy. Refer to this document for details on rural residential development in Hallidays Point.

In this regard the estimated demand for rural residential lots in the remainder of the Council area will be in the order of 45 lots per year, i.e.

Total Estimated demand for Local Government area	- 58 lots / year
Estimated demand for Hallidays Point	- 13 lots / year
Estimated demand for remainder of Local Government area	- 45 lots / year

2.4 Subdivision Designs and Staging Plans

To administer the 10 year lot allocation Development Applications for Subdivision should, in addition to providing a detailed lot layout, specify any proposed staging of development.

Subdivision plans will be initially assessed in terms of number of proposed lots and checked against the current 10-year lot allocation. If proposed lot yield exceeds the balance of the lot allocation for the current 10-year period, the proposed subdivision plans will need to be amended so that number of lots does not exceed the balance. Alternatively, the Development Application should be withdrawn and resubmitted when the 10-year allocation is revised and adequate balance is available.

3. Land Monitor

3.1 General

Monitoring the effectiveness of the rural residential strategy will assist in determining its success and when it requires review. Monitoring of land supply and environmental impacts of rural residential development are areas that require particular attention. Council will establish a land monitor which will be a data base of the stock of land available for rural residential development and the rate at which dwellings are built or lots taken up.

The land monitor will be updated continuously and comparisons made annually with previous demand and supply figures. The results will also be evaluated in the light of data from surrounding Local Government areas.

Monitoring and recording of environmental impacts, especially cumulative impacts, of rural residential development annually will occur through Council's State of the Environment Report.

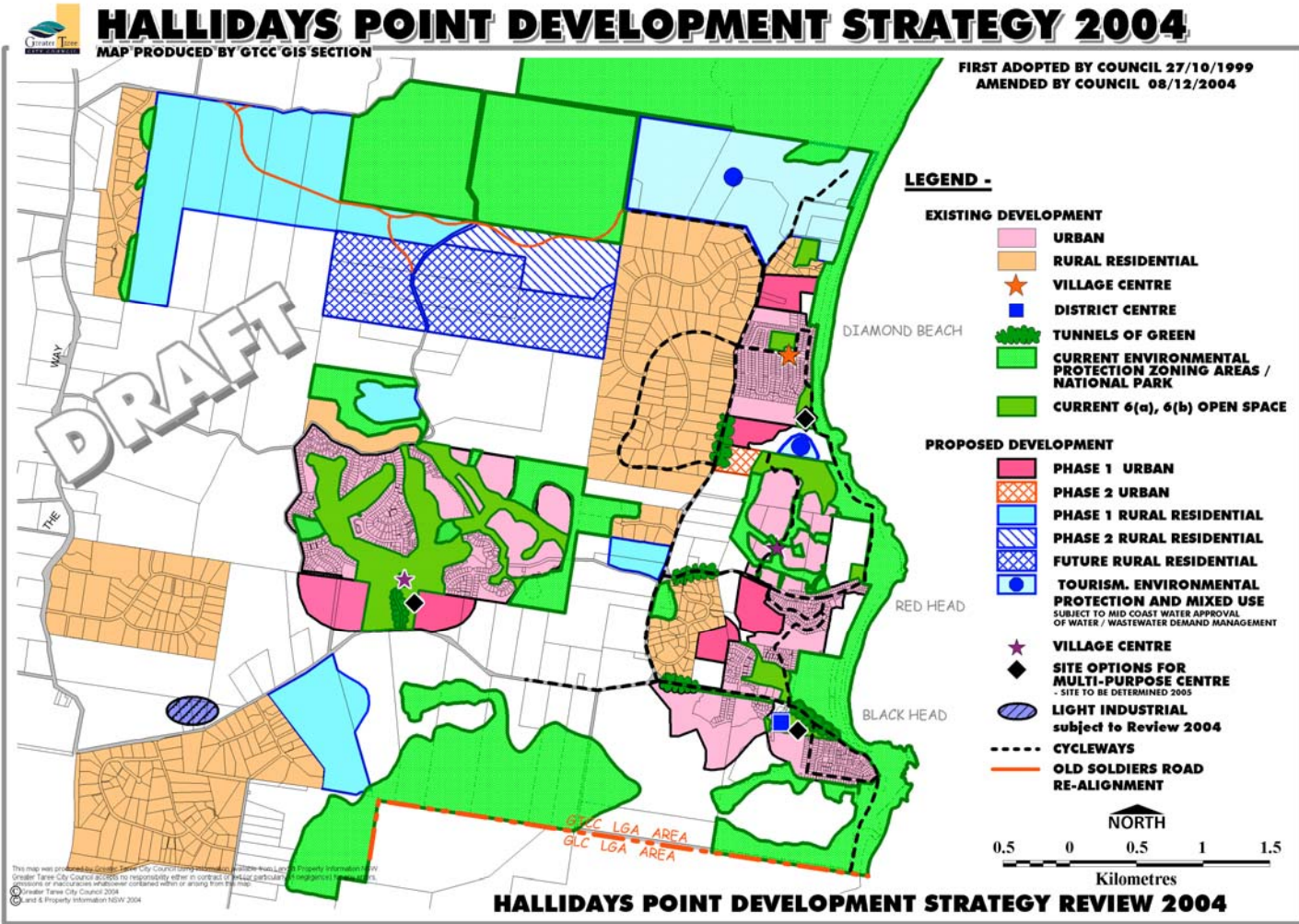
Council's land monitor will incorporate current and future rezoning proposals and be in the form of the spread sheet such as the one following, which has been adapted to reflect the Hallidays Pont situation (inserted 22/6/00 to establish Land Monitor as a component of the Hallidays Point Residential Land Release Program)."

Hallidays Point Rural Residential - Phase 1

Location of Rezoned Land (RZ File)	Est. Lot Yield	Total Lot Yield App'd by Subd'n Appl'n - All Stages (DA File)	No. Lots Approved in DA for Release in Current 10 Year Period	No Lots Created (Post Linen Release)	No Lots Still to be Created	No Lots Transferred from Developers ownership	No Lots with Dwelling Built on	No Lots Vacant	Potential No Lots Still to be Developed	Potential Lot Supply Left In Phase 1 (9)+(10) (11)	Est. No Years Remaining Supply ** (11)/13 (12)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Black Head Basin (RA13/96)	40+	N/A	0	N/A	N/A	N/A	N/A	N/A	40+	40+	3.08
Diamond Beach Road (RA9/95)	9	N/A	0	N/A	N/A	N/A	N/A	N/A	9	9	0.69
North Diamond Beach (R10/96)	16	N/A	0	N/A	N/A	N/A	N/A	N/A	16	16	1.23
North Tallwood Drive (R19/96)	35	N/A	0	N/A	N/A	N/A	N/A	N/A	35	35	2.69
Old Soldiers Road East (RA5/97)	88	N/A	0	N/A	N/A	N/A	N/A	N/A	88	88	6.77
Old Soldiers Road West (RA9/95)	29	N/A	0	N/A	N/A	N/A	N/A	N/A	29	29	2.23
Totals	175	N/A	0 (Max 135 in current 10 year period)	N/A	-	-	0	N/A	175	175	15.69

** Based on estimated June 2000 lot demand of 13 lots per year

NOTE: When Total of column 12 <= 3 then Phase 2 may be implemented



ANNEXURE 1

At its Planning Committee Meeting on 8 December 2004 Council resolved to adopt Revised Strategy Map for Hallidays Point (as shown here). Although Council adopted this, it has not been adopted by DIPNR and any clarification in this regard should be sought from Council's Environmental and Strategic Planning Section.