DRAFT FOR EXHIBITION

MIDCOAST council

ZONING IN on our future

HOUSING STRATEGY

DRAFT FOR EXHIBITION

MIDCOAST HOUSING STRATEGY

Prepared by MidCoast Council with the assistance of Locale Consulting Pty Ltd.

Rev.	Date	Description
1	14.03.2019	Initial Draft
2c	30.01.2020	Exhibition Draft

Disclaimer: Whilst care and diligence has been exercised in the preparation of this report, Locale Consulting Pty Ltd does not warrant the accuracy of the information contained within and accepts no liability for any loss or damage that may be suffered as a result of reliance on this information, whether or not there has been any error, omission or negligence on the part of Locale Consulting Pty Ltd, their employees or sub-contractors.

Images: Images shown in this document have been provided by MidCoast Council, Barrington Coast and Locale Consulting.

Contents

Introduction 1

1. Need for a Housing Strategy..... 3
2. Our Growing and Changing Population 7
3. Working with the Planning System 9
4. Our Residential Areas.....18
5. Addressing Housing Needs.....68
6. Getting Results 79

Acknowledgment of Country

MidCoast Council acknowledges the Gathang speaking people, the custodians of the land to which this plan applies. We pay our respect to all Aboriginal people of the land and to Elders past, present and future.

Introduction

MidCoast Council and its community are experiencing a time of great change. With this comes the opportunity to review where we have been, and to ensure that where we are going meets the needs of both current and future residents of the area.

This Housing Strategy (the Strategy) seeks to do just that. The Strategy was developed in conjunction with extensive engagement with the community, industry and representatives of various housing related sectors. It establishes the current situation for housing, plots a course for where we want to go, and facilitates a way to get there.

In broad terms, the Strategy identifies the opportunities and constraints within the housing market now, and housing needs of the future. In detailed terms, it realises the role of local government to establish land use planning tools and mechanisms to facilitate delivery of desired future outcomes. However, local government can only facilitate outcomes, influence policy and work within the legal frameworks established by State and Federal Governments.

This Strategy outlines a 20-year vision for Council's directions to facilitate the delivery of residential housing needs. It identifies the future needs of specific localities, the needs of particular housing sectors, and the needs of the growing MidCoast community. The outcomes of the Strategy will inform the development of a new MidCoast Local Environmental Plan - Council's key land use planning framework for the future. This will align Council's broader commitments to its resident and business communities through its Community Strategic Plan, whilst meeting its obligations for the delivery of housing under the State Government led Hunter Regional Plan 2036.

Figure 1: MidCoast Local Government Area

Over time, this overarching Strategy will be supported by a range of more detailed work to further establish clear land use planning directions. These directions will support the retention of desired attributes of our coastal and inland residential areas, whilst facilitating sustainable and controlled growth. These will include Local Strategic Planning Statements, a consolidated Development Control Plan and character statements to address specific locational considerations.

This document has been prepared by Council's Strategic Planning team and project consultants with input from the community via eight workshops, as well as industry and specific housing related sector meetings. With broad support for its directions, there is no doubt that the MidCoast will continue to be a great place to live, work and play.

An outline of the Housing Strategy and its various sections is provided below.

Figure 2: Housing Strategy document format outline

1. Need for a Housing Strategy

With the significant change that has occurred as a consequence of the council merger, there is both a need and an opportunity to examine and establish long-term policies for housing in the area. The Strategy also provides an implementation platform for the delivery of Council's long-term land use and social planning priorities for housing.

In this context, there is a wide range of Local, Regional, State and Federal legislation and policy which influences the need and content of a Housing Strategy. These set the framework for how the Strategy then responds.

Arguably the most notable of these are the State Government's Hunter Regional Plan and Council's Community Strategic Plan. The Housing Strategy sits between these key higher-level local and regional plans, takes its regional directions as required by the State Government and combines these with the desires encapsulated in the Community Strategic Plan to form a common direction forward.

Figure 3: High level Housing Strategy relationships

1.1 Council's Policy Context

Council has recently completed its first Community Strategic Plan - *MidCoast 2030: Shared Vision, Shared Responsibility*, as its primary guiding document for how Council will respond to the needs of its community. The document highlights a strategy to "*Optimise land use to meet our environmental, social, economic and development needs*", of which this Housing Strategy forms a key component.

Perhaps more importantly, the Community Strategic Plan has a performance measure that "*The community is satisfied with land use planning decisions*" - decisions need to be made within a clear and consistent framework.

At the current time, there are significant differences between the three former Council areas. There are three Local Environmental Plans (LEPs) that provide the high-level land use planning regulation, three Development Control Plans (DCPs) that provide further guidance on the assessment of proposed developments, as well as a myriad of other strategies, controls and policies that differ between the three former Council areas.

A key outcome of the Housing Strategy is to provide the high-level directions for residential housing that will enable a new consolidated LEP to be developed - the MidCoast LEP, as well as other supporting documents.

Council also has a role in addressing housing needs. The Community Strategic Plan identifies the need to "*Support a diverse housing mix that provides choice and meets the needs of our community*". The Plan recognises the diversity of organisations that assist in this area, including the social housing, disability support, youth and family services and aged care sectors. Council continues to work with providers in these areas to seek opportunities to address the diverse need of the whole MidCoast community.

1.2 Regional Planning Context

The Hunter Regional Plan 2036 was published in October 2016 and incorporates the MidCoast as well as Cessnock, Port Stephens, Lake Macquarie, Maitland, Newcastle, Muswellbrook, Singleton, Upper Hunter and Dungog council areas. The Plan establishes four key goals, all of which have relevance, particularly Goal 4 - *Greater Housing Choice and Jobs*, which are further broken down into a total of 27 "Directions".

Of particular relevance to this Housing Strategy, the Regional Plan has specific references to:

- Growing the MidCoast economy, particularly through leveraging opportunities like the Taree hospital and airport.
- Growing tourism in the region.
- Protecting and enhancing agricultural productivity - including avoiding land use conflicts.
- Encouraging greater diversity of housing, more compact settlements and better design outcomes.
- Enhancing recreational and other opportunities through appropriate infrastructure investment.
- Protecting the region's heritage, whilst revitalising existing communities.

The Regional Plan also provides a MidCoast specific "Narrative", which outlines the priorities for the area, supporting many of the key directions as outlined above. The narrative also establishes the predicted population and dwelling increase targets - each being an additional 5,000 between the 2016 and 2036 period. This target is achievable as it is less than half of Council's growth estimate (refer Section 2).

1.3 Demographic Context

The Housing Strategy needs to respond to the changing demographics of the area. As with many coastal areas, the MidCoast has demographic characteristics that suggest:

- A growing population over coming years, particularly from in-migration from overseas, Sydney and Central Coast areas.
- Rising demand for dwellings as a consequence of the population growth, but also growing vacancy rates (typically due to increasing holiday homes) and decreasing household sizes.
- An above average and progressively aging population, with the area already having one of the oldest populations in Australia, a trend that is expected to continue.
- Comparatively low employment, education and income levels, which can result in issues such as housing affordability, rental stress and ultimately homelessness.

These demographics drive the need for diversity in housing and the recognition that there is a range of needs within the community, both now and into the future. Further consideration of the growing and changing nature of the MidCoast population is provided in Section 2.

1.4 Consulting our Community

In preparing this Housing Strategy we have sought to discuss issues with a broad range of communities, housing industry participants and with those that need to be able to interpret and use the Strategy into the future.

For example, eight community workshops were undertaken, particularly aimed at understanding the current and future opportunities in our existing urban areas. Feedback received has been used to influence the local responses that are discussed throughout Section 4 of this document, in particular the "*What's important and how do we move forward*" component of each local area sub-section.

Consultation occurred with providers and developers of specialised housing types - including aged care, social and community housing, as well as broader planning industry participants. It was also important to consult and understand the needs of the various teams within Council - including tourism, economic development, wastewater engineers and community development professionals that all have an interest in the housing being delivered in the MidCoast area.

Together, these assist to build an information base that responds to both theoretical best practices, but also to the "on the ground" needs of the community. A balance between all these factors is then sought by this Housing Strategy.

Figure 4: Consultation inputs to the Housing Strategy

1.5 Recognised Housing Constraints

There are many aspects of housing that are difficult to change or enable. For example, the desire for more affordable and smaller houses can be seen as problematic if good design and construction standards are not met. Allowing for innovation is also difficult in a planning system that enables development without Council's approval - meaning that local government is often caught between the desire to innovate, and the need to protect communities from poor development outcomes.

Council can however use the planning system to encourage outcomes that meet the needs of residents both now, and in the future. A fine balance is needed between the many relevant, legitimate and sometimes competing interests of the industry, residents and the broader community.

Section 5 seeks to address these needs including:

- Recognising the presence and role of tourism in the residential sector, and the broader economy.
- Ensuring that an aging population is well catered for in the residential environment and urban structure of towns including the design of dwellings to facilitate aging in place.
- Balancing the need for housing to remain affordable, whilst not lowering the standard of living and design outcomes that are desired by many in the community.
- Promoting opportunities for housing to be available for all, including through social and community housing provision that can meet long-term needs.
- Encouraging sustainability in the urban context, reducing reliance on private transport and reinforcing opportunities for high quality neighbourhoods.
- Balancing the need for housing against the environmental and rural qualities of the land.

There are many issues to consider, and these are not always easy to recognise and resolve. This Housing Strategy, seeks to position Council to deliver on:

- Short-term needs for co-ordinated land use planning directions.
- Long-term opportunities that help to enable the MidCoast to expand on its enviable lifestyle and to protect its natural assets.

2. Our Growing and Changing Population

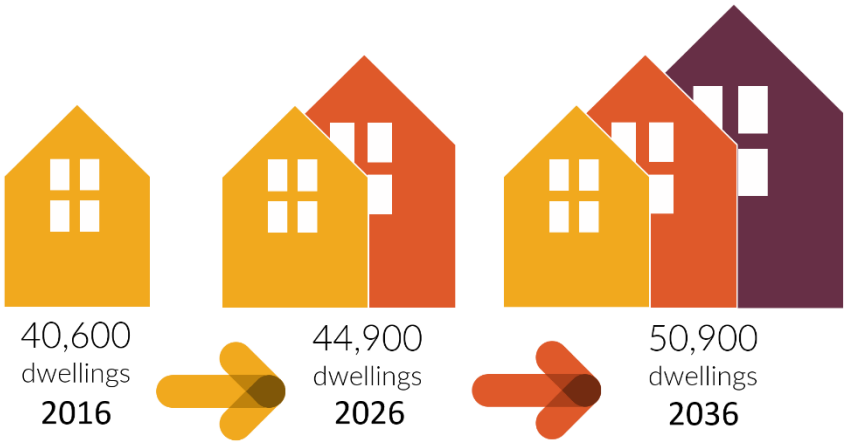
There are a number of key demographic changes that are expected in coming years and to which our planning for housing into the future must consider. These include[1]:

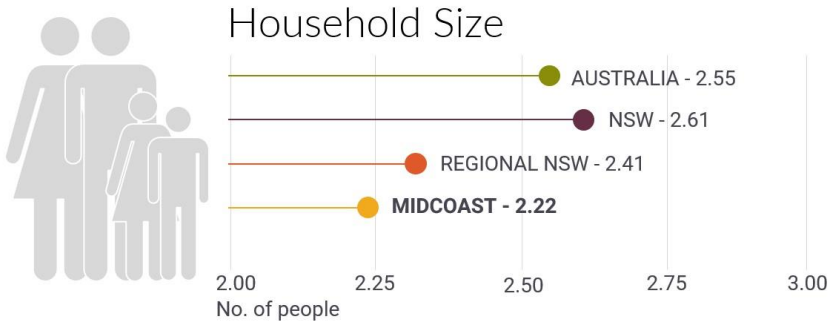
Increasing population

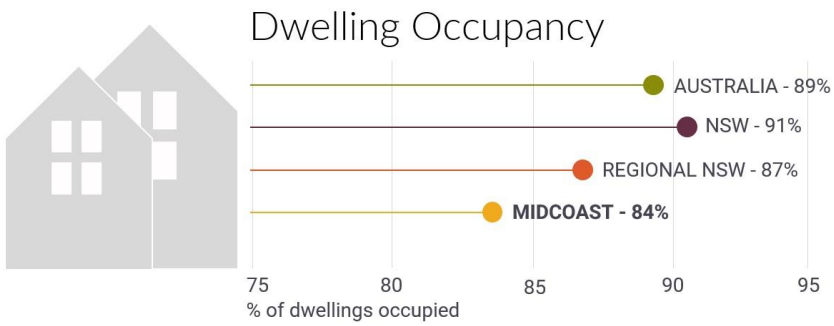
The MidCoast population is projected by Council to grow by more than 20,000 people over the next 20 years, a consistent growth rate of around 1% per annum. Being able to accommodate this growth is a key consideration of this Strategy over the longer-term.

Increasing demand for dwellings

The increasing population is not the only driver of housing demand. Other factors such as the trend towards a smaller number of people within each dwelling and increasing vacancy rates resulting from tourism use (including holiday homes), means that there will be increased demand for additional dwellings.



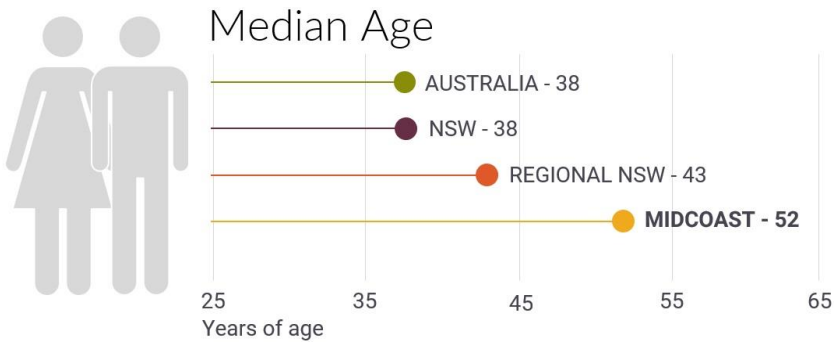




[1] Based on forecast.id.com.au/midcoast/ and quickstats.censusdata.abs.gov.au - 2016 year

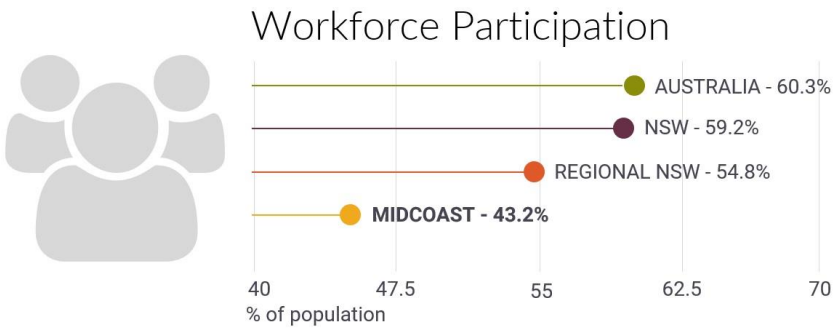
Above average and increasingly aging population

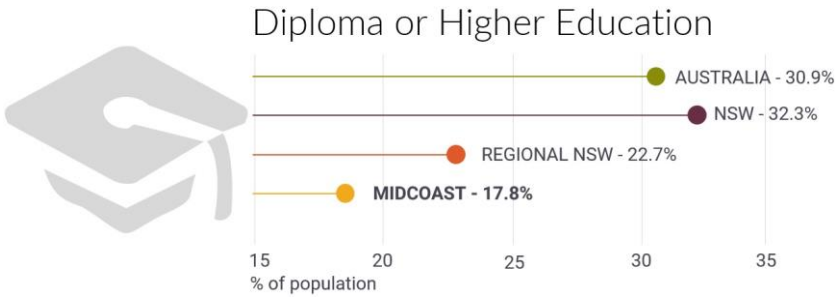
The area has a greater than average median age - an older population than almost any other Council area in Australia. The number of people over 55 is set to increase by 30% over coming years.

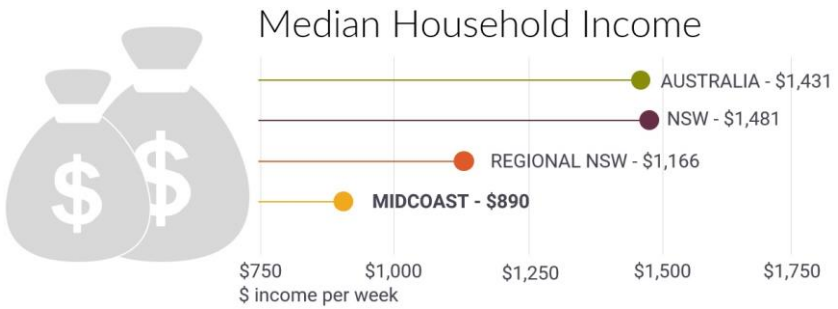


Comparatively low employment, education and income levels

With high levels of retirement, low employment and education attainment, income levels are significantly lower than other regions. This means that the affordability and diversity of housing are particularly important in the MidCoast area.







3. Working with the Planning System

The planning system in NSW, supports a complicated and multi- tiered range of local, regional and State requirements. This Housing Strategy seeks to respond to and work within the current planning system as effectively as possible. The context of the current situation is outlined in this section.

Local Planning Context

The Housing Strategy sets fresh directions from which to consolidate the three Local Environmental Plans (LEPs) being:

- Great Lakes Local Environmental Plan 2014
- Greater Taree Local Environmental Plan 2010
- Gloucester Local Environmental Plan 2010

Each of the current LEPs utilises the suite of residential zones differently, meaning that the MidCoast Council currently applies three different approaches to their planning for housing. This situation creates confusion in the community and results in inconsistent decisions being made depending on where developments are proposed. The current zones used in each of the three existing LEPs is shown below.

As well as the differences in the number of the zones used by each LEP, there are also significant differences in the way the same zones are used. For example, development allowed in the *Low Density Residential* zone differs considerably between the Great Lakes and Gloucester LEPs with one allowing a much wider range of development, which is similar to the *General Residential* zone used in Greater Taree. This can confuse the situation and highlight that a new consistent and more transparent suite of zones is needed.

	Large Lot Residential	Low Density Residential	General Residential	Medium Density Residential	High Density Residential	Village
Great Lakes LEP	✓	✓	✗	✓	✓	✓
Greater Taree LEP	✓	✗	✓	✗	✗	✓
Gloucester LEP	✓	✓	✗	✓	✗	✓

Figure 5: Current use of residential zones by existing Local Environmental Plans

Regional and State level context

At the State Government level, there is also a wide range of planning activities that are occurring. Many of these impact on local government controls and need to be considered in the context of using the suite of residential zones.

The Hunter Regional Plan 2036 provides initial directions for future planning. The Regional Plan established a target for housing delivery of 5,000 dwellings by 2036, an approximate 10% increase.

The State Government also introduced a number of planning "reforms" in recent times, including:

- A *Low-Rise Medium Density Housing Code* to encourage increased density in a low scale (two storey) setting.
- Short-term rental accommodation planning framework to better control and administer the changing way that tourism accommodation is being offered through platforms such as Airbnb.
- Facilitating additional consultation and strategic planning through high-level planning mechanisms such as *Local Strategic Planning Statements*.

The State also controls the "making" of LEPs through its "Ministerial Directions and State Environmental Planning Policies (SEPPs)". These give wide ranging direction on the outcomes that the State Government will accept in developing new or amending existing LEPs. They need to be carefully considered throughout the process of developing the MidCoast LEP into the future.

Another primary consideration is the State Government's "standard template" approach to the creation of LEPs. This "template" restricts the number of residential zones to the following:

- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone
- Large Lot Residential Zone
- Village Zone

It is noted that the Village Zone is commonly used in small areas of housing, often in rural localities, but also in some of the smaller coastal areas. It should not be confused as a description of the look and feel of an area as many will recognise their own urban area as a "village" in the common use of the word.

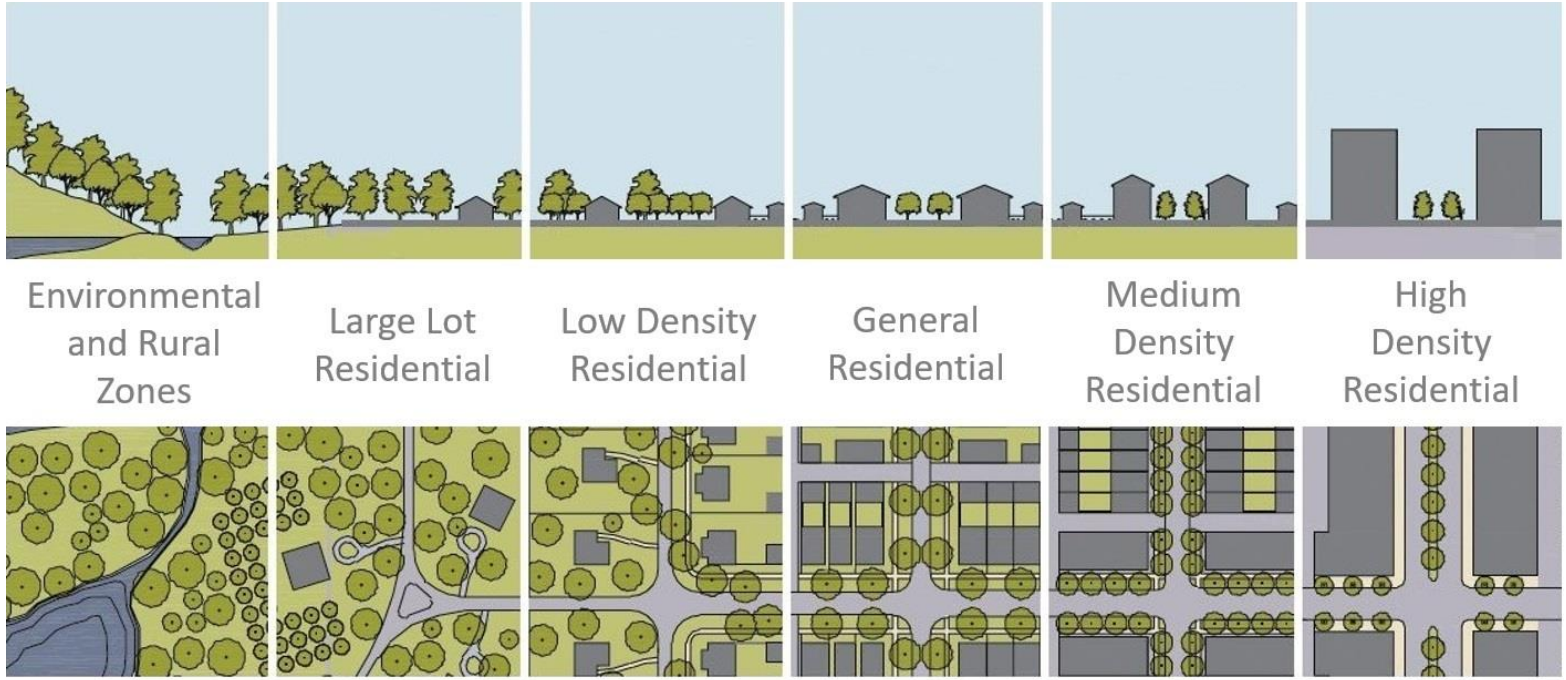
How this suite of zones is proposed to be used in the new MidCoast LEP is discussed in the next section. It is also noted that areas of potential residential land are shown in the various locality plans. These were previously identified in earlier studies including for example the previous Mid North Coast Regional Strategy (2006 - 2031). No additional areas have been proposed, and these existing identified areas would still need to undergo environmental, social and economic assessments as part of their rezoning process. These areas are hatched on the relevant plans.

3.1 A new suite of Residential Zones

A range of options were considered in developing a preferred approach to the use of residential zones. To provide the greatest level of flexibility and direction on how the zones are applied and to establish clearer direction for the community and the development industry, it is proposed that the full range of residential zones available under the standard template be applied. This will assist Council in providing clear direction as to the type and scale of development that may occur in the various localities throughout the MidCoast area.

The zones to be used are shown in an indicative 'urban transect' form in Figure 6 below. A summary of each zone and how it is proposed to be applied in the MidCoast LEP is provided in the following pages.

In addition to the zones identified in the transect, the Village zone is also proposed to be used in typically smaller rural and coastal communities that have a wide range of land uses in close proximity - similar to how it is currently used. Further details of the Village zone are also provided in the following sections. Draft land use tables as recommended for inclusion in the MidCoast LEP are provided in Appendix A.



Based on Rural-Urban Transect by Duany Plater-Zyberk & Company

Figure 6: Proposed use of residential zones

Low Density Residential Zone

The Low Density Residential zone will provide longer-term assurance or protection to established or future low-scale residential areas where issues such as heritage, character and impacts of higher densities are particularly important. This may include township locations where there is well established development patterns / historical or heritage characteristics that suit the retention of low scale housing. This could also be in coastal locations that are not specifically identified as areas for increased densities or that are not located in close proximity to services and facilities that are typically only available in business and commercial zones.

The vision for the zone is to create consistency with existing and emerging character, including in terms of subdivision patterns, dwelling density and other permitted uses. It will typically comprise of single dwellings with some additional density through secondary dwellings (e.g. a granny flat) or dual occupancy development (e.g. a duplex).

The planning controls associated with the zone would typically include:

Height limit	8.5m (except Gloucester and parts of Red Head)
Floor Space Ratio	None - the scale of buildings would be controlled through character objectives, local character statements and development control plans (DCPs)
Minimum lot size	450sqm

Examples of the type of development that would typically be expected in the zone are shown adjoining.

Single / two storey dwelling houses

Single / two storey dual occupancies

Typical Street view in the Low Density Zone

General Residential Zone

The General Residential zone will provide a more broad ranging and flexible approach to residential development than the Low Density Zone. As well as allowing the types of development that would be available in the Low Density zone, the General Residential zone would allow "multi dwelling housing", being three or more dwellings on a site. This zone would also allow other types of housing, such as terraces, manor housing and manufactured home estates. In some coastal locations (Harrington, Tea Gardens, Forster) and Taree, additional height will be permitted (12m) to enable more people to live close to services and facilities.

The vision for the zone is to enable some density, but in a way that maintains a low-scale environment. It will provide for smaller dwellings / units that are popular for people down-sizing or entering the housing market.

The planning controls associated with the zone would typically include:

Height limit	8.5m generally, with 7.5m retained in Gloucester. Some areas of 12m in areas such as Harrington, Taree, Forster and Tea Gardens
Floor Space Ratio	None - scale of buildings controlled through character objectives, local character statements and development control plans (DCPs)
Minimum lot size	450sqm generally. 300sqm when houses are also approved with subdivision (integrated housing)

Examples of the type of development that would typically be expected in the zone are shown adjoining.

Multi dwelling housing - "villa" development

Low rise medium density interspersed with existing dwelling houses

Medium Density Residential Zone

The Medium Density Residential zone will be used to facilitate a more substantial increase in residential densities, typically in localities that currently, or are planned to have a range of services, employment and community facilities available nearby.

Building height limits would typically be higher than the Low Density or General Residential zones, enabling "residential flat buildings" to be developed. The Medium Density zone would be more with single houses being prohibited as they would not result in the desired density being achieved (existing houses would not be impacted).

The vision for the zone is to increase densities in areas that reinforce the viability of town centres, encourage walking and cycling and reduce dependence on private vehicles. This zone would also aim to create a greater diversity of housing types. This is needed in response to the changing market with an aging population and escalating housing costs meaning that smaller dwellings and greater densities are needed. This zone will also accommodate housing for tourists.

The planning controls associated with the zone would typically include:

Height limit	12m, though higher in some limited locations such as Forster, Tuncurry and Tea Gardens
Floor Space Ratio	None - scale of buildings controlled through character objectives, local character statements and development control plans (DCPs)
Minimum lot size	1,000sqm generally. 200sqm (but no more than 450sqm) when houses are also approved with subdivision (integrated housing)

Examples of the type of development that would typically be expected within the zone is shown adjoining.

Low-rise medium density dwellings / small lot housing

Residential flat buildings on waterfront with public access

High Density Residential Zone

The High Density Residential zone signifies a much greater level of development - particularly in terms of the height limits that would be permitted. This zone would be focused in the centre of major towns, including Forster and Tuncurry where this zone is already present.

Building height limits would typically be higher again than the Medium Density Residential zones, being up to 10 storeys or more. The zone specifically seeks greater levels of density, with larger scale developments being encouraged, albeit still enabling some lower scale medium density forms, typically only when land is not able to be amalgamated for higher density development.

The vision for the zone is to make core town centre areas busy and vibrant, where residents and visitors have easy access to nearby services and facilities. This zone would increase the number of unit style developments in highly desirable locations, with quality views and associated infrastructure such as waterfront open spaces.

The planning controls associated with the zone would typically include:

Height limit	18 - 33m
Floor Space Ratio	None - scale of buildings controlled through character objectives, local character statements and development control plans (DCPs)
Minimum lot size	1,000sqm generally

Examples of the type of development that would typically be expected in the zone are shown adjoining.

Range of high and medium scale development

Residential flat buildings on smaller sites

Large Lot Residential Zone

The Large Lot Residential zone would be retained primarily as it already exists in the three current LEPs. This zone is often used on the periphery of urbanised areas or within a more discrete rural setting. It provides a balance between living in urbanised residential areas and rural or environmental zones. Dwellings in this zone would typically be one or two storeys, but are often larger homes than those that are able to be accommodated in existing towns and villages.

Subdivisions would require careful consideration of land use conflicts (particularly with agricultural uses), sensitive environments and access to services. Critical to the minimum lot size is availability of reticulated sewerage systems. Where sewer connections are available, the lot size can be smaller. Areas without this infrastructure must accommodate their sewerage waste "on-site" - traditionally via a septic system.

The vision for the zone is to provide opportunities to transition between urban and rural locations. Enabling larger lots will accommodate those seeking lifestyle choices that provide for space and separation without being in more isolated rural areas.

The planning controls associated with the zone would typically include:

Height limit	8.5m
Floor Space Ratio	None - scale of buildings controlled through character objectives, local character statements and development control plans (DCPs)
Minimum lot size*	4,000sqm where reticulated sewerage system is available. 1.5Ha where not available.

**NOTE: This minimum lot size will apply to future development. Current minimum lot sizes will apply to existing sites where constraints and servicing determined the appropriate lot size.*

Examples of the type of development that would typically be expected within the zone is shown below.

Large lot area within environmental setting

Typical larger footprint homes with open space surrounds

Village Zone

The Village zone is currently used in a relatively consistent way in each of the three existing LEPs. It is proposed to be retained in a similar form - being used in a number of typically smaller coastal and rural towns and villages.

The Village zone allows for a wide range of land uses, including residential, business, industrial and various other commercial and community activities. In a more compact urban environment this can result in some frequent land use conflicts, but on a smaller scale, and in a more open or rural setting. This zone enables for a range of services to be provided to their communities in a more flexible way. Development would be low scale (two storey), with the lot size depending on access to appropriate reticulated sewerage systems.

The vision for the zone is to retain flexibility in the evolution and development of smaller villages, enabling them to respond to their own specific needs, whilst maintaining the character of the area.

The planning controls associated with the zone would typically include:

Height limit	8.5m
Floor Space Ratio	None - scale of buildings controlled through character objectives, local character statements and development control plans (DCPs)
Minimum lot size*	1,000sqm where reticulated sewerage system is available. 1.5ha where not available

**NOTE: This minimum lot size will apply to future development. Current minimum lot sizes will apply to existing sites where constraints and servicing determined the appropriate lot size*

Examples of the type of development that would typically be expected within the zone is shown adjoining.

Mix of residential and commercial uses

Character dwellings and typically wide roads

Mix of building size and scale

4. Our Residential Areas

There are many urban areas which comprise the MidCoast which accommodate the vast majority of our residents. Each has their own unique characteristics, though there is an almost universally consistent theme from these communities. They desire the retention of and a balance between access to great natural assets, or feeling of space and access to services whilst avoiding the pitfalls of "big city" living.

The Hunter Regional Plan identifies Taree and Forster / Tuncurry as the strategic centres in the MidCoast area. It also identifies a series of local centres of significance, whilst others are known to be key housing localities. Many of these urban areas are highlighted in Figure 7, whilst many more villages and other housing types exist at a smaller scale throughout the area.

An urban settlement boundary was also mapped for each location to show the extent of the town or village (these are similar to the Growth Area Boundary used in the Mid North Coast Regional Strategy 2006-2031). This boundary includes residential (existing and potential), employment, open space and environmental lands that are located within a town or village, but excludes Large Lot Residential zoned land. Inclusion within the urban settlement boundary indicates the sites may be suitable for urban uses, however where land is to be rezoned, the constraints of the land are still to be considered.

An overview of the main urban localities and discussion on the future direction of our towns and villages is presented in this section. Each locality discussion is based on community workshops outcomes, additional research and site visits.

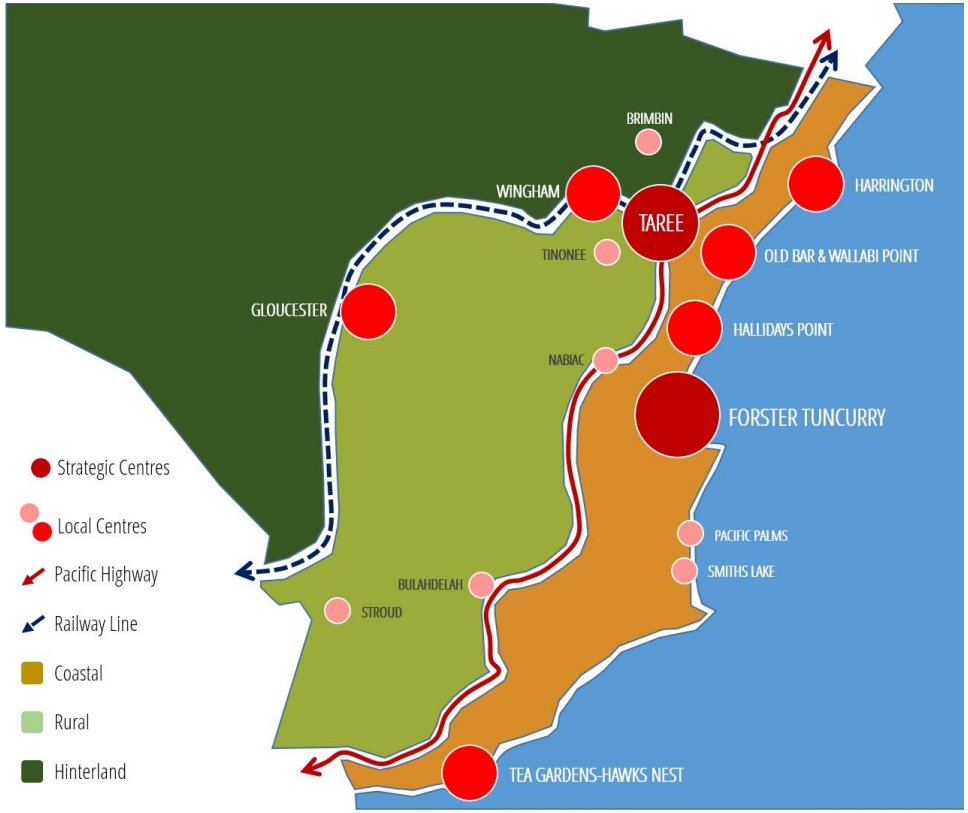
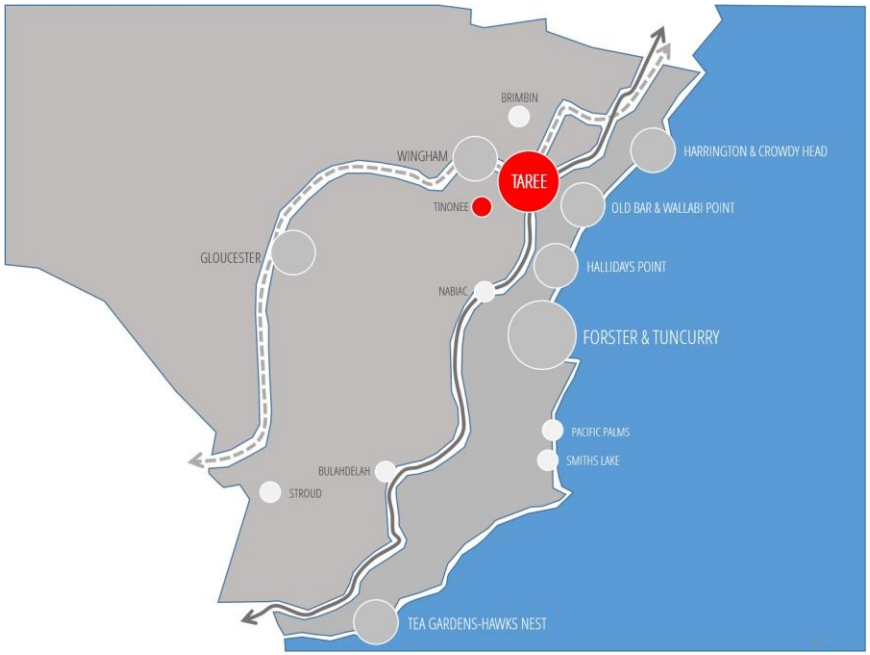


Figure 7: Urban areas of the MidCoast

4.1 Taree and Surrounds

Taree including Cundletown and Tinonee is a main strategic centre located on the Manning River to the immediate west of the Pacific Highway. It has a population of 18,873 people according to the 2016 census - up by around 300 people from 2011.

The strategic centre has a long history associated with the Manning River and some impressive heritage character areas and buildings that provide core anchors to the town. Growth of Taree has been relatively limited in more recent times, with major developments being proposed, approved but often not proceeding.



Existing Situation

The Taree urban area largely comprises gently sloping areas along the northern embankment of the Manning River. Over time, the urban area has spread particularly to the west and north-west toward Wingham. The Manning River provides a strong focus and boundary to the town with vegetated or cleared rural land surrounding the urban area.

Urban structure - Taree and Tinonee are largely structured around the Manning River, whilst Cundletown is influenced by the Taree Airport to the north / west. Residential development is largely low density, with few buildings over two storeys in height - particularly outside the core town centre. A predominant grid pattern layout exists through the town centre and in Cundletown, being less pronounced when moving into the outer urban areas of Chatham and Kolodong.

Many of the older areas around the town centre have larger lot sizes, several of which have been redeveloped with low scale townhouses. In the more recent subdivisions in Taree West and North, lots sizes are smaller, down to a more standard 600-750sqm, typical of development patterns of the late 1900's and early 2000's.

To the north-west, the Kolodong area has a mix of development. There is a range of housing and commercial development, from higher densities in retirement villages and seniors housing, to large lot / rural residential areas and industrial / business uses.

Built form - The vast majority of the buildings in the town are one or two storeys, with few larger buildings, typically older or institutional buildings such as the Manning Base Hospital - the size of which is exaggerated by its elevation over the town centre. Dwelling stock is a mix of older weatherboard / corrugated iron, or newer brick / tile construction, with a number of strong character buildings, particularly in the core town centre.

View to Taree west along Manning River (Cundletown in foreground)

Key housing characteristics:

- Population growth of 0.33% per annum between 2011 and 2016
- A total of 7,764 dwellings located in the area in 2016
- Average household size - 2.3 people per dwelling
- Supply of vacant zoned urban land available to meet likely demand
- Heritage designations and character controls in place

What's important and how do we move forward?

There are high levels of expectation with respect to the opportunities within the Taree area. The Manning Health / Taree CBD Precinct Plan provides an opportunity to reimagine the town centre and in so doing, bring growth / development to the broader area.

It is well recognised that the relationship of the town to the river and foreshore is poor. It remains a key opportunity into the future, as does the ability to increase development potential and encourage town centre redevelopment. Reinforcing the town as a regional centre, driving economic growth and having Council facilitate this are key.

But it's not all about the town centre. Retaining and building on key character precincts and identifying opportunities for targeted releases of land are important and planned. Establishing opportunities for infill development, as well as reducing the charges associated with such development are seen as key by the community to more incremental change.

Being a main commercial centre of MidCoast, and having a country town lifestyle makes Taree a desirable place to live. With job opportunities, affordability and expansion potential all apparent, the area is ready for a bright future.

Future Housing Opportunities

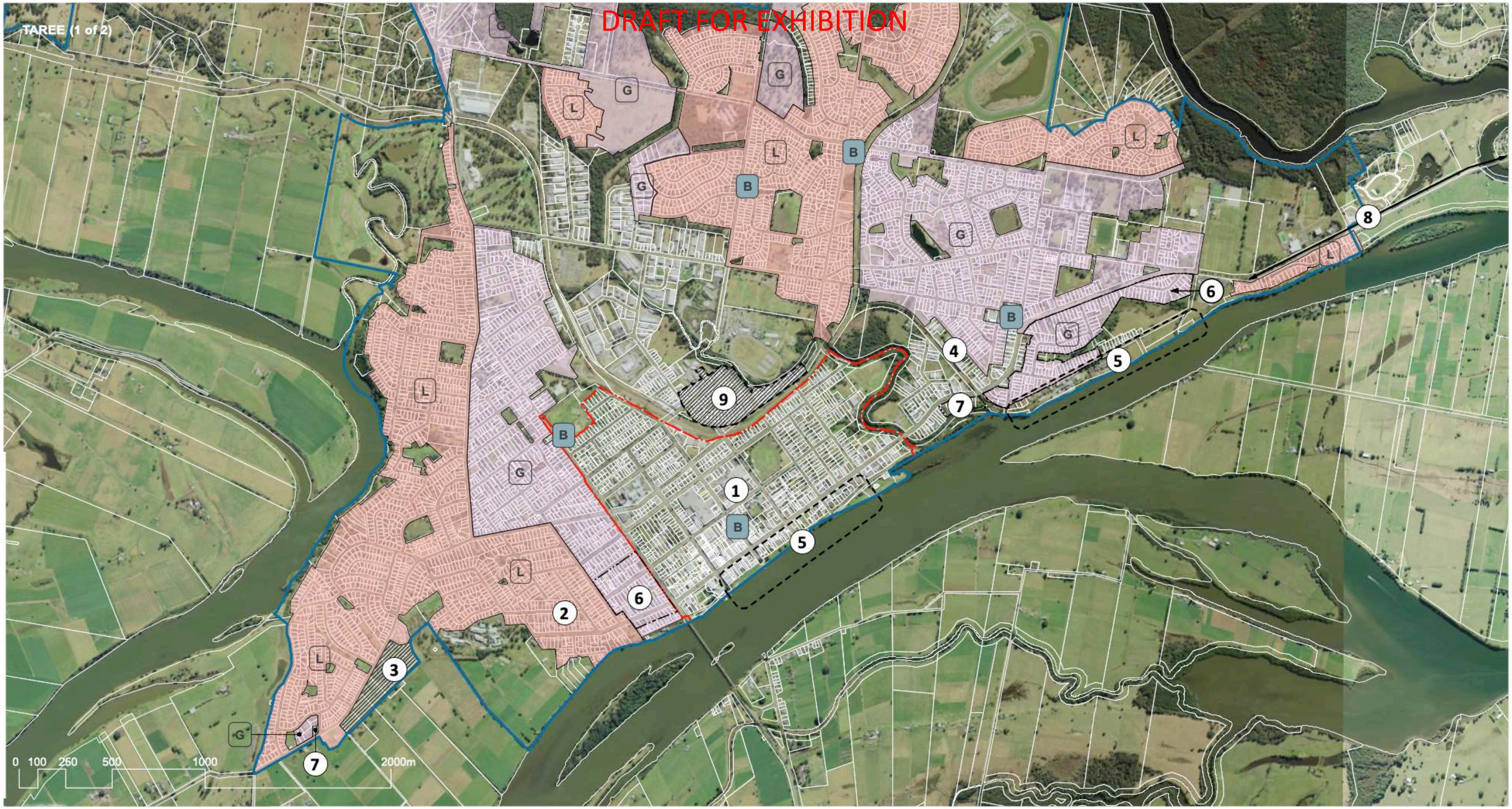
The opportunities for housing in the future would involve:

- Developing a level of high quality and desirable town centre residential opportunities through the Manning Health / Taree CBD Precinct Plan.
- Ensuring a sustainable supply of attractive land for the development of new housing.
- Facilitating diverse housing through a flexible zoning approach, whilst respecting the core heritage areas near the town centre.
- Encouraging future urban infill development in appropriate residential areas to meet longer-term demand.
- Reviewing blockages to development, including high developer contribution charges, particularly for service infrastructure.
- Applying simple changes to low scale development outcomes such as dual occupancy and integrated development.
- Encourage the growth of Tinonee to the north of The Bucketts Way.

Many of these opportunities and outcomes are described in the plan overleaf, whilst others are captured in Sections 5 and 6.

Manning River waterfront in Taree CBD

Heritage / character homes to the west of the Taree CBD



LEGEND

- URBAN SETTLEMENT BOUNDARY
- MANNING HEALTH / TAREE CBD
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B TOWN CENTRE - BUSINESS DEVELOPMENT

NOTES

1 MANNING HEALTH / TAREE CBD
Study area of the Manning Health / Taree CBD Precinct Plan project - outcomes of that detailed study to inform Housing Strategy

2 HIGH HERITAGE AMENITY
Areas of high heritage amenity and numerous heritage listed properties / heritage conservation areas - retained within lower density zones

3 POTENTIAL RESIDENTIAL LAND
Potential to include area within General Residential zone to enable logical urban expansion opportunities subject to rezoning

4 FUTURE REDEVELOPMENT AREA
Industrial zone area with large heritage listed property (former Pauls Factory) - potential for future medium-high density residential area subject to rezoning

5 WATERFRONT ACTIVATION
Encourage opportunities for major waterfront develop opportunities, including CBD area and Figtrees on the Manning

6 INCREASED HEIGHT POTENTIAL
Increase height *to 12m* in area around major waterfront development and key sites

7 POSSIBLE GENERAL RESIDENTIAL
Area of potential general residential subject to Employment Zone Review

8 PEDESTRIAN AND CYCLE ACCESS
Provide pedestrian and cycle access / pathway between Taree and Cundletown

9 RESIDENTIAL REVIEW
Potential to transition industrial land to General Residential given existing houses subject to rezoning

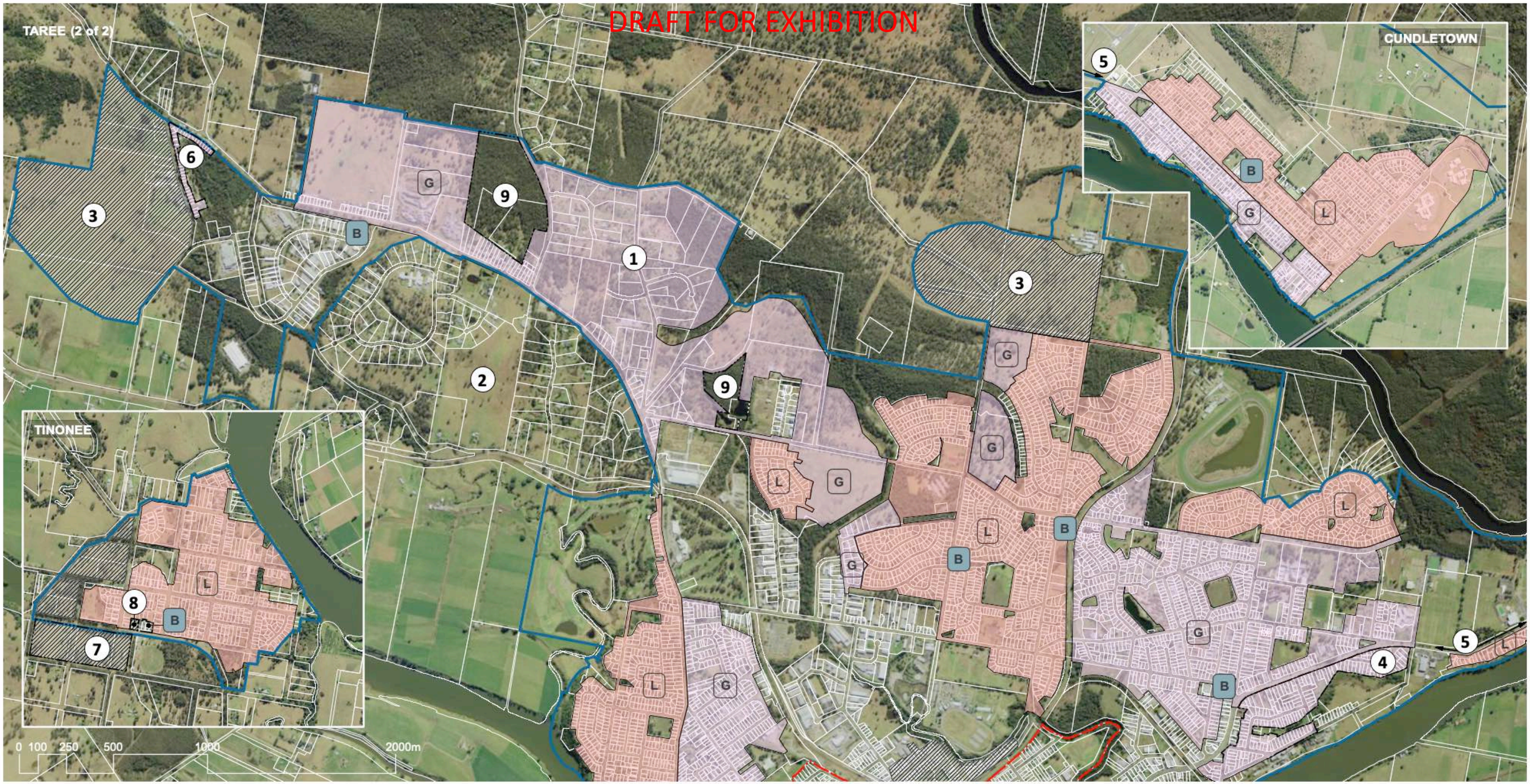
January 2020

ayling drury landscape architecture

localé consulting

MIDCOAST HOUSING STRATEGY

Taree (1 of 2)



LEGEND

- URBAN SETTLEMENT BOUNDARY
- MANNING HEALTH / TAREE CBD
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B TOWN CENTRE - BUSINESS DEVELOPMENT

NOTES

1 RETAIN FLEXIBLE ZONE
Generally retain flexible zoning to enable market to determine appropriate development opportunities

2 LARGE LOT RESIDENTIAL EXPANSION
Potential expansion / infill of large lot residential areas to meet market demand and subject to future rezoning

3 POTENTIAL RESIDENTIAL LAND
Future residential expansion to north and west of Taree subject to rezoning and market demand

4 INCREASED HEIGHT POTENTIAL
Increase height to 12m in area around major waterfront development and key sites

5 PEDESTRIAN AND CYCLE ACCESS
Provide pedestrian and cycle access / pathway between Taree and Cundletown

6 EXISTING URBAN AREA
Zone existing dwellings with frontage to Wingham and Kolodong Road to Residential subject to servicing confirmation

7 POTENTIAL FUTURE EXPANSION TO SOUTH
Consider potential for future Large Lot Residential zone between The Bucketts Way and Coffee Street road reserve subject to Rural Residential Strategy and rezoning

8 POSSIBLE GENERAL RESIDENTIAL
Area of potential General Residential subject to Employment Zone Review

9 ENVIRONMENTAL AREAS
Existing urban zoned land with known or potential environmental habitat and corridors to be included in environmental zone

January 2020

localé consulting

ayling drury landscape architecture

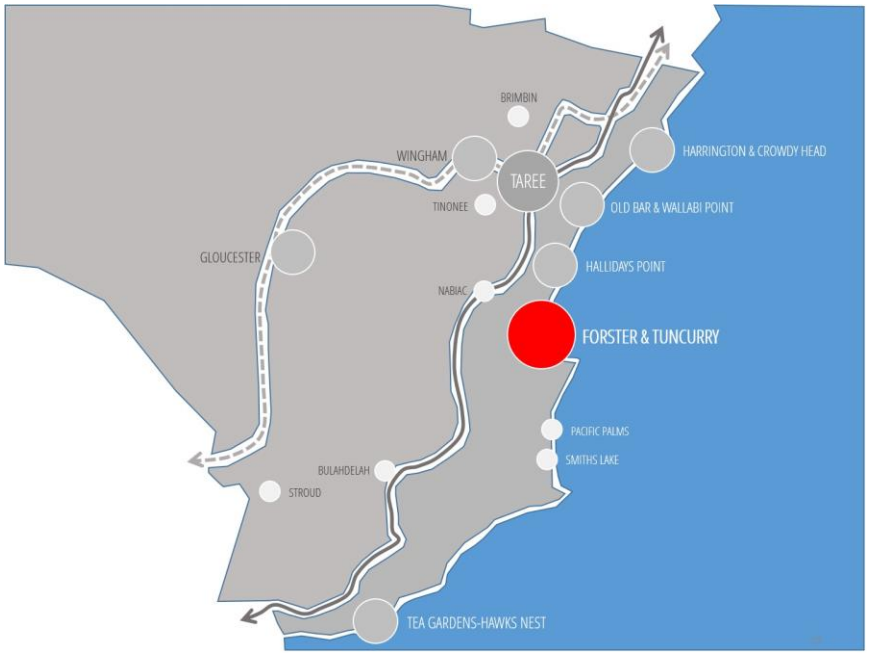
MIDCOAST HOUSING STRATEGY

Taree (2 of 2) & Surrounds

4.2 Forster and Tuncurry

Forster / Tuncurry is a key strategic centre located where Wallis Lake, meets the ocean. The area has seen substantial growth over an extended period, with its population increasing by more than 1% per annum.

The population of 19,918 people in the 2016 census increased by just over 1,000 more people than in 2011. Given its coastal setting in the area has a strong affiliation with tourism and correspondingly high levels of dwelling vacancies outside of peak summer periods. It is also an attractive place for retirees.



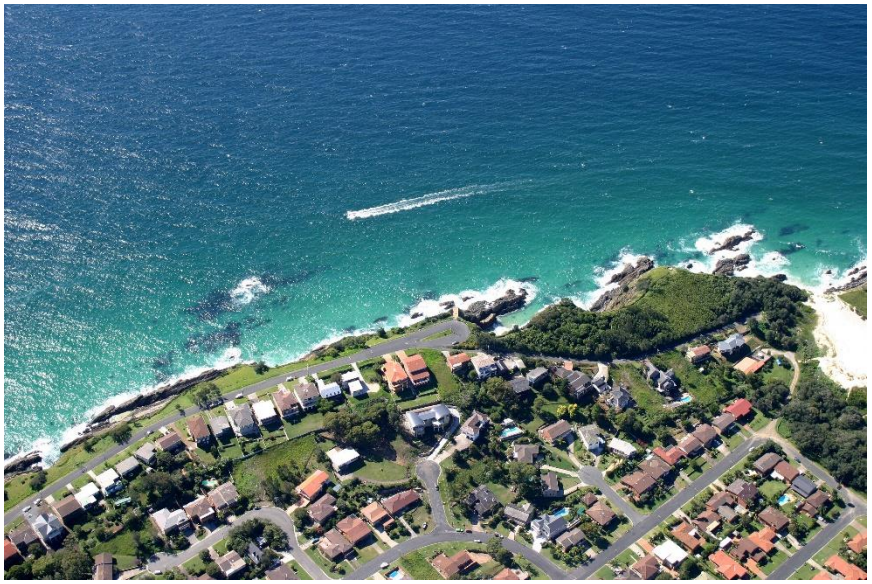
Existing Situation

The area comprises generally flat lands to the north of Wallis Lake in Tuncurry, with gentle to more undulating hills and valleys providing for a more diverse landscape in the Forster area to the south. Over time, the urban areas have spread to the north and south-west away from the town centres that are focused on the Wallis Lake and Main Beach Forster. Waterways and the ocean provide strong boundaries, along with the more rugged and vegetated landforms of Booti Booti National Park to the south-west.

Urban structure - The original settlements of both Forster and Tuncurry are structured around north-south and east-west grids providing often sweeping views across the beach to the east and the waterways of the Cape Hawke Harbour / Wallis Lake that sit between the twin towns. Residential developments are up to 10+ storeys in both localities, typically dropping in height and intensity as you move away from the core business areas and waterfront sites. The more suburban areas have few buildings over two storeys in height, with a canal estate in South Forster and more open large lot / rural residential style development on the periphery.

Lot sizes are relatively consistent throughout the urban area, usually between 500-700sqm. Only the town centres show variable lot size because of lots being consolidated and changes in development form.

Built form - The size and scale of buildings in the Forster / Tuncurry area is the most diverse of the MidCoast area. Whilst single dwellings are still prominent, there are also large numbers of residential flat buildings and multi-dwelling housing that create greater diversity of housing stock. Whilst some older weatherboard or fibro / fisherman's cottages exist, there are also significant areas of newer brick and tile style dwellings.



Dwellings sit above steeper cliffs to the east and southern edges of the town

Key housing characteristics:

- Population growth of 1.05% per annum between 2011 and 2016.
- Relatively high dwelling vacancy rate, meaning that 20% of the 10,783 dwellings are not permanently occupied (tourist accommodation).
- Low average household size - 2.1 people per dwelling.
- Supply of vacant zoned urban land is available to meet likely demand, though not within the High Density Residential zone which is more constrained.
- Median age is 12 years older than in the Taree urban area.

What's important and how do we move forward?

A balance is needed to create a vibrant and desirable residential and tourism centre whilst meeting the ongoing needs of an aging population. Establishing compact and walkable town centres, combined with dwellings and houses that are suitable for the long-term needs of the community are key outcomes that are sought by both Council and the community.

Many embrace the scale of development within the town centres, recognising the diversity that this brings as opposed to more typical "house and land" development. Also recognising that there is limited land supply available to spread, the balance between active lifestyles and natural environments is seen as a positive outcome for the future.

Critical to meeting longer-term housing needs is the sizable North Tuncurry development proposal. Integration of this into the broader urban context, including the supporting services and infrastructure such as health and transportation networks, remain vital to long-term and sustained growth.

Embracing tourism through the provision of peak period infrastructure and making allowances for dwelling vacancies is necessary to recognise the ongoing role of the area as a popular destination. Encouraging these tourist facilities to be focused in the town centres / high density zones will also assist in making sure that tourist needs are balanced with the everyday needs of the broader community.

Future Housing Opportunities

The opportunities for housing in the future would involve:

- Continuing to offer opportunities for high quality and desirable town centre residential opportunities by providing sufficient land for High Density Residential development.
- Continuing to plan for growth within existing zoned areas, as well as through the North Tuncurry and other major development areas.
- Creating new opportunities to intensify the housing around key business and employment areas such as the town centres and around the main retail and industrial areas (including Stockland Forster Shopping Centre)
- Encouraging future urban infill development into appropriate residential areas to meet longer-term demand.
- Ensuring that known demographic and other housing factors such as high vacancy rates and an aging population are being addressed.

Many of these opportunities and outcomes are described in the plans overleaf, and including changes in proposed building height which is shown on a separate plan, whilst others are captured in Sections 5 and 6.

Man-made canal development occurs on the Wallis Lake

NOTES

1 HIGH DENSITY ZONE AREA
Expand High Density zone to facilitate additional town centre population and activity given take up of existing land. Expansion to east and south around existing core. Height to step down to Medium Density zone to south. (See height map)

2 MEDIUM DENSITY ZONE AREA
Apply Medium Densito ty zone Club Forster site to reflect intent for future residential development.

3 AREA OF SLOPING LAND
Within area of sloping land, utilise the Low Density zone which enables some limited forms of additional housing.

4 CORE BUSINESS / RETAIL / TOURISM AREA
Extensive retail, business and tourism area where more substantial increases in density can be sustained through creation of active and walkable neighbourhoods.

5 MAJOR RETAIL CENTRE
Recognised major retail and employment areas, with good connectivity to surrounds.

6 POTENTIAL RESIDENTIAL LAND
Infill urban areas to match surrounds (predominantly as General Residential) to establish long term supply of residential land subject to rezoning.

LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- H HIGH DENSITY RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B BUSINESS AREA
- V VILLAGE AREA

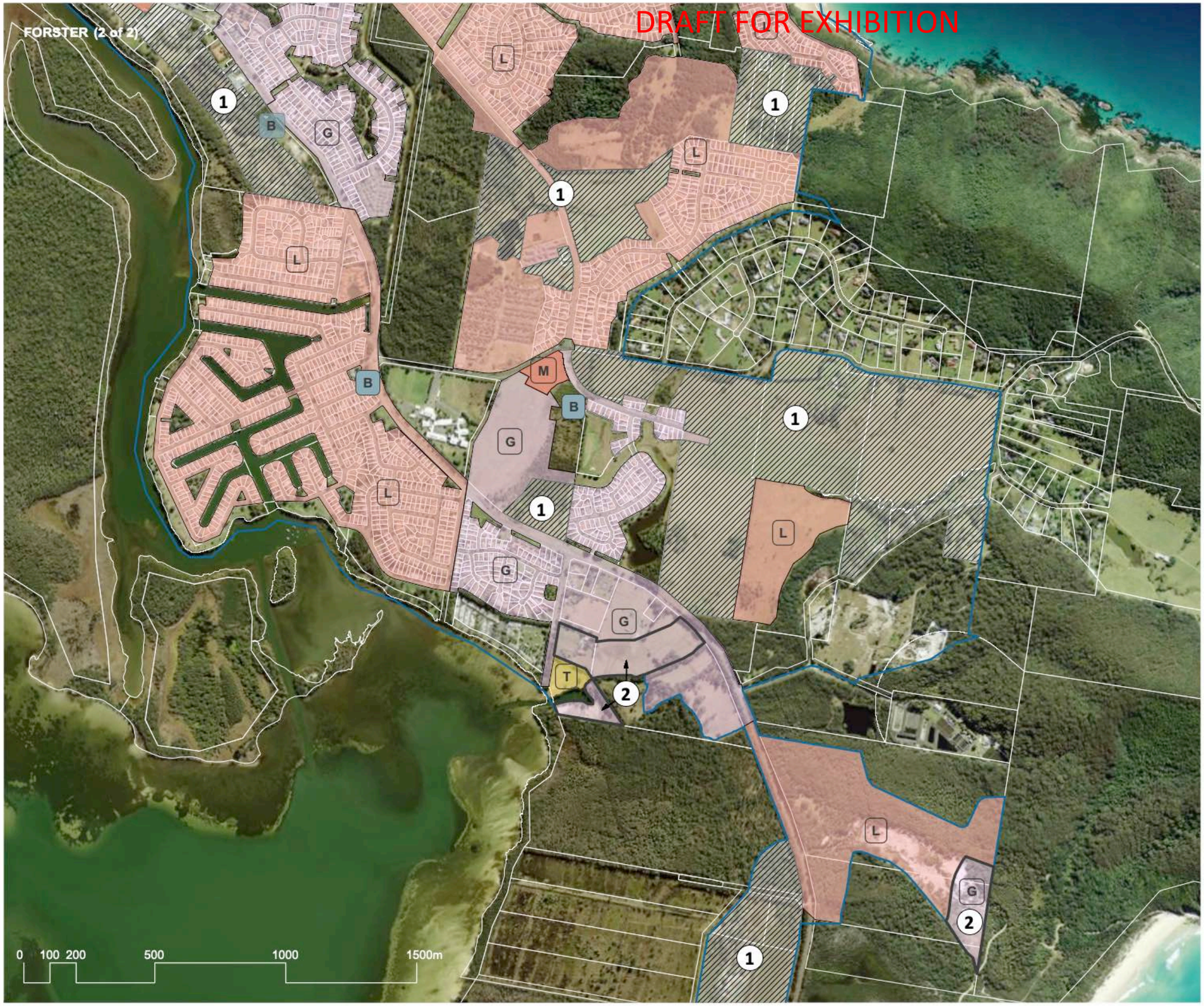
January 2020

ayling drury landscape architecture

localé consulting

MIDCOAST HOUSING STRATEGY

Forster (1 of 2) & Green Point



NOTES

1 POTENTIAL RESIDENTIAL LAND
Infill urban areas to match surrounds to establish long-term supply of residential land subject to rezoning.

2 RETAIN MEDIUM DENSITY POTENTIAL
Place outlying Medium Density zones in the General Residential zone with additional height (as existing), enabling a broader range of housing opportunities in areas without nearby access to facilities and services.

LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENISTY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B BUSINESS AREA
- T TOURIST AREA

January 2020

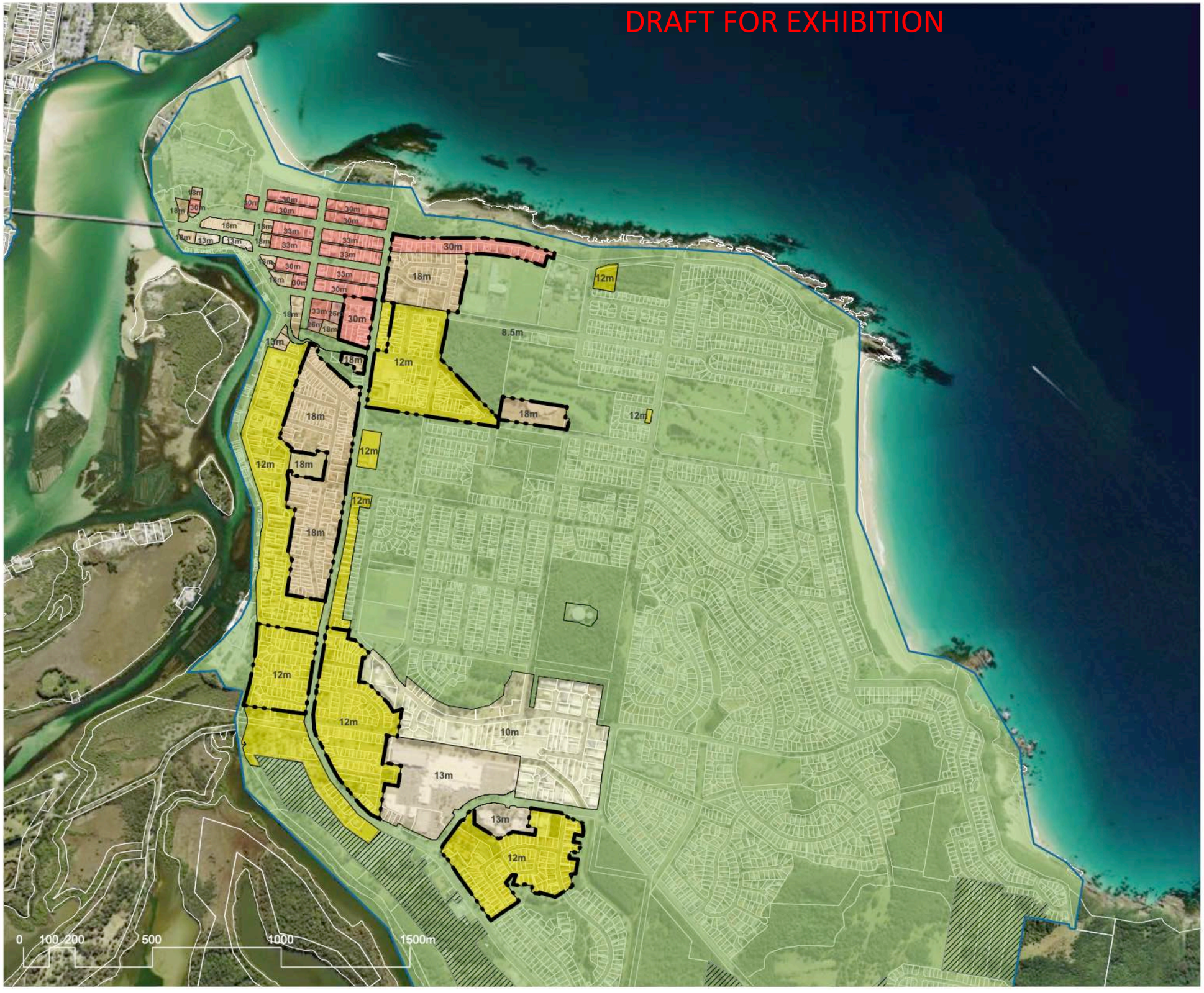
ayling drury landscape architecture

localé consulting

MIDCOAST HOUSING STRATEGY

Forster 2 of 2

DRAFT FOR EXHIBITION



LEGEND

- URBAN SETTLEMENT BOUNDARY
- BOUNDARY OF PROPOSED HEIGHT CHANGE
- MAX BUILDING HEIGHT - 8.5m
- MAX BUILDING HEIGHT - 10m
- MAX BUILDING HEIGHT - 12m
- MAX BUILDING HEIGHT - 13m
- MAX BUILDING HEIGHT - 18m
- MAX BUILDING HEIGHT - 26m
- MAX BUILDING HEIGHT - 30m
- MAX BUILDING HEIGHT - 33m

August 2019

ayling drury landscape architecture

localé consulting

Forster Town Centre
Height of Buildings

MIDCOAST HOUSING STRATEGY

NOTES

1 NORTH TUNCURRY AREA
Proposed North Tuncurry expansion area subject to rezoning and approvals (State Governments led development).

2 TUNCURRY TOWN CENTRE
Reinforce town centre through maintaining high and medium density development around core area, creating walkable and accessible neighbourhoods.

3 OUTER URBAN AREA
Retain lower density development in the outer urban areas where comparatively isolated from Tuncurry town centre.

4 STEPPED DEVELOPMENT AREA
Area included in the Medium Density zone with 12m height limit (down from 18m).

5 REDUCE HEIGHT AREA
Reduce height to better reflect predominant height in local area (height of 8.5m).

6 POSSIBLE MEDIUM DENSITY
Area of possible medium density subject to Employment Zones Review.

7 FLOOD LIABLE AREA
10m height limit due to flooding to enable 2 Storey structure above flood level (reduced from 12m).

LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- H HIGH DENSITY RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B BUSINESS AREA

January 2020

ayling drury landscape architecture

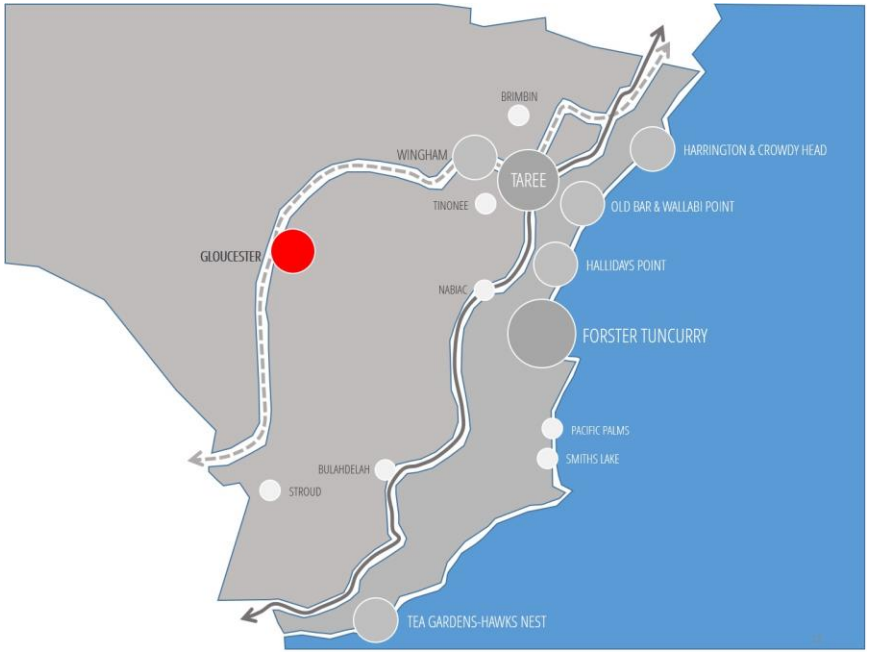
MIDCOAST HOUSING STRATEGY

localé consulting | Tuncurry

4.3 Gloucester

Gloucester is a key rural centre in the MidCoast and is recognised as a rural centre of local significance in the Hunter Regional Plan. The town has a strong rural heritage and pioneering character, having been established in the 1850's with timber and agricultural sectors being initially dominant, and tourism growing significantly in more recent times.

Gloucester is located on the North Coast Rail Line and is a gateway to the World Heritage listed Barrington Tops. Population growth from 2011-2016 is comparatively low, being just under 0.5% per annum, with a total local population of 2,390 in 2016 - albeit being a rural service centre for many smaller surrounding communities.



Existing Situation

The area comprises generally flat lands to the east of the river, built along the railway which borders the town on the east. Over time, the urban areas have spread to the north along Thunderbolt's Way and the south along The Bucketts Way.

Urban structure - The original settlement area is consistently structured around north-south and east-west grids, many with laneways behind. More recently developed subdivisions to the south are similar to the conventional cul-de-sac designs of the post-war period.

Lot sizes are relatively consistent throughout the original urban area, usually around 1,000sqm. The more recent subdivisions on the southern side of the town are smaller, generally around 700-800sqm.

Built form - Few buildings extend beyond a relatively restricted 7.5m / two storey height limit, with some prominent retail and industrial buildings being more prominent in terms of their scale and presence rather than height, particularly around the town centre and rail line. This provides for sweeping and longer-distance views from many areas, particularly with respect to the dramatic backdrop of The Gloucester Bucketts Mountain range to the west and Mount Mograni to the east.

Around the town's urban area, open spaces are immediately apparent, with open countryside and lifestyle blocks providing housing diversity.

Gloucester with the Bucketts and Barrington Tops ranges beyond

Key housing characteristics:

- Relatively high dwelling vacancy rate for a rural location (14%), though much lower than many coastal areas
- Low population growth, 0.46% per annum between 2011 and 2016, albeit consistent with the broader inland and rural areas
- Low household size - 2.1 people per dwelling
- Supply of vacant zoned urban land available to meet likely demand
- Heritage listings and character controls in place

What's important and how do we move forward?

There are a number of key considerations that are apparent with respect to the future directions of Gloucester. The historical character combined with the spectacular views and context as a gateway to the World Heritage Barrington Tops are core elements of the town. Protection of views and character whilst maintaining an open and progressive framework for economic development, job opportunities and growth are critical. The aging population, and core services being available to those wishing to remain in the area, or to move from rural localities to Gloucester, are also important.

Flexibility in future approaches to zoning, combined with strong character and design controls are the key to achieving a balance. Being smart about how and where to increase density, encouraging walkability to the town centre and ensuring infrastructure is available to meet community needs and future prosperity of the town are key considerations.

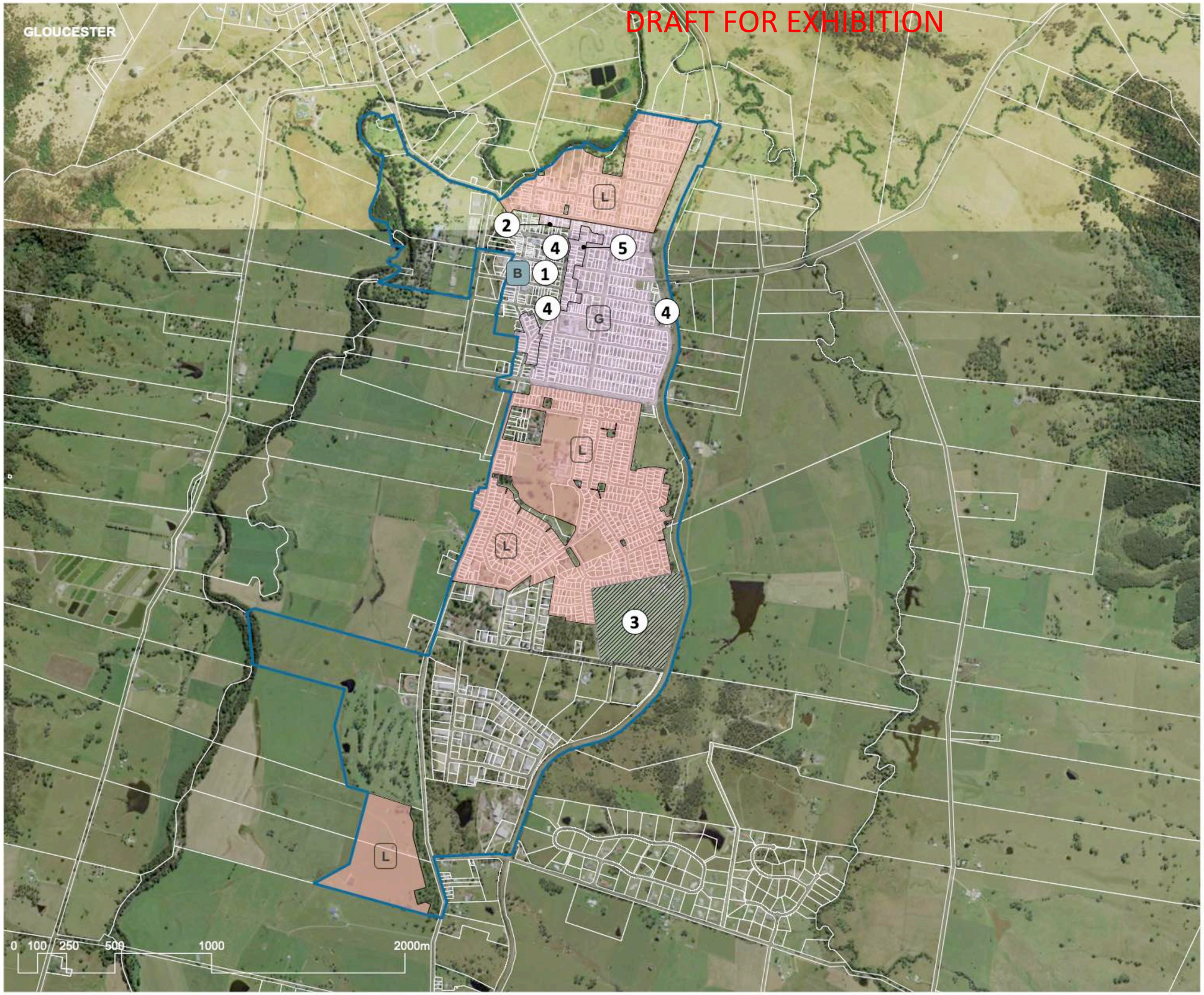
Inland centres such as Taree and Gloucester have their own unique and desirable characteristics that differ to the coastal areas. They offer diversity in housing character and affordability and ensure housing diversity across the MidCoast.

Future Housing Opportunities

The opportunities for housing in the future would involve:

- Facilitating development through the use of a broad residential zone through the older areas of Gloucester, which enables a range of housing types
- Maintaining specific character and heritage controls for the area, which seek to protect its unique setting and history
- Encouraging future urban infill development in appropriate residential areas to meet the longer-term demand
- Retaining the generally low scale of development in terms of height, with some limited areas around the town centre where three storey development has been envisaged

Many of these opportunities and outcomes are described in the plan overleaf, whilst others are captured in Sections 5 and 6.



NOTES

1 TOWN CENTRE CORE AREA
Consider options for encouraging a mix of uses in the town centre area to facilitate a greater population within walking distance of available services and facilities

2 REDUCE RESIDENTIAL HEIGHT
Existing residential zoned land where height limit (11.5m) is above other surrounding residential zoned land (7.5m)

3 POTENTIAL RESIDENTIAL LAND
Land adjoining railway has potential for general residential . Subject to rezoning

4 POSSIBLE GENERAL RESIDENTIAL
Existing business area of potential for general residential subject to Employment Zone Review

5 CHANGE ZONE TO PROVIDE FLEXIBILITY
Medium Density Zone transitioned to General Residential Zone to provide additional development flexibility

LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B TOWN CENTRE - BUSINESS DEVELOPMENT

January 2020

ayling drury landscape architecture

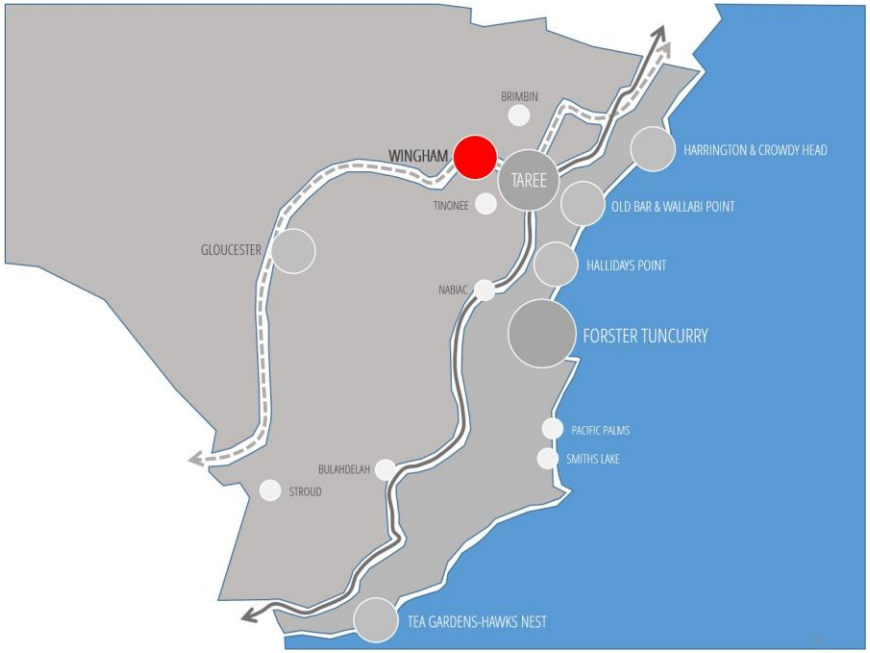
MIDCOAST HOUSING STRATEGY

localé consulting | Gloucester

4.4 Wingham

Wingham is located on the Manning River to the west of the regional centre of Taree. The Wingham urban centre had a population of almost 4,500 people according to the 2016 census, a small increase over the corresponding 2011 period.

The town has a strong rural heritage and pioneering character, having been established in the 1850's. It has a strong association with the river and transportation and was abundant with timber resources.



Existing Situation

The Wingham urban area largely comprises gently sloping areas, with the Manning River and Gorman / Cedar Party Creek providing natural boundaries to the town on the south and north respectively. Surrounding land is primarily agricultural, enabling longer distance views of Wingham on some areas approaches to the town.

Urban structure - The structure of the town is defined by the waterways in the north, south and east, whilst the North Coast rail line extends through the centre of the town. North of the rail line is generally comprised of lower-density residential dwellings, utilising a predominantly grid pattern layout between Queen Street in the east and Richardson Street in the west. Many of these blocks, being around 1,000sqm in size, have rear laneways, providing dual property access.

Further west the lot structure is more freeform, following the contours associated with tributaries to Gorman Creek, with lot sizes around 750sqm in size. Recently developed land has created a subdivision pattern down to around 600sqm, with narrower roads.

South of the rail line is again primarily residential in nature, with the town centre focused around Isabella, Primrose and Bent streets. A predominant grid pattern exists between the rail line and Manning River, where roads follow these linear features.

To the west and south-west of the town there are two large lot residential precincts, with lots sizes down to 1 and 1.5 hectares in size.

Built form - Buildings in the town are predominantly single storey, with some two storey dwellings, particularly in newer areas towards the north-western edge of the town. Dwelling stock is a mix of older weatherboard / corrugated iron, or newer brick / tile construction.

Generous road reserves create an openness to many areas and a built form that is of a very low density.

A strong heritage character is apparent in the southern portion of the town, particularly around the town centre. The 'town green' is a focal point of the town centre contributing to the heritage and rural town character of Wingham.

View over Wingham - Manning River to the south and Taree in the distance

Key housing characteristics:

- Population growth has been very limited over the 2011 to 2016 period
- Low dwelling vacancy rate of 8%, around 150 of the 1,900 dwellings in 2016
- Average household size - 2.41 people per dwelling
- Supply of vacant zoned urban land available to meet likely demand
- Heritage designations and character controls in place

What's important and how do we move forward?

There is a great sense of community and pride in the town, and in particular with reference to the area's history and heritage. Retention of this character in the central town area, where a large number of heritage items and a heritage conservation area exist, is an important aspect moving forward.

However, there is also recognition that opportunities exist to enliven the town centre, encourage more people to visit or live in the town and to cater for a wide variety of people. It is an attractive destination for younger generations and families, through to those seeking to remain in the area in their later years or relocate from surrounding rural areas. The importance of aged care and seniors living is apparent, along with a willingness to enliven the town centre with a mix of residential, shops and retail experiences.

The town supports Taree by providing different lifestyle and visitor experiences close by. Ensuring there is infrastructure to support these directions will be of the utmost importance.

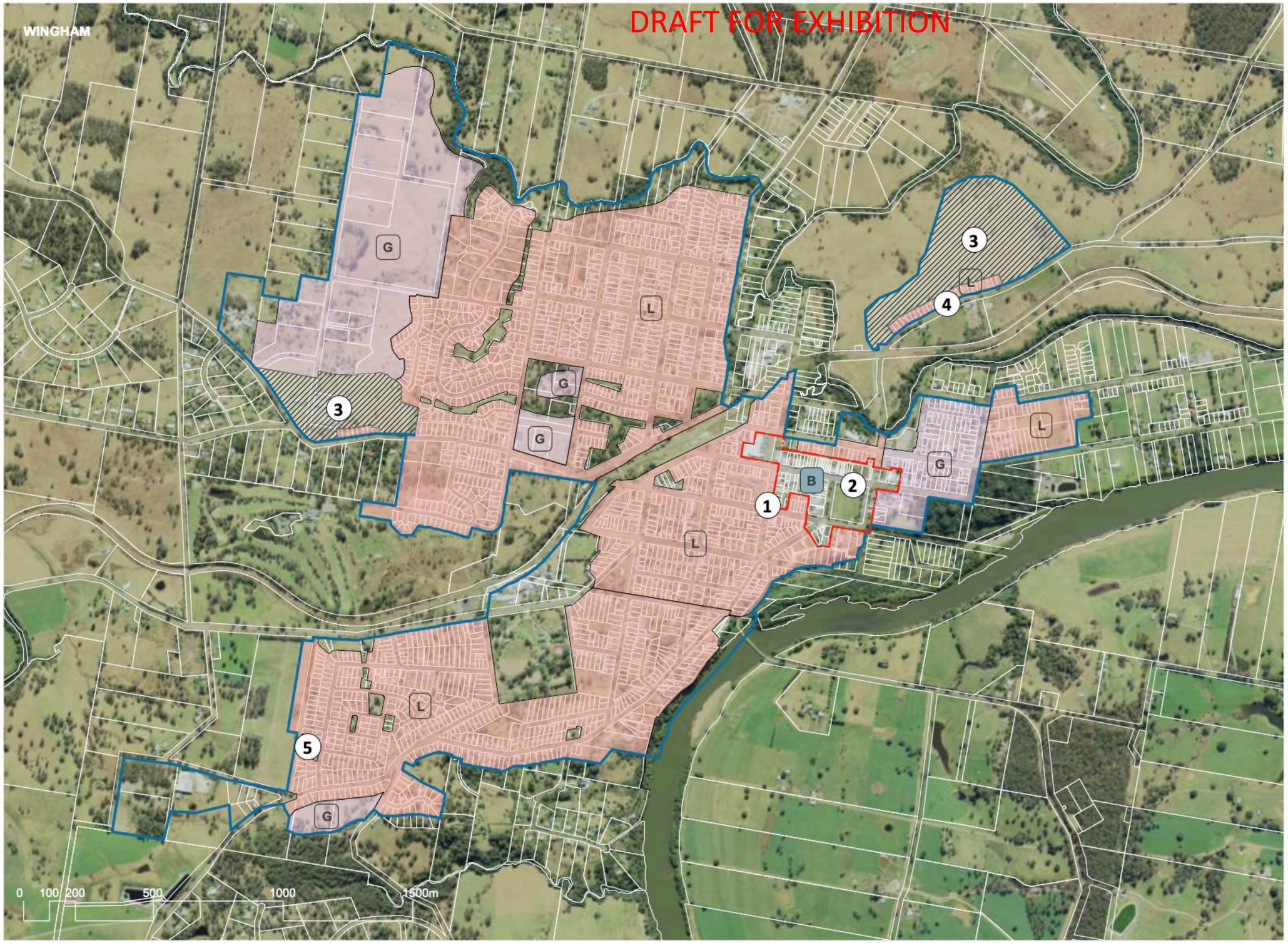
Future Housing Opportunities

The opportunities for housing in the future would involve:

- Continuing to ensure a supply of the predominant and popular housing type - being detached housing.
- Facilitating diverse housing types through a flexible zoning approach, whilst respecting the core heritage areas in the town centre.
- Reviewing the heritage controls to ensure this important character feature of Wingham is retained.
- Ensuring relative consistency in built form through retention of existing height controls and reviewing the minimum lot size in the heritage character areas of Wingham.
- Encouraging future urban infill development in appropriate urban residential areas to meet longer-term demand.
- Highlighting future opportunities for additional large lot or rural residential land surrounding the town in appropriate locations.
- Addressing blockages to development, including high development charges and ensuring developable land is available, not just zoned.

Many of these opportunities and outcomes are described in the plan overleaf, whilst others are captured in Sections 5 and 6.

Significant heritage building within the town centre area



NOTES

1 RETAIN HERITAGE CHARACTER
Reinforce heritage core through a review of existing heritage controls to be undertaken by Council.

2 MIXED USE TOWN CENTRE
Consider options for town centre reinvigoration through a mix of residential and business opportunities to support long-term jobs and town centre vibrancy

3 POTENTIAL RESIDENTIAL LAND
Potential to include area within Residential zone to enable logical urban expansion opportunities subject to rezoning

4 EXISTING URBAN AREA
Zone existing dwellings with frontage to Wingham Road to Residential subject to servicing confirmation

5 POSSIBLE GENERAL RESIDENTIAL
Area of potential general residential subject to Employment Zone Review

LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B BUSINESS AREA
- WINGHAM TOWN CENTRE

January 2020

ayling drury landscape architecture

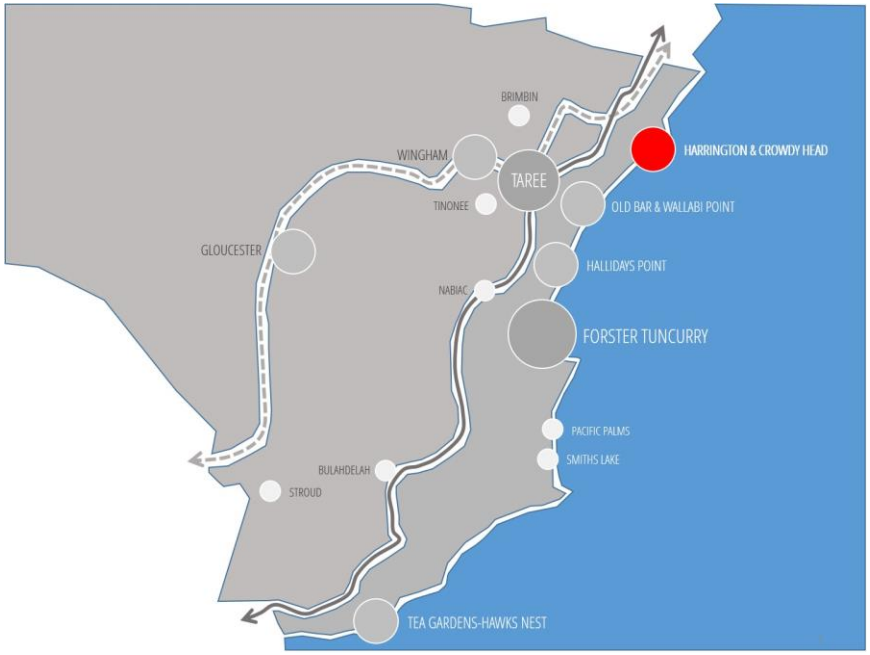
MIDCOAST HOUSING STRATEGY

localé consulting | Wingham

4.5 Harrington and Crowdy Head

Harrington is located at the northern mouth of the Manning River to the east of the Pacific Highway. The town is also the access point for the nearby village of Crowdy Head, some 7km further to the north-east.

The area had a population of almost 2,900 people according to the 2016 census, a substantial increase over the corresponding 2011 and 2006 periods. This made Harrington the fastest growing area of the MidCoast over this time, predominantly resulting from the ongoing roll-out of the "Harrington Waters" master planned development. The town has a strong coastal atmosphere and active community, with the Manning River and Crowdy Bay National Park creating natural edges to the town.



Existing situation

With the Manning River to the south and protected vegetation areas to the north and west, Harrington is constrained and subject to flooding. It is predominantly flat, with two elevated points in the north-east which overlook the town and provide longer-distance coastal views. Crowdy Head provides a spectacular contrast, with the headland village including a small port on northern side with elevation increasing, steeply in areas, to coastal cliff faces to the south.

Urban structure - The structure of Harrington is defined by waterways in the south and native vegetation to the north and west, creating a linear urban form extending from north-east to south-west. Variable lot sizes and shapes exist in the northern, grid-shaped older portion of the town, with a more consistent pattern and size in the more recent central portion where streets are more free-flowing and lots are generally around 600-650sqm. The newer southern portion also has similarly patterned and sized allotments, albeit some are larger in waterfront areas, and some smaller in the most recent urban land releases. In Crowdy Head, dwellings are located around a loop road, with smaller streets off this primary access.

Built form - The built form of Harrington exhibits the three main stages of its development. The older northern area which has buildings of an older coastal form, primarily single storey with a range of fibro cottages through to larger brick multi-unit and commercial buildings - particularly along the main thoroughfare of Beach Street.

The central area has typically 80's style brick and tile single storey dwellings, with some variation along the continuation of Beach Street and waterfront areas to the south-east. The southern portions have more recent (90's to modern day) typically brick and tile dwellings, again

generally being single storey, with some variation including low scale medium density developments along the waterfront and golf course areas.

Crowdy Head primarily comprises detached dwellings, ranging from very large 2 - 3 storey new dwellings, through to small coastal cottages. Character is mixed, with open coastal views typically to the north.

Harrington urban area adjoining the Manning River

Key housing characteristics:

- Fastest growing population over recent years - 5.11% per annum over the 2011 to 2016 period.
- Limited future housing supply as Harrington Waters is completed.
- Localised sewerage system nearing capacity, with major work required to sustain future growth levels.
- Increasing density likely to be required in the long-term to meet continued growth due to the surrounding natural constraints.

What's important and how do we move forward?

Harrington is seen as being of a good size and being a safe and welcoming place, with good facilities and an enviable coastal environment. The natural surrounds mean that the area is relatively constrained, with renewal of older dwellings being seen as a positive opportunity to continue to grow and refresh the area for future generations.

A lack of supporting infrastructure to service the community is of concern, particularly for younger families and tourists, as well as the elderly. Opportunities for development and growth that are in keeping with the character of the area in the older north-eastern portion of the town are important, along with the continuation of visitor opportunities through to Crowdy Head. This could include a mix of activities, with improvements for both locals and tourists being supported through more diverse housing options and redevelopment of both key sites and areas that are highly accessible.

Ensuring that the final stages of the Harrington Waters development maintains a positive direction, that is responsive to the needs of the community and delivers on its commitments is also important.

Future Housing Opportunities

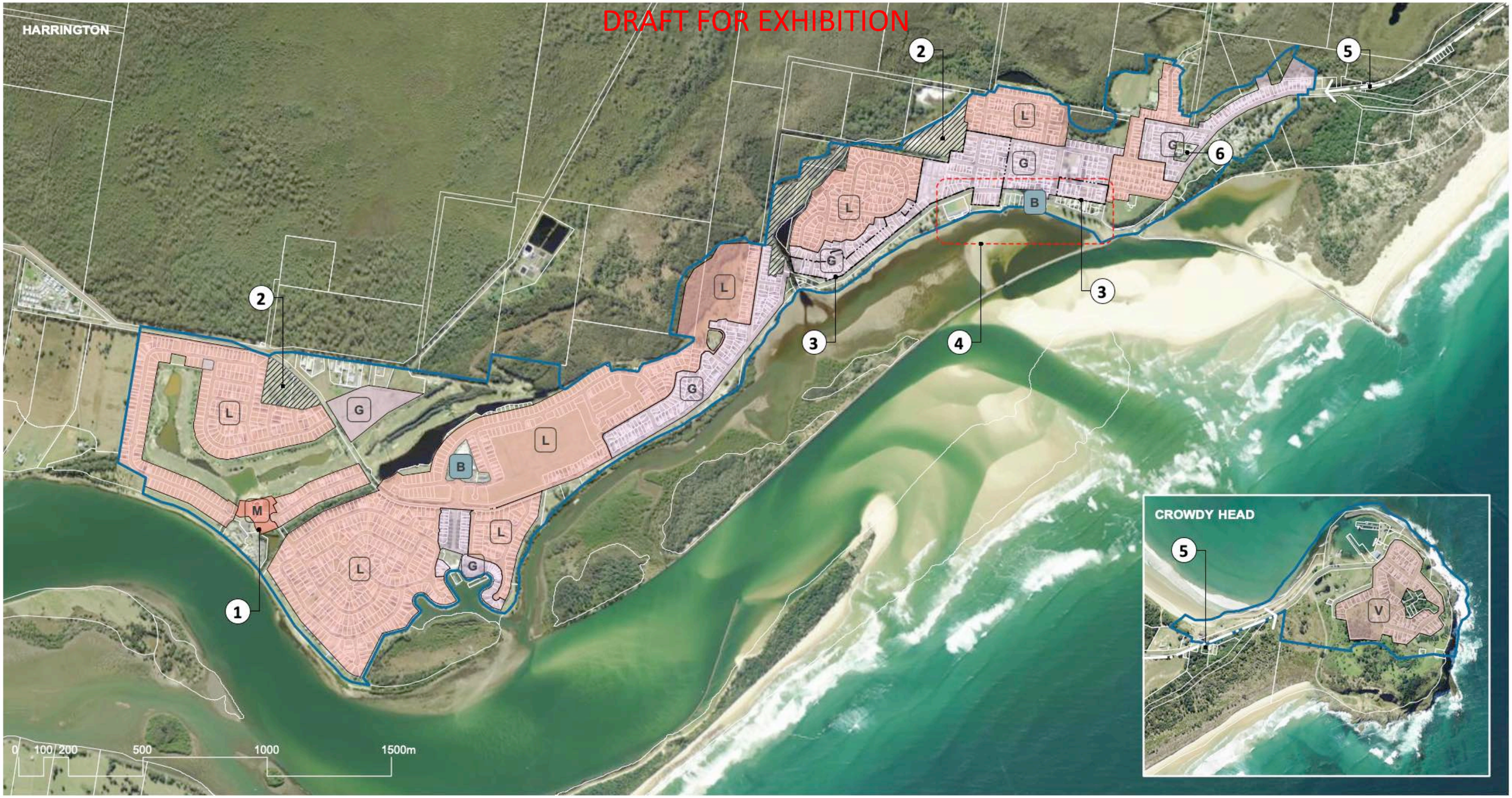
The opportunities for housing in the future would involve:

- Seeing the continuation of development of the Harrington Waters estate, with remaining opportunities to encourage more diverse housing types.
- Facilitating redevelopment and incremental growth in existing areas through a flexible zoning approach, whilst highlighting potential key opportunities into the future.
- Ensuring relative consistency in built form through the general retention of existing height controls, though enabling some higher buildings to encourage redevelopment near the original town centre.
- Encouraging logical, albeit limited, future urban infill areas into appropriate urban residential zones.

These outcomes are described in the plan overleaf.

Crowdy Head and harbour area with background view to south

DRAFT FOR EXHIBITION



LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B BUSINESS AREA
- V VILLAGE AREA

NOTES

1 INCREASED DENSITY ADJOINING CLUBHOUSE
Retain area for medium density development with existing maximum height (14.5m)

2 POTENTIAL RESIDENTIAL LAND
Potential to include area within General Residential zone to enable logical urban expansion opportunities subject to rezoning

3 INCREASED HEIGHT POTENTIAL
Increase height in area with limited impact on existing or future views. Increase form 8.5 to 12m

4 KEY TOURISM AND MIXED USE AREA
Potential for greater use of foreshore area / town centre to facilitate economic and tourism opportunities over longer-term

5 PEDESTRIAN AND CYCLE ACCESS
Provide pedestrian and cycle access / pathway between Crowdy Head and Harrington

6 POSSIBLE GENERAL RESIDENTIAL
Area of potential general residential subject to Employment Zone Review

January 2020

ayling drury landscape architecture

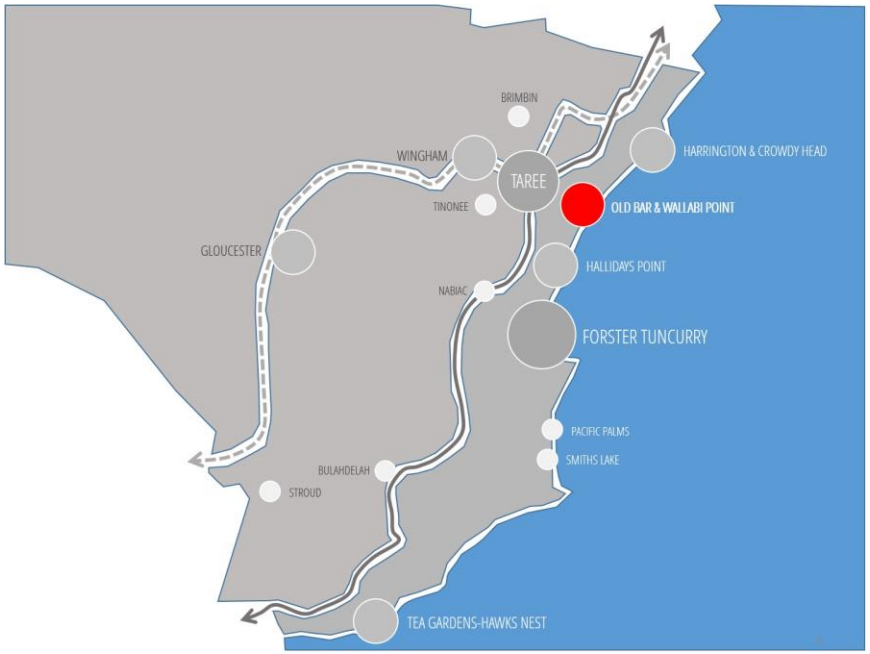
MIDCOAST HOUSING STRATEGY

localé consulting | Harrington & Crowdy Head

4.6 Old Bar and Wallabi Point

Old Bar is located to the east of Taree, where the Manning River's southern channel and Scotts Creek meet at the Pacific Ocean. The village of Wallabi Point is almost 6km to the south.

The area had a population of almost 4,500 people according to the 2016 census, increasing by 275 since the 2011 period, or 1.28% annual growth. This is one of the faster growing areas of the MidCoast, with extensive areas still to be developed. Whilst coastal in nature, Old Bar is seen by some residents as being disconnected from its beach due to previous development and the ever-present threats of coastal erosion.



Existing situation

Constrained by the southern channel of the Manning River to the north, Saltwater National Park to the south, and the coastline to the east, the area has followed a natural expansion pattern to the west. The area is predominantly flat, with only slight elevations providing relatively minor view opportunities. Wallabi Point has a more elevated topography, providing some attractive coastline views to both the south and north.

Urban structure - The Old Bar area is relatively flat to gently sloping, with the coast to the east and areas of vegetated land to the north and west. The town shows characteristics of regular growth and expansion from its original coastal pockets, to more suburban form as it has spread north and west.

The Wallabi Point area adjoins the coast to its east, with a backdrop of vegetated lands to the north, west and south. The Saltwater Beach Estate to the north is relatively new, but isolated from the main portion of the village.

Built form – In Old Bar, the northern and south-western portions of the town exhibit typical 80's to 90's brick and tile form with a hybrid grid and more free flowing street layout. Lot sizes of around 700sqm are typical, though some variance is evident. Elevation is typically limited, with one and two storey developments being mixed in these localities.

Some variation in dwelling / land use types is also evident in the newer area to the west, with some low scale medium density dwellings being located on main avenues such as Old Bar Road and Medowie Road where an aged care / retirement village (Banyula Village) also exists.

The older parts of the town to the east and south-east exhibit a greater range of dwelling types and styles with some redevelopment and in-

consistent subdivision of lots - particularly in the far southern area around the Meridian Resort Beachside. The Ocean Blue estate (further south-west) is relatively isolated from the main portion of the town but adjoins the main sporting fields. The development is predominantly single storey, with modern project homes / house and land package style developments being developed over the last 15 years.

Large areas of large lot residential land exist to the west, some being developed and others remaining in a more agricultural setting.

The development in Wallabi Point is predominantly single storey, with modern project homes / house and land package style developments being developed over the last 10 years.

Development to the west in Wallabi Point is house and land package style development. The central area has a greater diversity in dwelling size, with more two storey dwellings and differing architectural styles. To the east, the older portion of the town has an even greater mix of dwelling types, with 2-3 storey dwellings becoming more apparent - particularly around the coastal foreshore.

Old Bar with Manning River to the north

Key housing characteristics:

- Old Bar is a centre of local significance under the Regional Plan
- Annual population growth of 1.28% from 2011, down from 2.33% from 2001
- Old Bar could potentially double in population size by 2036 as part of a trend of coastal centre growth resulting in more people living in coastal towns than in the rural centres
- Low vacancy rate compared to other coastal centres (10%) in 2016

What's important and how do we move forward?

Residents of the area enjoy a relaxed, beachside lifestyle and character. With extensive future development opportunities being available, the popular coastal area is in a positive position on which to continue to grow into the future.

However, there are also recognised changes that are needed. The current predominance of similarly styled, low scale house and land style packages has the potential to create a homogenous feel. Establishing greater flexibility in lot size and opportunities to continue to deliver the predominant form of housing - detached dwellings - needs to be balanced with opportunities for greater height and different housing forms, particular in the central areas of Old Bar.

Over and above these desired outcomes, the realities of the natural environment and coastal processes also need to be carefully managed. The NSW Government has identified coastal 'hotspots' along the NSW coastline where the impact of coastal hazards and the risk to assets is particularly high - Old Bar / Manning Point being one of these.

To ensure that the area continues to maintain and enhance its coastal character, there are also a range of other identified opportunities, such as infrastructure / streetscape upgrades, place planning initiatives and greater integration of the town centre with the coast.

Future Housing Opportunities

The opportunities for housing in the future would involve:

- Continuing to enable the current prominent subdivision opportunities that are desired within the market.
- Establishing new opportunities through more variable lot sizes, such as integrated housing.
- Reinforcing the town centre by encouraging medium density development with increased height potential.
- Having a more limiting approach to foreshore development in response to coastal hazards and processes.
- Encouraging a more consistent and reinforced coastal architecture, particularly with respect to major developments near the Old Bar town centres.
- Ensuring sewer infrastructure can be provided in a timely manner to facilitate development.

Many of these opportunities and outcomes are described in the plan overleaf, whilst others are captured in Sections 5 and 6.

NOTES

1 TOWN CENTRE AREA
Reinforce town centre through increasing density and height controls, encouraging more compact, accessible and vibrant area

2 COMMERCIAL ZONES
Consider mixed-use options for commercial centre to create opportunities for increased height and density in core area and surrounding residential

3 TOURISM ZONED AREA
Existing area zoned for tourism use. Potential to be rezoned for to General or Medium-Density Residential subject to rezoning and master plan

4 EXISTING CARAVAN PARK
Existing coastal tourist park in coastal impact zone. Opportunities for tourism development but need to address coastal hazards

5 COASTAL HAZARD HOTSPOT
Beach identified as coastal hazard hotspot, limiting beachfront development potential.

6 POTENTIAL RESIDENTIAL LAND
Future residential expansion around logical lot boundaries to west and southeast of Old Bar and south of Wallabi Point subject to rezoning

LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B BUSINESS AREA
- T TOURIST AREA

January 2020

ayling drury landscape architecture

localé consulting

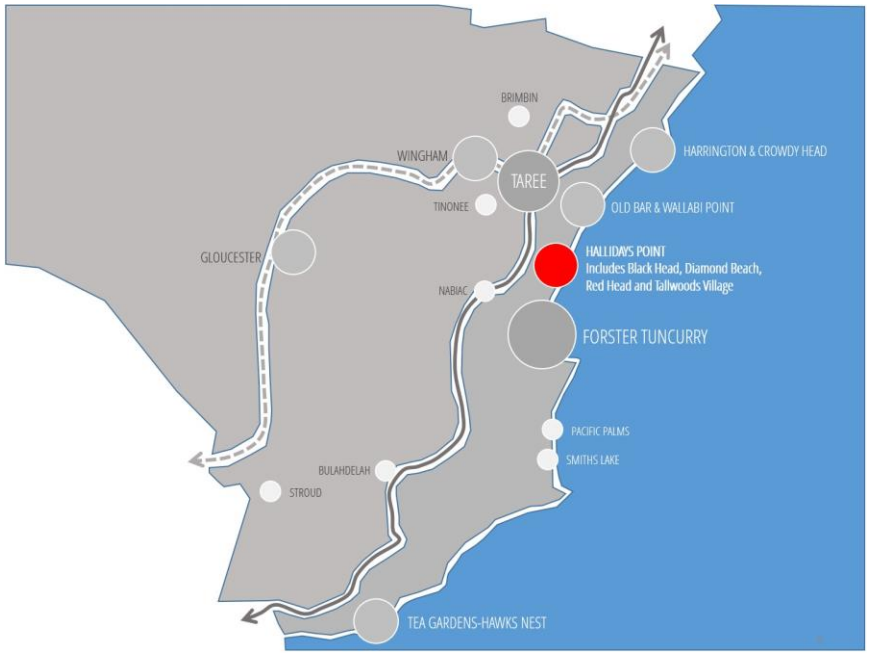
MIDCOAST HOUSING STRATEGY

Old Bar & Wallabi Point

4.7 Hallidays Point

Hallidays Point area is located on the coast just north of Forster / Tuncurry and includes the smaller villages of Black Head, Diamond Beach, Red Head and Tallwoods. It has seen a number of larger scale housing subdivisions / developments over recent years.

The area had a population of almost 3000 people according to the 2016 census, increasing by 512 since the 2011 period, or 3.74% annual growth - the second highest growth in the MidCoast area. The area is a recognised coastal centre of local significance under the Hunter Regional Plan.



Existing situation

The dispersed series of smaller villages that comprise the Hallidays Point area provides for a unique coastal environment. The undulating landform, natural areas and stunning views combine with a diverse range of housing to create a pleasing mix of beach and bush experiences.

Urban structure - The structure of the Hallidays Point area exhibits a range of older style coastal villages (such as Black Head, Diamond Beach and Red Head), combined with more recent subdivisions and master planned communities such as Tallwoods and Seascape at Red Head.

All have a relatively large range of lots sizes, resulting from the variable slopes and environmental constraints and opportunities. This urban diversity is further exaggerated by a range of tourism, lifestyle living and seniors housing developments throughout the area.

Built form - Despite the variety in lot size, the predominant built form throughout the Hallidays Point area remains single and two storey detached dwellings. There are however a number of more interspersed tourism, small scale medium density, caravan park and townhouse style developments.

The older village areas have a range of older and newer coastal forms, highlighting the high levels of growth and subsequent redevelopment of older housing stock. Many newer areas, particularly those developed over the last 10-15 years, have a more modern coastal architecture style - many taking advantage of coastal, bush and golf course views.

Black Head with Red Head behind and Diamond Beach in the distance

Key housing characteristics:

- Second fastest population growth within the MidCoast, at 3.74% per annum during the 2011 to 2016 period.
- Whilst a number of vacant residential zoned lands exist, the higher level of growth potential means that land supply should be monitored over coming years.
- High vacancy rates at 24%, albeit lower than those experienced in other coastal areas to the south.
- There is a need to double the number of dwellings over the next 20 years based on current population growth rates.

What's important and how do we move forward?

The area is seen as being a safe place where each village has its own identity which together forms a much larger population base. A high value is placed on the proximity and balance with nature through typically larger block sizes, existing green spaces and watercourses and other corridors.

Maintaining and enhancing the village and community feel is therefore important. This can be achieved through an increase in connectivity whilst taking advantage of the natural and protected areas to maintain a sense of separation and independence for each location.

The quality of design of housing and subdivisions is generally supported, including a range of housing types, but preferably not "small lot or manufactured home estate" type development which is seen as being too dense and out of character to the larger lots and lower densities in surrounding areas.

Infrastructure needs are also very important - firstly catching-up with the impacts of recent growth and then catering for the future. This

includes open spaces and parks that are interconnected, suitable roads and intersections, enabling public transport and retail / business development opportunities to support jobs locally. A network of footpaths / cycleways along the coast and connecting villages is seen as essential infrastructure by the community.

Future Housing Opportunities

The opportunities for housing in the future would involve:

- Reinforcing the definition and character of each of the villages, encouraging them to grow independently and together, while maintaining separation through vegetation or open space.
- Facilitating the connections between the villages to encourage pedestrian and cycle movement.
- Facilitating redevelopment and incremental growth in existing areas through a mix of flexible and more traditional zoning approaches.
- Ensuring relative consistency in built form through the general retention of existing height controls.
- Encouraging future urban infill development in appropriate urban residential areas.
- Encouraging medium density residential in the tourist precinct at North Diamond Beach subject to master planning of the area.

Many of these opportunities and outcomes are described in the accompanying plan overleaf, whilst others are captured in Sections 5 and 6.

NOTES

1 FORMER TOURIST ZONED LAND
Zone to be modified to residential as shown and requires master plan to detail transition where going to medium density

2 TOWN CENTRE EXPANSION
Opportunity to expand and consolidate town centre role with a mix of business, residential and environmental conservation

3 POTENTIAL RESIDENTIAL LAND
Future infill residential land to facilitate logical urban expansion subject to rezoning

4 LONG-TERM URBAN EXPANSION
Potential long-term expansion area within previously cleared lands

5 INTER-VILLAGE CONNECTIVITY
Establish opportunities for increased connectivity between village areas of North Diamond Beach, Diamond Beach, Red Head and Black Head

6 CLUBHOUSE AND BUSINESS ZONE
Tallwoods "town centre" area containing clubhouse and associated facilities and business zoned land. Potential for additional mix of uses to facilitate localised services and critical mass of population subject to rezoning

7 EXISTING RETIREMENT
Area suggested to become general residential to reflect current use

LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- POTENTIAL RESIDENTIAL LAND
- B BUSINESS AREA

January 2020

ayling drury landscape architecture

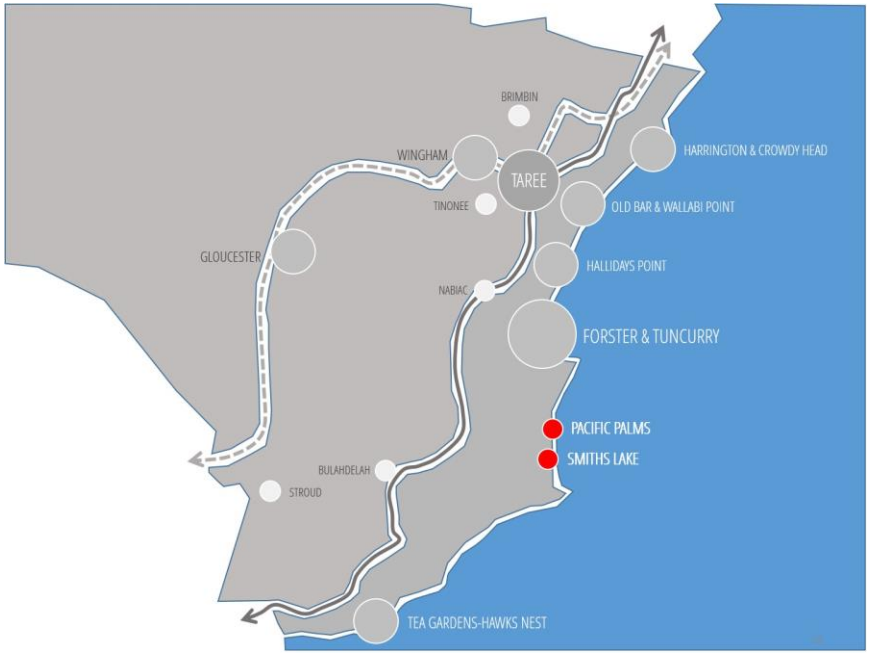
MIDCOAST HOUSING STRATEGY

localé consulting | Hallidays Point Area

4.8 Pacific Palms and Smiths Lake

Pacific Palms (including Blueys Beach, Boomerang Beach, Elizabeth Beach) and Smiths Lake are popular residential and holiday destinations on the coast to the south of Forster and Tuncurry.

The localities have distinct coastal characters of bush and beach with a laid-back holiday feel. The population of Smiths Lake was just over 1,200 people according to the 2016 census with an annual growth rate of 2.79% since the previous census period in 2011. This is substantially greater growth than that recorded for the neighbouring Pacific Palms area, which recorded 650 residents and growth of just under 1% per annum over the same period. This growth can be attributed to the good supply of land available for development.



Existing situation

Smiths Lake comprises a substantial urban area with a low density feel in an extensively forested setting that breaks through to the lake waterfront of Smiths and Wallis Lake at a number of locations.

Dwellings are typically detached, with variable scale and age, and of one to two storeys in height. A defining feature of the area is the integration of the built form with the undulating topography, which acts to dissipate the urban form, with a feeling of space and natural settings being more apparent than any clear subdivision pattern as roads follow the natural landforms.

The Pacific Palms area is divided into a number of smaller and discrete urban areas, often separated by undulating and vegetated topography. Like Smiths Lake, the subdivision pattern generally follows the undulating topography, with stunning views over Boomerang and Blueys Beaches. Housing is generally detached single or two storey, with a number of large tourist accommodation facilities (resorts and caravan parks) and occasional multi-dwelling / unit developments.

Low density housing outcomes, including detached dual occupancy

Key housing characteristics:

- High population growth at Smiths Lake - 2.79% per annum over the 2011 to 2016 period. Though growth is more limited in Pacific Palms area due to the environmental constraints.
- Pacific Palms (64%) and Smiths Lake (41%) have very high dwelling vacancy rates, reflecting the high proportion of holiday homes.
- Both areas have relatively limited residential land supply.

What's important and how do we move forward?

Smiths Lake and Pacific Palms are popular and fast growing areas. Given the very high numbers of holiday homes, the relative size of the population varies between high peak season and quieter winter months. Smiths Lake is a centre of local significance, and has grown to a size and in a way consistent with village zone.

Over time, both the Pacific Palms and Smiths Lakes areas are likely to experience pressure for further expansion. However this will be limited due to the natural surrounds. Any future redevelopment will need to respond to the landform and be integrated in the existing urban areas.

Future Housing Opportunities

The opportunities for housing in the future would involve:

- Recognising the low scale and low density nature of development across much of area, by utilising the low density zone which will continue to provide opportunities for detached dwellings and smaller scale development, such as dual occupancies and secondary dwellings.
- Recognising the potential for greater density, albeit still at a low scale / height, in the southern Boomerang Beach and Blueys Beach areas, where the general residential zones is identified.
- Ensuring relative consistency in built form through the general retention of existing height controls at a low scale - 8.5m.
- Retain low density of development in beachfront areas.

Many of these opportunities and outcomes are described in the plan overleaf, whilst others are captured in Sections 5 and 6.

NOTES

1 RETAIN LOW DENSITY
Retain areas of low density development where separated from business areas / associated facilities

2 VILLAGE ZONE
Retain village zone in Charlotte Bay to reflect current use patterns

3 RETAIN AREA OF ADDITIONAL HEIGHT
Retain existing 12m height limit area as previously negotiated

4 INCREASED HEIGHT POTENTIAL
Increase height in area to reinforce the town centre. Increase from 8.5m to 12m

LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- B BUSINESS AREA

January 2020

ayling drury landscape architecture

localé consulting

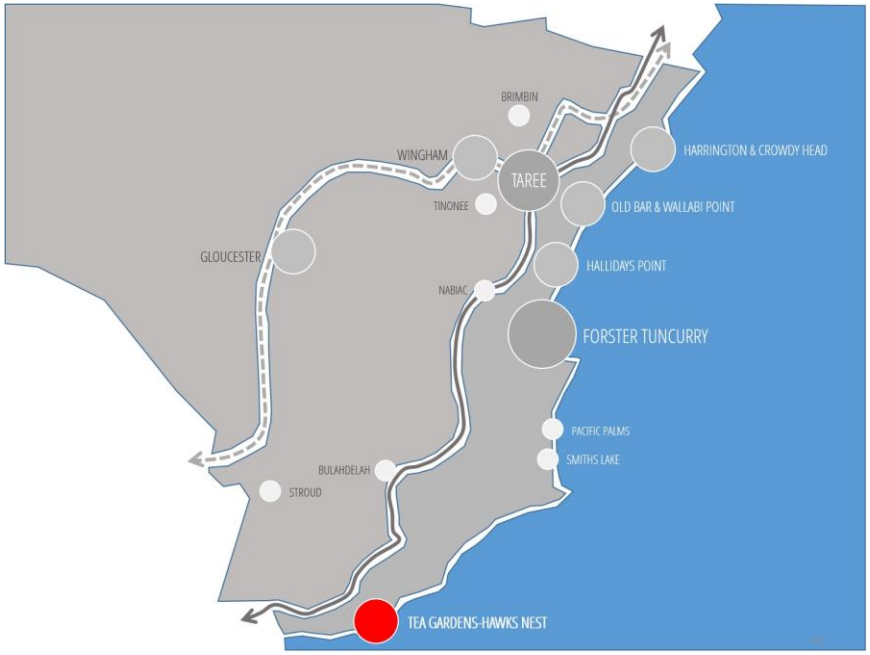
MIDCOAST HOUSING STRATEGY

Pacific Palms Area

4.9 Tea Gardens and Hawks Nest

Tea Gardens and Hawks Nest are located on the coast at the southern end of the MidCoast area. They are based around the Myall River's confluence with the Karuah River, with Providence Bay / Pacific Ocean to the east.

The area has a substantial population of just over 3,500 people according to the 2016 census, which increased by 367 between 2011 and 2016, or almost 2.2% annual growth. On average, the Tea Gardens / Hawks Nest area also has one of the oldest populations in Australia with a median age of 61.6.



Existing situation

Tea Gardens is a relatively large urban area with a foreshore to the Myall River to the north and low lying, generally vegetated areas to the south. The topography is typically flat, with more rolling hills in undeveloped urban zoned land to the north-west.

Hawks Nest is a similarly flat area that rises to the coastline around the large dune systems, which characterise the beach environment. Natural areas to the north and south (including the Myall Lakes National Park), combined with extensive tree cover within the village itself, creates important habitat and environmental corridors.

Winda Woppa, a small urban area to the south-west of Hawks Nest, has been subject to significant coastal erosion events with direct ocean swells impacting on the area.

Urban structure - Around the original portions of Tea Gardens and Hawks Nest, the urban structure has a defined and consistent grid pattern, with larger 1,000sqm allotments in central Tea Gardens and smaller 700sqm lots being typical in Hawks Nest. Subdivision has occurred in some of these areas, whilst more recent development patterns, including substantial master planned communities have, or are now planned to have, smaller lot sizes, with several seniors living developments also having greater density.

Built form - The built forms of Tea Gardens and Hawks Nest exhibit the history of their development. The original portion of the town in Tea Gardens has a wider range of built form, with commercial and retail frontages, through to the more recent two, three and four storey multi-unit buildings.

Moving north, the prevailing built form is typically single storey brick and tile or similar buildings, spanning rom the 80's through to the present. Comparatively dense seniors living developments, as well as a high care facility, generally all single storey, are located to the west of the main urban area.

Further north, undulating land accommodates a rural residential area, with attractive mature landscapes and larger detached dwellings. There is an area of predominantly cleared or sparsely treed but vacant land in environmental, residential and tourism zones which form part of a master planned development proposal.

In Hawks Nest, areas of commercial / retail development, combined with a mix of medium density, mixed use and low density residential development is well integrated into this environment. Tourism and residential development is focused around the beachfront area. Two large caravan parks reinforce of the tourist character of the area. Buildings are typically single storey, with some larger multi-storey unit buildings, particularly towards the beach. The Winda Woppa Peninsula has a range of single and two storey detached dwellings.

Key housing characteristics:

- A total of 2,736 dwellings were present in 2016, with a very high proportion of what are typically holiday houses resulting in a 42% vacancy rate.
- The area has high historical growth, more than 2% per annum and with high vacancy rates, the demand for housing is relatively high.
- Ranked as one of the oldest statistical areas in Australia with a median age of 61.6 years.
- The Riverside master planned estate and Myall River Downs are major land holdings areas to the north / west of Tea Gardens.

Tea Gardens adjoining inlet of Myall River facing south

What's important and how do we move forward?

Despite being one of the larger urban areas in the MidCoast, Hawks Nest / Tea Gardens feels isolated from the larger centre (Forster 100km away, Newcastle 75km). There is a sense of the community being well integrated into the natural environment particularly in Hawks Nest. This situation is supported by a reasonable level of infrastructure for local residents, though like many similar communities, peak tourism periods place this infrastructure under great strain.

Some loss of traditional "village" character has occurred with new development. Concerns exist in the community regarding potential for over-development. In Tea Gardens new development has shifted from the traditional timber and tin housing to modern housing, particularly

on the waterfront. There is a need to re-assess the heritage character locations to improve the protection of these values where evident.

Natural hazards are also a concern. Coastal hazards are a major issue at Winda Woppa, and limited access (only serviced by a single access road) raises concerns during emergencies.

Ensuring that development and growth maintain the character of the area is important to the community, particularly in the town centres of both main urban areas. Retaining the balance between development and the integration of the natural environment is particularly critical in Hawks Nest, where important ecological habitats and corridors.

Selected increases in development potential that reinforce high quality access and build on the existing urban fabric would be possible, particularly where this can support local businesses. Expansion would otherwise be largely contained in the existing master planned growth areas, with potential for ongoing future development to the north west of Tea Gardens into the longer-term.

Future Housing Opportunities

The opportunities for housing in the future would involve:

- Continuing the development patterns in Hawks Nest, with opportunities remaining for larger development along key roads being supported by generally low scale housing.
- Recognising likely high levels of environmental constraints, major undeveloped sites in Hawks Nest are identified in the low density zone only.
- Generally retaining existing height limits in the Tea Gardens town centre area, though reducing the extent of the medium density zone, with some areas now falling into the more flexible general residential zone to better reflect specific site opportunities and surrounding context.
- Retaining a restrictive zoning and other development provision approach in Winda Woppa given ongoing coastal hazard threats.
- Ensuring relative consistency in built form through the general retention of existing height controls, though enabling some higher buildings to encourage redevelopment in the Tea Gardens town centre and specific opportunity sites.
- Identifying the extensive development areas in the Riverside Estate and Myall River Downs areas as per master plans and as future development opportunities into the longer-term.
- Reviewing the heritage conservation area in Tea Gardens to ensure the area is robust and consistently applied across the MidCoast.

Many of these opportunities and outcomes are described in the plans overleaf, whilst others are captured in Sections 5 and 6.

NOTES

1 FUTURE BUSINESS / TOURISM NODES
Areas identified within master plans for future business and/or tourism uses, creating nodes of activity to support greater density of use.

2 PROPOSED GENERAL RESIDENTIAL
Area of proposed general residential (12m height) subject to Employment Zone review

3 GENERAL RESIDENTIAL w/ ADDITIONAL HEIGHT
Convert existing Medium Density area to General Residential whilst retaining existing height control of 12m.

4 TEA GARDENS TOWN CENTRE
Encourage density in town centre with high amenity value and accessibility to services while reflecting the heritage character

5 POTENTIAL RESIDENTIAL LAND
Opportunity for ongoing residential expansion to north-west which has already commenced with seniors living and associated developments subject to rezoning and environmental constraints

6 EMERGING BUSINESS CENTRE
Large business zoned area with long-term expansion potential to provide a wide range of services and facilities to local and regional catchment

7 POTENTIAL RESIDENTIAL LAND
Future infill residential land to facilitate logical urban expansion subject to rezoning

8 EXISTING RETIREMENT AND NURSING HOMES
Area suggested to become general residential zone subject to reflect current use

9 INCREASED HEIGHT POTENTIAL
Increase height in town centre area to match adjoining. Increase from 8.5m to 12m.

LEGEND

URBAN SETTLEMENT BOUNDARY
L LOW DENSITY RESIDENTIAL
G GENERAL RESIDENTIAL
M MEDIUM RESIDENTIAL
B BUSINESS AREA
T TOURISM AREA

January 2020

localé consulting | Tea Gardens

ayling drury landscape architecture

MIDCOAST HOUSING STRATEGY

NOTES

1 ENVIRONMENTAL AREAS
Existing urban zoned land with known or potential environmental habitat and corridors to be included in environmental zone.

2 GENERAL RESIDENTIAL w/ ADDITIONAL HEIGHT
Convert existing Medium Density area to General Residential whilst retaining existing height control of 12m.

3 NATURAL HAZARD AREA
Retain as low density area given natural hazards associated with coastal processes.

4 POTENTIAL MEDIUM DENSITY
Area subject to planning proposal for expansion consistent with adjoining Medium Density zoned area.

5 MEDIUM DENSITY
Increased height (12m up to 15m) over existing medium density

6 PROPOSED GENERAL RESIDENTIAL
Area of potential general residential subject to Employment Zone Review

LEGEND

- URBAN SETTLEMENT BOUNDARY
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM RESIDENTIAL
- B BUSINESS AREA

January 2020

ayling drury landscape architecture

MIDCOAST HOUSING STRATEGY

localé consulting | Hawks Nest

4.10 Our Villages

The MidCoast has a large number of villages with more than 30 in total that exist throughout the area. These exist in both rural and coastal contexts, with an underlying commonality typically relating to their size and urban form. The areas contained in the Village zone include:

Coastal: Bungwahl, Charlotte Bay Village, Coomba Park, Coopernook, Croki, Johns River, Karuah (north), Green Point, Manning Point, North Arm Cove / Carrington, Pindimar / Bundabah, Seal Rocks, Smiths Lake, Tarbuck Bay

Rural: Allworth, Barrington, Booral, Bulahdelah, Bunyah, Coolongolook, Elands, Krambach, Lansdowne, Limeburners Creek, Markwell / Newells Creek, Moorland / Moorland South, Nabiac, Nerong, Purfleet, Stratford, Stroud, Stroud Road, Wards River, Wootton

Nabiac and Bulahdelah represent the largest of the urban areas within a Village zone, with growth based around their service function for surrounding areas as well as users of the highway which previously traversed through the respective town centres.

Bulahdelah has a population of 1,111 people according to the 2016 census with a small negative growth rate experienced since 2011 - coinciding with the highway bypass opening in 2013. Nabiac experienced similar population trends with 631 people and a similarly small level of negative annual growth over the same period.

Over and above those areas already contained within the Village zone, there are a number of others that will be identified in the MidCoast Rural Strategy that are proposed to be included in this zone moving forward.

Existing situation

Unlike many of the residential zones that have been used in the more urbanised areas within the three former Council areas, the Village zone has been relatively consistently applied. This means that the zone can be retained generally as existing in a future MidCoast LEP, which maintains broad land use opportunities for future development. The key difference is the application of minimum lot sizes. Existing minimum lot size for sewered villages will remain unchanged. The minimum lot size for unsewered sites will be increased to 1.5ha to cater for on-site waste disposal systems.

The potential of a broad number of land use types within the Village zone means that villages are able to evolve over time. This in turn means that there can be great variation in the built form and neighbouring uses. This flexibility provides the opportunity for new uses to be established as the need arises. Examples of the village function and potential can be seen in Nabiac and Bulahdelah.

Nabiac is a large and diverse village area, with predominantly single storey-built form character, with a mix of uses spread throughout. A particular focus on retail and commercial activity is experienced around the southwestern end of the village where highway access is available. Development patterns become more consistent further from the highway, where more traditional low-density dwellings are set within more mature areas of vegetation. A large lot residential area to the north-east is well established and contained within a well vegetated area.

Residential streets in Bulahdelah are generally wide, creating a feeling of openness and space, with a wide mix of older heritage style buildings and newer brick and tile dwelling stock. The former highway and main

streets contain a number of comparatively larger retail and service orientated facilities, including petrol stations, accommodation facilities and food outlets.

Historic character buildings in town centre area – Nabiac

View to north over Bulahdelah, Myall River in foreground

Key housing characteristics:

- 28,000 people live outside the MidCoast's main urban centres, many of whom are located in the Village zone as well as rural localities.
- Wide variety of building form, though predominant housing types are detached single dwellings.
- The largest of the villages is Bulahdelah with a population of 1,111 people according to the 2016 Census.
- Bulahdelah contained 500 dwellings as of 2016, with around half this amount in Nabiac with the remaining villages even smaller.
- Nabiac has the lowest vacancy rates in the MidCoast area, at 3%, whilst Bulahdelah registers 10% - the same as the NSW average.
- Low, and sometimes declining population growth amongst rural villages reflects in a typically low level of demand on future housing, though circumstances changes between specific areas with sufficient land being available to meet future needs.

What's important and how do we move forward?

The character and natural setting of many villages is often a key drawcard for many residents, with a desire for this to be retained. However, many also identify with a lack of services and facilities, particularly as a consequence of low levels of growth and a perception that expansion of villages is not possible or supported by Council.

Whether growth is low because of other reasons or as a consequence of land use planning, there is a recognised restriction on subdivision in many villages due to sewerage treatment requirements. The reality is that until these areas can be adequately serviced, potentially through new government funding, cost sharing or another innovative solution

(such as community based decentralised schemes), this situation is unlikely to change as these options can be cost prohibitive.

There are a number of villages connected to sewer that have previously been identified for potential expansion. These include Coopernook, Green Point, Lansdowne, Bulahdelah, Karuah (north) and Stroud.

In addition, some existing villages not connected to sewer also seek expansion opportunities. Given the need for on-site waste disposal, only large lot residential development could be considered where there was a demonstrated need, the location was suitable and constraints addressed. This would be subject to a rezoning application.

It should also be recognised that the low levels of growth and limited supply of newer housing opportunities means that low density detached dwellings will remain as the prominent housing form and that new opportunities that provide some variation may also be needed. This is also identified as being detrimental to attracting new business, increasing permanent population levels and establishing housing types and forms that meet all community needs.

For some villages such as Nabiac and Bulahdelah, given their history and localities, providing ongoing flexibility to adapt from highway orientated service centres to more established and defined villages in their own right remain a key direction. A strong association with a village atmosphere is evident, with many of the facilities being available that would normally be associated with larger urban areas - such as schools and a range of retail facilities.

Residential dwelling adjoining hardware - Bulahdelah

Neighbouring dwelling, service station and pub – Krambach

View to south with village of Croki in foreground, Scotts Creek beyond

Future Housing Opportunities

The opportunities for housing in the future would involve:

- Maintaining a flexible approach to planning and development, so that when opportunities are identified, they can be achieved subject to reasonable assessment requirements.
- Establishing a broader approach to growth and revitalisation of the villages that are not necessarily linked to development - potentially including links to tourism, place management and the like.
- Establishing a consistent approach to village growth, with respect to policies or innovative opportunities for treatment and/or funding of sewerage treatment solutions.

As the future directions are generally consistent with the current situation, no plans are provided for the 30+ villages in the MidCoast. Issues associated with broader revitalisation and place making are further discussed in Section 6.5.

4.11 Large Lot / Rural Residential Estates

There are a large number of rural residential / lifestyle or large lot residential estate style developments in the MidCoast area - more than 30 in total. These areas exist as both standalone "estates", typically set within broader rural or environmental areas, or on the periphery of larger urban areas. In some cases, this style of development is located within urban areas.

The areas that are contained in the Large Lot Residential zone include:

Coastal: Cape Hawke, Charlotte Bay, Coomba Park, Diamond Beach, Halliday's Point / Tallwoods, Harrington, Mitchell's Island, Old Bar (west), Smiths Lake, Tea Gardens, Tuncurry (north)

Rural: Barrington, Brimbin, Bundook, Cundletown (near airport), Darawank, Dyers Crossing, Failford, Gloucester north and south, Johns River, Kolodong, Markwell, Minimbah (north), Nabiac, Stroud, Taree surrounds, Pampoolah, Rainbow Flat, Cedar Party, Taree South (Denva Road), Tinonee, Wingham

Whilst the majority of these areas have already been developed, there are a number of areas that are zoned but undeveloped.

Existing situation

Unlike many of the zones that have been used in the more urbanised areas in the three former Council areas, the Large Lot Residential zone has been used relatively consistently. This means that the zone can be retained generally as existing in a future MidCoast LEP, which is suggested to maintain minimum lots sizes for established areas and harmonise the minimum lot sizes for undeveloped sites. Any changes to the existing minimum lot size need a holistic approach to ensure access, services, environmental values and the character of an area are not impacted upon. An application to change the minimum lot size would have to address the above for the whole estate.

Like village areas, these sizes and development potential is largely related to how sewerage treatment can occur, meaning a recommended minimum lot size of 4,000sqm where a reticulated sewerage system is available, but a larger 1.5Ha where not.

Whilst Large Lot Residential zoned land makes up a significant portion of land zoned for residential development within the MidCoast area (43%), it only accommodates a small percentage of the community (around 5% of the population). The majority of lots in this zone are not serviced by a sewer connection, though almost three quarters do have a water connection.

The demand for this type of development / housing appears to be strong, with the data showing that housing is typically developed on lots soon after their release. There is also a marked divide in the current supply of Large Lot Residential land between the coastal area (east of the Pacific Highway) where there is very little available land for development, and inland areas (west of the Pacific Highway), where there is considerable land supply available.

Further work is needed to understand the costs and benefits of this type of residential development to assist Council in establishing a sustainable policy position moving forward. These investigations would be guided by Local Strategies, regional planning and State policies.

Typical low density housing in Large Lot Residential area

Key housing characteristics:

- Large Lot Residential land occupies almost half (43%) of all residential and village zoned land but only accommodates 5% of residents.
- Each year, an average of 53 lots are registered, and 47 dwellings are constructed in the MidCoast area.
- A strong correlation exists between land release and building approvals - i.e. land take up is typically strong.
- Considerable land is available for large lot development, though predominantly being west of the Pacific Highway.

Additional information is available in Council's Large Lot Residential Supply and Demand Analysis Report.

What's important and how do we move forward?

A number of consultation participants sought an increase in the extent and availability of Large Lot Residential land. Whilst this form of development and housing choice is a notable component of the overall mix of the MidCoast area (refer to further discussion in Section 5.5), a baseline policy direction is first needed before identifying any new land to be rezoned for this form of housing.

This is particularly important as rural residential style living can have a number of poor outcomes including:

- loss of good quality agricultural land;
- bushfire risks;
- land use conflicts between quasi residential and rural activities;
- extensive long-term infrastructure costs for roads and other services that cater for relatively few residents; and
- potential impacts on surrounding waterways and receiving environments - particularly where not serviced by reticulated sewerage systems and connected to reticulated water.

The identification of well located large lot residential areas is crucially important, particularly when located near urban areas. This can result in potential future urban areas becoming unavailable for more intensive development in the future or residential development having to 'leap frog' this form of development.

Should Council determine to pursue further large lot residential development, key criteria for identifying future opportunities will need

to address the above concerns from an economic, social and environmental perspective.

The MidCoast Rural Strategy may identify sites that also function as large lot residential, but are in a rural or environmental zone. Zone changes to include sites into this zone may be recommended in this upcoming strategy.

Future Housing Opportunities

The opportunities for housing in the future would involve:

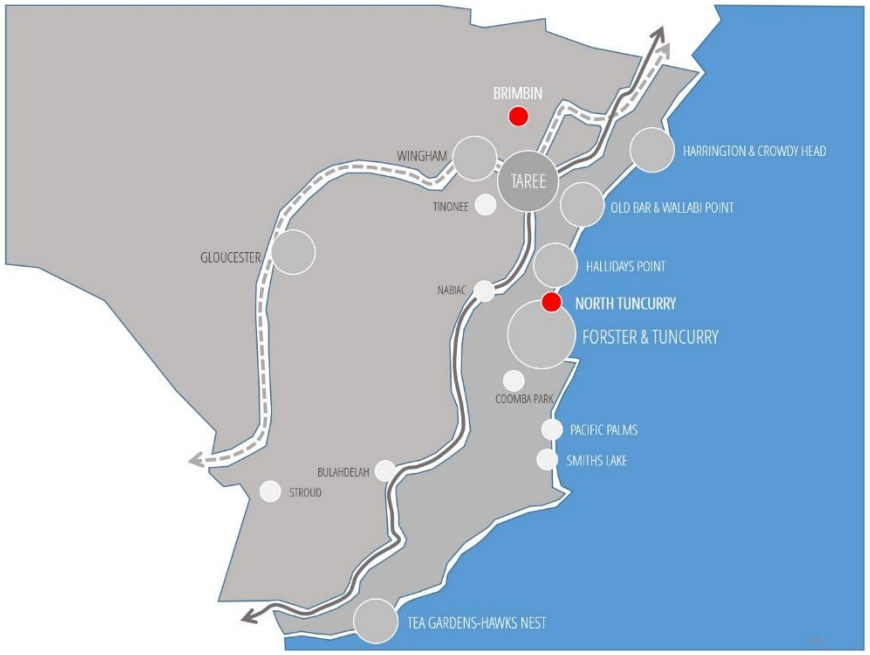
- Continued development of existing land already in the Large Lot Residential zone, which is predicted to hold supply of up to 1,250 lots, which includes infill, but are primarily greenfield opportunities.
- Establish a policy and direction for the future of large lot residential land in the MidCoast considering desired economic, social and environmental outcomes before identifying the release of any future land for this purpose.

As the future directions are generally consistent with the current situation, no plans are provided for the large lot localities in the MidCoast area.

4.12 Major Release Areas

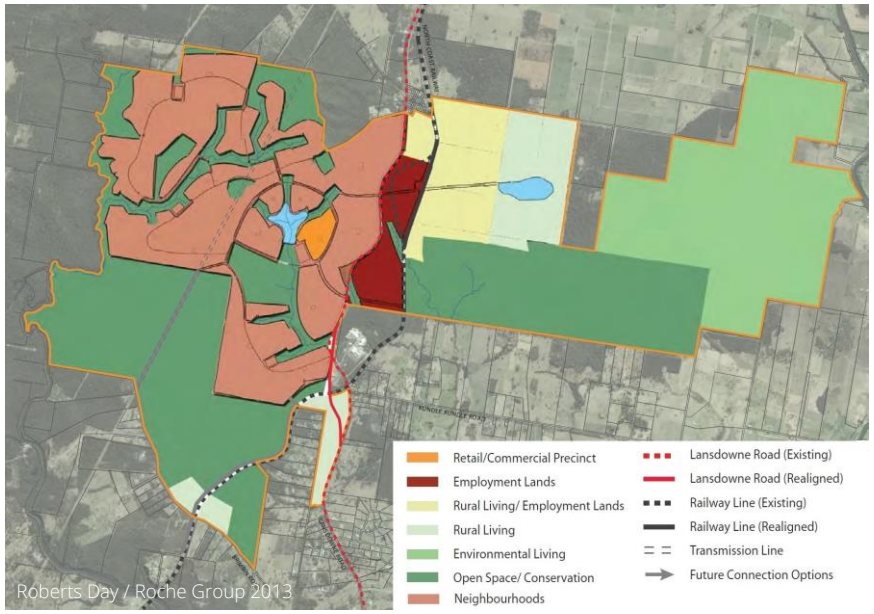
One of the major unknown parameters with respect to future housing delivery and population growth potential are the major release areas of North Tuncurry and Brimbin. Both of these areas have been long-planned, though neither have commenced.

Together, these two projects are estimated to deliver around 10,000 dwellings, enough to theoretically supply the MidCoast market for a 20-year period and to accommodate around 25,000 new residents. These major release areas will cater for long-term growth. They are not likely to be in a position to construct dwellings for another 5-10 years, and will be staged developments.



Existing situation

While the rezoning of the proposed Brimbin area has been completed, there remains significant work to develop detailed master plans on how the town will be laid out and where parks, roads and services will be located. This detailed master planning process will be undertaken by the site developer, the Roche Group, in consultation with Council. The master planning exercise has recently commenced. Previously approvals have been sought for some large lot residential areas to the south of the proposed main town centre outside of the urban release area.



Brimbin Structure Plan

The North Tuncurry proposal covers a comparatively smaller area, focused around the existing Forster Tuncurry Golf Club. The project has yet to undertake consultation with the community or receive rezoning approval, and the final outcomes are not yet known. Nonetheless, as a State Government initiative, it will be well resourced to proceed pending appropriate assessment at the State level.

North Tuncurry Proposal

Key housing characteristics:

- Combined projects have the potential to deliver around 10,000 dwellings.
- Both provide opportunities for extensive long-term and controlled planning outcomes.
- Both still require extensive detailed planning and approvals prior to being ready for market (next 5-10 years).

What's important and how do we move forward?

Given the uncertainty surrounding the timing and delivery of these major projects, the potential impact on housing demand in other localities has not been ascertained. Should these projects proceed, there is likely to be some impacts on existing markets, for example:

- Given its close proximity to Taree, the Brimbin proposal may have an impact on demand on urban expansion in nearby locations (Taree, Wingham, Tinonee).
- Given the potential for land supply to be more limited in coastal locations such as Harrington and Hallidays Point, the North Tuncurry proposal has the potential to alleviate pressures on coastal localities.

Moving forward, it will be important to monitor the progression of these major projects and to align future land release expectations to accommodate for potential impacts.

Future Housing Opportunities

The opportunities for housing in the future should these major projects proceed would involve:

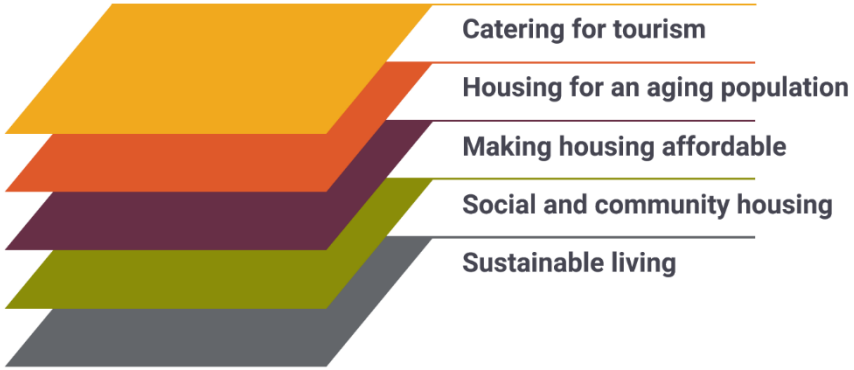
- Providing for detailed development controls that enable a wide variety of housing types to be explored within a comprehensive greenfield planning context.
- Establishing long-term housing supply in a controlled environment where monitoring of outcomes can be relatively easily captured.

View over Tuncurry to Golf Course in background

5. Addressing Housing Needs

There are a number of drivers of housing needs. Some of these are demographic (such as an aging population), whilst others may be specific to housing types (e.g. tourist accommodation) or the occasional or ongoing needs of sectors of the community (e.g. emergency housing).

This section highlights a number of drivers of future housing needs and how these can be addressed within the context of the MidCoast area.



Character cottage - Tinonee

5.1 Catering for Tourism

This Housing Strategy has examined tourism in the MidCoast with respect to three key issues:

- How tourism impacts on housing availability as a consequence of the growth in short-term holiday letting, and uptake of holiday housing more generally.
- How the Tourism Zone is being used and whether the changing face of tourism means these zones are no longer relevant.
- How caravan park locations should be zoned.

The first two of these issues are inter-twined. With the increased popularity of online holiday letting and accommodation booking platforms such as Airbnb and Stayz, holiday makers are becoming less reliant on more traditional tourism providers, such as resort / hotel chains and local real estate agents. The use of dwellings and units for holiday accommodation also results in high "vacancy rates" of dwellings, being up to almost 50% in some areas.

Caravan Parks are currently zoned differently between the former Council areas. Establishing a standardised approach is important into the future. Responses to these issues are discussed below.

Short-term holiday letting

Short-term holiday letting is an important component of the overall tourism accommodation offering in the MidCoast and has been for many years. However, the pace of change in this industry is one that is being recognised across all areas of NSW, with the NSW State Government recently introducing new regulation of the industry including:

- Potential for councils to introduce restrictions on the extent of use when the host is not on site - limiting these to as low as 180 days per annum.
- A mandatory code of conduct that can result in exclusion of dwellings and hosts from offering services.
- Clarifying strata by-laws to enable short-term holiday letting, but only where the dwelling is not a host's principal place of residence.

With these new arrangements in place, there are now options available to deal with the occasional issues that are known to arise from short-term holiday letting. As such, it is recommended not to include any separate specific clauses in a consolidated MidCoast LEP.

Recommended Actions

5.1.1 Continue to monitor the short-term holiday letting industry and statewide regulation changes. Utilise legislative controls where possible to address impacts and issues as they arise, before considering any additional land use planning controls in the medium to longer-term.

Tourism Zone (SP3)

The SP3 Tourism zone is currently utilised in both the Greater Taree and Great Lakes LEPs in a total of six locations. This zone essentially reserves land for the development of tourism infrastructure - particularly for accommodation and related facilities. However, whilst many of these have been the subject of larger master plans or development approvals, only North Diamond Beach has progressed. Reasons for this are varied, though the recovery from the 2008 global financial crisis, the rise of short-term holiday lettings, and the financial constraints of the zone are likely to be key factors for many.

What is apparent is that the type of developments that have been proposed on some sites zoned for tourism continue to be desired by the tourism industry, particularly in terms of conference facilities and associated accommodation offerings for business markets. As such, the retention of those areas where these opportunities remain, or have been planned / approved is recommended.

There are, however, some areas where an alternative zone may be more appropriate. These would include the Old Bar, North Diamond Beach, Red Head and Club Forster sites, where alternative residential zones are still likely to result in a mix of tourism and permanent resident populations through short-term holiday letting.

The Club Forster site, being centrally located, is considered appropriate for medium density use. The North Diamond Beach site is also considered suitable for medium density residential, however, further master-planning is needed for this site to ensure the development is connected and has services to meet the demand of future residents. This master plan will be required prior to development (as an identified Urban Release Area). The Red Head site is suitable for general residential while the Old Bar site requires more rigorous strategic planning justification before an appropriate zone is determined. This can be achieved through a rezoning application.

Recommended Actions

5.1.2 Continue to use the SP3 Tourism zone in locations where such development has been or is proposed as part of larger master planned projects.

5.1.3 Transition the Club Forster site to the Medium Density zone given its close proximity to the Forster town centre, land size and general separation from adjoining residential land.

5.1.4 Transition the land at North Diamond Beach to the medium density zone and identify as an Urban Release Area that requires master planning prior to development of the land.

5.1.5 Transition the Red Head land to general residential zone

5.1.6 Consider the transition of the Old Bar lands to an appropriate residential zone pending detailed planning for this area.

Former Ramada Resort - North Diamond Beach

Caravan Parks

There are a total of 33 caravan parks in the MidCoast area. The size and style of these differ greatly between areas - from large beachfront tourism orientated facilities through to smaller parks with predominantly permanent residents. The zoning of these sites also differs between and in each of the former Council areas, including a number of rural, recreation and residential zones.

The caravan park sector has also undergone change in more recent times. Whilst these trends are not uniform, it is notable that coastal parks have been moving more strongly towards higher quality cabins, reducing areas for camping and caravanning over time. Non-coastal areas have seen a trend towards higher proportions of permanent residents, promoted as lifestyle resorts for retirees in some cases.

Either way, these provide important elements of the housing mix - encouraging diverse tourism options and establishing more affordable housing. Moving forward it is therefore important that existing caravan parks are recognised and retained where possible, including the potential for new parks to be developed in the future.

For consistency, it is suggested that in urban areas or as part of the urban/rural interface, existing caravan parks be zoned *RE1 - Public Recreation* or *RE2 - Private Recreation* based on their ownership. The exceptions to this principle are:

- Oxley Anchorage Caravan Park, Harrington - currently in the General Residential Zone and located in an area where redevelopment is encouraged
- Twilight Caravan Park, Taree - currently in a business zone

The future of caravan parks in rural areas will also be considered by the MidCoast Rural Strategy.

Recommended Actions

5.1.7 Generally support the retention of existing caravan parks through the consistent application of the *RE1 - Public Recreation* zone to those sites in Council or State Government control, and RE*2 - Private Recreation* for private facilities.

5.1.8 Ensure potential for the development of new caravan parks in residential areas by permitting caravan parks in the *R1 - General Residential* and *R3 - Medium Density Residential* zones.

5.2 Housing for an aging population

The MidCoast's urban areas have some of Australia's oldest resident populations - including centres such as Forster / Tuncurry and Hawks Nest / Tea Gardens. Whilst these areas are well above average, they are also part of a national trend towards an aging population and highlights the importance of planning for a broad range of lifecycles.

Housing responses to this demographic change vary between:

- Housing that can be adapted to the changing needs of its occupants over their lifecycle.
- Ensuring that smaller and more affordable dwellings are available when people seek to downsize.
- Facilitating a range of housing options for older people, including aged care accommodation facilities.

The depth of the decision to move from the private home to other forms of accommodation, combined with often limited availability of accessible aged care facilities and the advent of home care options means that people are staying in their own private homes for longer. With this comes the need to ensure that those dwellings are capable of meeting the ongoing lifecycle requirements of their occupants through being adaptable to their future needs.

Livable Housing Guidelines

Great Lakes planning documents aimed to address the aging population. In the High-Density Residential zone, it was proposed to meet the requirements of an Australian Standard relating to "Adaptable Housing". This requirement also applied to the Medium Density Zone, only where a bonus of up to 10% in permissible height and/or floor space was provided as an incentive.

More recently, Council prepared and exhibited proposed changes to the LEP to broaden these provisions and to change the application of the Australian Standard to a more suitable industry guide developed by Livable Housing Australia - the *Livable Housing Design Guidelines*. This proposal expanded the incentive-based system to all residential zones.

With the aging population involving all areas of the MidCoast, and in response to concerns regarding the "incentive based" application, a revised system is now recommended. This will ensure that the needs of an aging population, as well as others with access and mobility needs (consistent with Council's Disability Inclusion Action Plan), are considered and provided for across the entire Council area over the long-term. The revised system will continue to see the industry recognised *Livable Housing Design Guidelines* being used, but in a tiered approach that is linked to zoning - with minimal requirements (or the "Silver Level") in the General Residential zone, with requirements increasing through to the highest level (Platinum) for the High Density Residential zone (refer Figure 8).

Figure 8: Livable Housing Design Guidelines - requirements by zone

Downsizing Opportunities

Another positive planning response to an aging population is to ensure that "downsizing" opportunities are available, including opportunities for smaller houses on smaller lots - or what is known as "integrated housing". This enables smaller, often more affordable homes that respond to the needs of retired couples, smaller families and single-person households.

These are often single storey with easy access and the same adaptable features and standards as any other home, but at a smaller scale. To control the potential for impacts from smaller lots on adjoining areas, these small lot houses would be designed and approved at the same time as land subdivision, giving Council greater control over the design outcomes.

Well Located and Suitable Housing

Wherever possible, it is commonly agreed that housing provision for an aging population should be in close proximity to high level services and facilities - typically town centres. This proximity is no different for larger dedicated facilities for older populations, including seniors housing proposals. However, these facilities also often require much larger sites, which can be difficult to obtain and which are often too expensive in the town centre context. As a consequence, and as enabled by State Government planning rules, this form of housing is often seen on the edge of towns with integration to the town centre being a key issue.

What will continue to be important to meet the challenges of an aging population is an effective range of housing options rather than relying on any one single style. Consultation highlighted that the types of accommodation being desired by the aging population (and community more broadly) is changing - for example:

- Some caravan parks were now being developed or converted into seniors living style developments; or manufactured home estates
- Registered clubs were diversifying into the provision of aged care, including both independent living units and care units;
- Small lot housing with a small detached house and courtyard instead of a larger yard and garden to maintain were increasingly being sought after; and
- Multi-level aged care / vertical villages were becoming more popular.

Recommended Actions

5.2.1 Require housing adaptability through application of the Livable Housing Design Guidelines, setting the standard at Silver for dwellings in the General Residential zone, Gold for Medium Density and Platinum for High Density.

5.2.2 Allow "small lot" style housing in the General and Medium Density Residential zones, but only where the housing design is also approved at the same time as the land subdivision (integrated housing).

5.2.3 That diversity in housing forms aimed at an aging population (and other demographic groups) be recognised and facilitated in the context of achieving positive urban design and community outcomes.

5.3 Making housing affordable

The housing market in the MidCoast area has changed rapidly over the last six years. This is highlighted in the change in median house price between 2012 - $290,000, and mid 2018 - $450,000, an increase of more than 50% over that period. Median unit prices exhibit similar characteristics, increasing from $188,000 to $315,000.

Figure 9: Median house price across MidCoast LGA

On the rental side, the rapid increase in property price combined with the growth in listings on platforms such as Airbnb has created a real problem for those looking to find traditional, long-term rental properties. A report from the University of Sydney for the Australian Coastal Councils Association found that in just over 18 months from April 2016 to December 2017 the number of Airbnb listings doubled in NSW, Vic, Qld and WA.

Whilst the broader property industry plays a significant role in the ultimate cost of housing - i.e. being largely outside of local control, ensuring that land and housing supply is available and that direct development charges (such as water, sewer and infrastructure contributions) are reasonably applied can also have a strong influence on ultimate housing price at the local level. Key issues raised through consultation with respect to housing affordability include:

- Developer charges being unevenly applied throughout the MidCoast area - meaning that some areas least able to absorb these costs are paying the most.
- Requirements to meet some optional standards can be expensive. For example, there is a need to carefully balance construction costs with the need to cater for an aging population through livable housing that can accommodate residents across their lifecycle.
- A wide variety of housing needs to be enabled, from caravan parks that are now being developed or converted into seniors living style developments, to registered clubs diversifying into the provision of independent living and care units.
- There is increasing desire for smaller homes on smaller lots that are still standalone residences that may be suitable to first home buyers, downsizers, single households and small families. These create land and infrastructure efficiencies that increase affordability.

Within Council's scope of influence, and particularly within the context of this Housing Strategy, there is a need to ensure that sufficient land is available for release, opportunities are available for a variety of housing types and that a balance is being struck between development opportunities and potential for impacts on existing areas.

With respect to monitoring, there is also a need to recognise that whilst land may be appropriately zoned, there are other factors that can impact on its development and release to the market. Issues such as limited ownership / land banking, poor returns due to other costs (e.g. developer charges) and general availability of appropriately zoned land can all impact on the supply chain - i.e. maintaining competition to keep prices down.

In relation to balancing cost impacts with a desire to ensure that housing meets the long-term needs of an aging population (refer further discussion on this in Section 5.2), Council will apply a tiered approach that is linked to zoning and therefore density. This will result in greater compliance in areas of higher densities - generally being in the higher cost, higher growth coastal locations, and correspondingly lower levels of compliance for lower density areas whilst still maintaining a level of improvement over existing housing stock in these localities.

Recommended Actions

5.3.1 Ensure that monitoring is undertaken of land release potential with triggers being identified for new rezoning / other interventions where:

- Ownership patterns / land banking is reducing the impetus to take product to market; or
- Supply falls below a level of projected demand - e.g. 10-15 year availability of appropriately zoned land; or
- Land release feasibility is compromised by high development costs.

5.3.2 Apply a minimum lot size for standard subdivision of 450sqm.

5.3.3 Allowing even smaller lots in circumstances where the housing design is also approved at the same time as the subdivision - known as small lot or integrated housing (in General and Medium Density Zones).

5.3.4 Encouraging opportunities for dual occupancies (e.g. duplex) and secondary dwellings (e.g. granny flat) where these can be well integrated into existing or new development areas via more detailed development controls.

5.3.5 Review all Council fees and charges to give consideration to models that create relief in development costs for those areas where more affordable housing may be delivered - i.e. non-coastal locations.

5.3.6 Lobby the State Government to not apply the Hunter State Infrastructure changes to the MidCoast to keep development costs down

Greenfield subdivision and development

5.4 Social and community housing

The provision of housing to address the needs of the full cross-section of the people of the MidCoast is critical to the healthy functioning of the broader community. With an aging population and increasing trends concerning housing affordability and rental stress (as also discussed in Section 5.3), these matters quickly become very apparent for many. Key issues include:

- Need for social and community housing to be located in proximity to services and public transport.
- Importance of liveable and adaptable housing to ensure that dwellings constructed now, are able to meet the longer-term

needs of residents throughout their life (further discussed in Section 5.2).

- Ensuring that opportunities are available for a range of alternative and short-term housing needs, including group homes, boarding houses, emergency accommodation and the like.
- Where appropriate, Council partner with government and service providers to advocate for provision of housing and streamline approvals processes.

Many of those consulted in the development of this Housing Strategy felt that Council could have a high level of impact by taking an active role in the co-ordination of the social and community housing sector and that its participation would be a positive step towards achieving best outcomes within available resourcing.

There is also support and encouragement for Council to be proactive across the spectrum of ways to assist the sector - from effective facilitation of approvals, through to being a provider. This could take the form of joint venturing in development, through provision of Council land for development or some other form of sector participation.

Consultation also highlighted a need to explore opportunities to integrate social and community housing into larger development proposals, perhaps through development incentives, the introduction of an affordable housing contribution scheme under SEPP 70 - Affordable Housing (Revised Schemes) or similar. These types of incentives or requirements are common in other jurisdictions but very limited regional NSW.

Recommended Actions

5.4.1 Council to further explore opportunities for joint delivery or other creative solutions to the delivery of affordable, livable permanent, rental and emergency accommodation for aged, social or community housing needs.

5.4.2 Ensure that a range of housing and accommodation types (including group housing, boarding houses, emergency accommodation) are available across a range of residential zones to enable provision of key housing needs.

5.4.3 Encourage social and community housing in localities with high levels of services and public transportation, meaning that these types of uses are facilitated in the town centres rather than low density zones.

5.4.4 In reviewing Council controlled fees and charges, give consideration to reduce or to remove such costs for accredited housing providers.

5.5 Sustainable living

The process of developing this Strategy and recognising the inherent mix of housing desires across a diverse community highlights the importance of establishing a long-term platform for sustainable land use planning.

General Approach

First and foremost, broad consideration has been given to the impacts of climate change, loss of unique biodiversity values and liveability of our urban spaces. Basic principles leading the process have been to facilitate development that:

- Encourages the retention of the important places and spaces, including those unique environments that add value to the context of the MidCoast way of life.
- Avoids intensification of development in localities that are known to be under threat from changing weather patterns and associated impacts such as flooding, bushfire and coastal hazards.
- Increases densities in and around town centres that enable greater potential for walking, cycling and public transport use, whilst reducing reliance on private transportation.
- Reduces the need for new "greenfield" subdivision or urban sprawl, which can have flow-on impacts on agricultural production, loss of biodiversity and reinforce unsustainable transportation infrastructure and servicing needs.

The practical application of these principles has included taking a conservative approach to areas of known coastal hazard risk, which have generally been retained in their current form. The future of these areas, which include key town centre areas such as Old Bar, would benefit from more detailed planning over time. Maintaining local LEP clauses to assist in the assessment of development in these locations consistent with their mapped coastal hazard and coastal management plan/ program will be important.

Identification of New Development Areas

The Housing Strategy has not promoted the release of new development areas, instead seeking to reinforce existing areas and to identify relatively small scale opportunities that provide for logical infill.

For example, a number of consultation participants sought an increase in the extent and availability of Large Lot Residential land. Whilst this form of development and housing choice is a notable component of the overall mix of the MidCoast area (refer further discussion in Section 4.11), a baseline policy direction is first needed before identifying any new land to be rezoned in this way. This is particularly important as rural residential style living can have a number of poor outcomes including:

- Loss of good quality agricultural land.
- Bushfire risk.
- Land use conflicts between quasi residential and rural activities.
- Extensive long-term infrastructure costs for roads and other services which cater for relatively few residents.
- Potential impacts on surrounding waterways and receiving environments - particularly where not serviced by reticulated sewerage systems.

Should Council pursue further development of Large Lot Residential land, key criteria for identifying future opportunities will need to address the above concerns from an economic, social and environmental perspective.

This same approach also applies to other urban forms of development, particularly the Village zoned land where many desire growth opportunities to be further explored. Where possible, the use of existing infrastructure and services should be maximised rather than being underutilised whilst also depreciating in value. This can generally be achieved by encouraging higher densities in town centres where access to jobs and services are the greatest and existing infrastructure is available (further discussion on infrastructure is available in Section 6.5). This again reduces private vehicle dependency, encourages

walking and cycling as well as facilitating great viability of public transportation. The implementation of higher densities alone will not be enough to create liveable areas in the MidCoast. Council will need to ensure that areas of higher density are accessible, well connected and have suitable social infrastructure.

Retaining Quality Heritage Outcomes

Many towns and villages of the area have important historical significance and have buildings and streetscapes which add significant character to those places. Whilst zoning and other planning control responses such as height may be able to assist in defining and improving these areas, they are also a relatively basic approach given the importance of these areas.

Having specific heritage controls and greater character based assessment techniques is a far more effective way for the planning system to respond to these important elements of our communities.

Council has a number of heritage listings, including heritage conservation areas, that are progressively being reviewed. When combined with improved character controls (see Section 6.4), these will be designed to retain development capacity, and ensure that such development is able to appropriately respond to the specific circumstances of the area. The process of heritage review will also seek to create a greater level of consistency between the application of heritage precincts between the former council areas.

Recommended Actions

5.5.1 Establish a policy and direction for the future of large lot residential land in the MidCoast considering desired economic, social and environmental outcomes before identifying release of any future land for this purpose.

5.5.2 Undertake a review of all heritage controls to ensure consistency in the application of these controls between localities, including their relationship to proposed zones where changes are proposed.

5.5.3 Undertake a review of village areas to establish an approach to identifying growth pathways with particular focus on economic development and housing opportunities including innovative opportunities for treatment and/or funding of sewerage treatment solutions.

5.5.4 Apply LEP Clauses to address natural hazards to ensure the residential areas that are subject to risk are appropriately considered over the short, medium and long-term.

6. Getting Results

As outlined throughout the previous sections, there are many aspects of housing and the future of residential areas that need to be addressed. The benefit of the current situation is that there is an opportunity to bring together the current planning controls in a way that addresses many of these needs.

Together with the range of various other MidCoast strategies and reviews that are occurring, alongside wide-ranging planning reforms driven by the NSW State Government, there are opportunities to be involved in shaping the future directions of all areas in the MidCoast. Some of the key reforms and next steps in these processes are outlined here.

Figure 10: Key elements to achieving housing outcomes

6.1 Establishing a combined MidCoast LEP

A key outcome of the Housing Strategy is to establish a clear line of sight to the development of a MidCoast LEP. This Strategy highlights a suite of residential zones that utilise all options available under the State Government's Standard Template for the making of LEPs.

It also establishes a series of principles and directions that facilitate the inclusion of local clauses. The intent of the Strategy is to address the core planning inconsistencies that currently exist between the former Council areas and to provide the planning platform for the future.

In combination with a series of other strategies and reviews that are currently underway - including the MidCoast Rural Strategy and the Manning Health / Taree CBD Precinct Plan, a co-ordinated approach to the preparation of the MidCoast LEP is being established.

Recommended Actions

6.1.1 Utilise outcomes of this Housing Strategy to inform the ongoing preparation of the MidCoast LEP, including the proposed zoning structure and mapping, core controls and principles for the preparation of local clauses.

6.2 Co-ordinating other Development Controls

Whilst a range of reviews and strategies are being developed to inform the MidCoast LEP, there remains a number of issues and specific planning requirements that need to be further articulated through an additional layer of development control - i.e. through a consolidated MidCoast Development Control Plan (DCP) and associated documents.

Specific instances where concerns have been raised during the preparation of the Housing Strategy include:

- Private open space requirements are becoming unrealistic compared with modern housing design - particularly in terms of small lot/integrated housing.
- Minimum lot size provisions in the former Greater Taree, which restrict dual occupancy development to sites over 750sqm (compared to 600m^2 used in other LEPs)
- Establishing consistent controls for Manufactured Home Estates, though the DCP and other mechanisms.
- General consistency of requirements across the MidCoast.

Similarly, there is ongoing work to facilitate a consistent approach to other critical policies and controls. This includes a new Development Assessment Framework (DAF) which directly impacts on lot size requirements for areas that have on-site sewage management systems.

Continuing to develop harmonised controls, identifying inconsistencies and refining efforts moving forward will be essential over coming years.

Recommended Actions

6.2.1 Establish a process for harmonising key development policies and assessment systems establishing best practice and responding to market trends. In particular the MidCoast DCP needs to reflect the revised use of residential zones, and add necessary criteria to enable effective assessment.

6.2.2 Consider opportunities for the creation of an industry review body that can regularly meet and provide input to land use planning policy as new LEP / DCP and associated documents are developed (i.e. during preparation).

6.2.3 Consider opportunities to retain the above, or a similar group to provide longer-term feedback to Council once the new frameworks are in place. This would inform policy-based changes through regular "LEP housekeeping" or similar processes so that Council's LEP and DCP evolve and remain relevant.

6.3 Completing Local Strategic Planning Statements

In 2018 amendments were made to planning legislation in NSW to introduce a new layer into the strategic planning hierarchy. This requires councils to prepare a 'local strategic planning statement' for their local area, effectively bridging the gap between higher level documents such as the Hunter Regional Plan and Council's Community Strategic Plan with local planning controls set out in LEPs and DCPs.

With a 20-year horizon, the statement will set out the long-term vision for land use in the local area, identifying the special values and character of the local area to be preserved and how change will be managed into the future. The statement will not replace LEPs or DCPs but will inform changes to be made to these planning documents over time. The statement is also an "actions-based" document, with resulting actions being monitored and reported on over time.

There is no prescribed process for creating the statement, though an example version was developed and released by the Department of Planning, Industry and Environment in February 2019.

The local strategic planning statement provides an opportunity to create an overarching planning vision within which the MidCoast LEP, DCP and other planning documents can be considered.

Recommended Actions

6.3.1 Develop a MidCoast Local Strategic Planning Statement with a view to providing overarching long-term direction to strategic planning initiatives including the integration of findings from the Housing Strategy.

6.4 Creating a strong basis in Character

Character is a term that is regularly used by both planners and communities alike. However, whilst most people will intuitively understand why character is important, it can be much more difficult to describe and consistently apply from a planning perspective.

Nevertheless, and as recommended by this Housing Strategy, there is still a level of reliance on character-based objectives to ensure that the types of land uses that may be permitted remain consistent with the overarching character of the area. On this basis, a comprehensive character assessment for all major urban areas is recommended which:

- Can provide planning assessment staff with the type of information and application techniques that are necessary to adequately assess development applications for different areas.
- Highlights the elements of each area that are particularly important to its character, both now and into the future.
- Provides recommendations on the need to retain or improve these elements, and how sensitive an area is to change more generally.

This process will assist in both short and long-term efforts to create a consistent and well-structured response to development, particularly in those areas which are more sensitive to change than others.

Recommended Actions

6.4.1 Develop a comprehensive "Character Assessment" for all urban areas to assist in guiding the assessment of development applications that are largely based around suitability, neighbourhood amenity and integration with surrounds.

6.5 Place Making and Infrastructure

Over and above core land use planning and development considerations, there is also a clear desire within the community regarding those improvements to an area that create greater liveability and attractiveness of urban areas. This situation would also provide a link back to local strategic planning statements and Council's overarching Community Strategic Plan.

In general terms, these issues are often related to two main elements:

- Infrastructure provision that is un-related to development, ranging from footpaths, cycleways and open space improvements, through to more substantive requests such as community centres, roads and waterfront infrastructure.
- More socially based infrastructure, that engages residents and visitors in a range of events and activities that enliven town centres and provide low-cost options that still facilitate significant improvements to community well-being.

Whilst the vast majority of areas desire a comprehensive approach towards infrastructure improvement, there are a number of others that also sought more "place-based" initiatives and soft infrastructure improvements such as landscape improvements, co-ordinated events and community celebrations. These included localities such as Old Bar, Wingham and Tea Gardens.

In 2019, Council commenced preparing local community plans developed in partnership with the community. It is proposed to prepare 3-4 plans each year.

Recommended Actions

6.5.1 Prepare local community plans in selected locations that include the ability to identify priority infrastructure needs and systems to engage communities in project delivery.

6.6 Key Partners and Leadership

Council, along with its key partners, has a leadership role in helping the community to grow in a sustainable way that lays the long-term foundations for future generations. This will require a productive and cooperative partnership with many and varied stakeholders, which are outlined in this section.

Figure 11: Key partners moving forward with implementation

Community

First and foremost, the aim of this Strategy is to respond to the housing needs of the MidCoast community, both now and into the future. Council's overarching Community Strategic Plan identifies the need for the community to be satisfied with land use planning decisions. In the undertaking of community workshops to inform the preparation of this Housing Strategy, it is clear that this largely relates to those in the community being able to see how and why those decisions were reached in a clear and consistent manner - even if they will sometimes not necessarily agree with the outcome.

This Strategy therefore focuses on providing the building blocks for a clear and consistent statutory framework. When combined with Council's efforts to respond to the changing nature of the planning system, these building blocks are intended to create a far greater level of certainty and consistency for the community. Ultimately this will seek to improve the community's quality of life by enabling, encouraging and leading appropriate development through consistent and responsive planning regulations.

Recommended Actions

6.6.1 Continue to regularly inform and seek input from the community and industry on land use planning policies and reforms that are required to integrate the merged councils' former land use planning systems.

6.6.2 Consider how best to involve the community when developing current and future land use planning projects including LEP, DCP and character statement preparation.

Development Industry

The Housing Strategy and broader strategic planning of Council are designed to empower the local development industry to deliver the housing that meets the needs of the MidCoast community. Whilst Council shares the core industry desire to deliver an effective and efficient planning system, it also needs to balance these outcomes with the needs of both the future and existing communities of the area.

Council will nonetheless continue to work constructively with the industry to address core issues in the planning framework and to resolve these in ways that best respond to their needs within this broader context and to the wider public interest.

Recommended Actions

See Actions 6.6.1, 6.2.2 and 6.2.3.

Other Non-Government Organisations

Consultation undertaken during the development of the Housing Strategy has highlighted the acute needs for housing being experienced by many in the community, and for those organisations, such as charities, that are tasked with assisting them. Whilst Council cannot resolve the many and varied issues that exist across the State and Federal spheres, it can act as a co-ordinating body and catalyst for assisting those that work in this space.

Examples potentially include:

- Working with social housing providers to assist in co-ordinating responses to, and options for, addressing housing needs for those most in need.
- Seeking to balance Council's assessment role with positive recognition of the need for additional aged care facilities, in terms of both high and low care sectors.
- Working with State and Federal Governments to facilitate opportunities for those sectors that have the greatest needs across the MidCoast area.

Recommended Actions

6.6.3 Review opportunities for Council to work more closely with housing providers and related non-government organisations with a view to providing advocacy, monitoring and shared information relating to the delivery of specialised housing types.

State Government

Council will continue to work with State Government, and in particular with the Department of Planning, Industry and Environment, to meet all the necessary statutory requirements with respect to the ongoing development of the MidCoast planning framework. Council acknowledges the role of the MidCoast LGA in the broader Hunter Region, whilst retaining a high degree of localised control and responsiveness to its community.

Council also recognises its reporting responsibilities under Direction 25 of the Hunter Regional Plan and will work with the Department to facilitate improved data capture and reporting as required. This process will also facilitate the recognition of triggers as discussed in Section 5.3 that will ensure adequate supply of appropriately zoned land over the longer-term.

Recommended Actions

6.6.4 Continue to regularly inform and seek input from the Department of Planning, Industry and Environment (and others) on land use planning policies and reforms that are required to integrate the merged councils' former land use planning systems.

6.6.5 Maintain and report on the residential land supply, with a view to integration of improved data capture and reporting over the longer-term as Council technology systems are reviewed and consolidated.

Appendix A: Proposed Land Use Tables

Land Use Tables: Overview

Draft land use tables are provided for each of the following land use zones as previously discussed in Section 3.1:

- Low Density Residential
- General Residential
- Medium Density Residential
- High Density Residential
- Large Lot Residential
- Village

All land use tables are what is referred to as being "closed". That means that all development that is not identified as being permitted is automatically prohibited and not allowed to be developed in the zone.

All zones have certain "objectives" that are required to be used under the State Government's Standard Template LEP. Similarly, certain land uses may be required to be permitted or prohibited within each zone. Where this is the case in the following pages, it is shown in *italicised text.*

Land use tables are laid out as follows:

- *Objectives*: Provides for the overarching purpose of the zone and are used to assess development that is permitted with consent.
- *Permitted without Consent*: Development that is allowed to be undertaken without a development application being made to and receiving consent from Council.
- *Permitted with Consent*: Development that is allowed to be undertaken within the zone, but only once consent is received from Council.
- *Prohibited*: Development that is not able to be undertaken in the zone.

Low Density Residential Zone - Proposed Land Use Table

Objectives

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To provide for development that is compatible with the existing and/or and desired future character and amenity of the surrounding neighbourhood.

Permitted without consent

- Environmental protection works; *Home Occupations*; Roads

Permitted with Consent

Bed and breakfast accommodation; *Boarding houses;* Boat launching ramps; Building identification sign; Car parks; *Centre-based child care facilities;* Community facilities; *Dwelling houses;* Dual occupancies; Educational establishments; Emergency services facilities; Exhibition homes; Exhibition village; Flood mitigation works; *Group homes;* Home-based child care; Home businesses; Home industries; Jetties; Moorings; Neighbourhood shops; *Oyster aquaculture; Pond-based aquaculture;* Recreation areas; Residential care facilities; *Respite day care centres;* Roads; Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; *Tank-based aquaculture;* Water supply system

Prohibited

- Any other development not specified as permitted with or without consent.

General Residential Zone - Proposed Land Use Table

Objectives

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To facilitate forms of low rise, medium density development that are compatible with the existing and desired future character and amenity of the surrounding neighbourhood.

Permitted without consent

- Environmental protection works; *Home Occupations*; Roads

Permitted with Consent

- *Attached dwellings;* Backpackers' accommodation, Bed and breakfast accommodation*; Boarding houses;* Boat launching ramps; Boat sheds; Building identification sign; Caravan parks; Car parks; *Centre-based child care facilities; Community facilities;* Dual occupancies*; Dwelling houses;* Early education and care facilities; Educational establishments; Emergency services facilities; Exhibition homes; Exhibition village; Flood mitigation works*; Group homes;* Health consulting rooms; Home businesses; Home industries; *Hostels;* Hotel or motel accommodation; Information and education facilities; Jetties; Medical centres; Moorings; *Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture;* Recreation areas; Recreation facilities (indoor); *Residential flat buildings; Respite day care centres;* Restaurants or cafes; Roads; Secondary dwellings; *Semi-detached dwellings; Seniors housing;* Serviced apartments; Sewerage systems; *Shop top housing; Tank-based aquaculture*; Veterinary hospitals; Water recreation structures; Water supply systems.

Prohibited

- Any other development not specified as permitted with or without consent.

Medium Density Residential Zone - Proposed Land Use Table

Objectives

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To achieve increased population density in locations that support the business centre.
- To provide opportunities for development for the purposes of tourist and visitor accommodation where this does not conflict with the residential environment.
- To facilitate forms of medium-density development that are compatible with the existing and desired future character and amenity of the surrounding neighbourhood.
- To encourage walking, cycling and the use of public transport.

Permitted without consent

- Environmental protection works; *Home Occupations*; Roads

Permitted with Consent

- *Attached dwellings;* Backpackers' accommodation; Bed and breakfast accommodation; *Boarding houses;* Boat launching ramps; Building identification sign; Car parks; Caravan parks; *Centre-based child care facilities; Community facilities;* Educational establishments; Emergency services facilities; Exhibition homes; Exhibition villages; Flood mitigation works; *Group homes;* Home-based child care; Home businesses; Home Industries; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Moorings; *Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship;* Recreation areas; Recreation facilities (indoor); Residential flat buildings; Registered clubs; *Respite day care centres;* Restaurants or cafes; Roads; *Seniors housing*; Service stations; Serviced apartments; Sewerage systems; Shop top housing; *Tank-based aquaculture; Veterinary hospitals*; Water recreation structures; Water supply systems.

Notes:

Dwelling houses would be permissible when utilising an integrated housing provision in this zone. This is where a dwelling is permitted, but only where approved at the time of subdivision and in accordance with particularly standards and controls. Lot sizes used would be smaller, and would be expected to create greater density of dwellings compared with outcomes in the Low Density or General Residential zones.

Dwelling houses would also be possible through existing use rights should an existing dwelling house already be located on the land. For example, a property owner can seek to demolish and rebuild their home if it has always existed at the site. New homes would not however be possible on vacant land where development of a greater density would be expected.

Prohibited

- *Pond-based aquaculture;* Any other development not specified as permitted with or without consent.

High-Density Residential Zone - Proposed Land Use Table

Objectives

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To achieve increased population density in locations that support the business centre.
- To provide opportunities for development for the purposes of tourist and visitor accommodation where this does not conflict with the residential environment.
- To ensure that high density residential environments are of a high visual quality in their presentation to public streets and spaces.
- To encourage walking, cycling and the use of public transport.

Permitted without consent

- Environmental protection works; *Home Occupations*; Roads

Permitted with Consent

- *Boarding houses;* Boat launching ramps; Building identification sign; Car parks; *Centre-based child care facilities; Community facilities;* Educational establishments; Emergency services facilities; Exhibition homes; Flood mitigation works; Group homes; Helipads; Home-based child care; Home businesses; Hostels; Information and education facilities; Jetties; Moorings; Multi dwelling housing; *Neighbourhood shops; Oyster aquaculture; Places of public worship;* Recreation areas; Recreation facilities (indoor); Registered clubs; *Residential flat buildings; Respite day care centres;* Restaurants or cafes; Seniors housing; Sewerage systems; *Shop top housing*; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems

Prohibited

- Farm stay accommodation; *Pond-based aquaculture; Tank-based aquaculture;* Any other development not specified as permitted with or without consent.

Large Lot Residential Zone (R5) - Proposed Land Use Table

Objectives

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- To enable development that has minimal environmental and visual impact and is compatible with residential land uses within the zone.
- To provide opportunities for small scale rural activities that are compatible with the residential housing.

Permitted without consent

- Environmental protection works; *Home Occupations*; Roads

Permitted with Consent

- Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification sign; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; *Dwelling houses*; Emergency services facilities; Exhibition homes; Extensive agriculture; Flood mitigation works; Helipads; Home-based child care; Home businesses; Home industries; Jetties; Moorings; *Oyster aquaculture*; Places of public worship; *Pond-based aquaculture;* Recreation areas; Respite day care centres; Roadside stalls; Secondary dwellings; *Tank-based aquaculture;* Water storage facility.

Prohibited

- Any development not specified as permitted with or without consent.

Village Zone - Proposed Land Use Table

Objectives

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- To enable range of land uses, including non-residential development, that does not prejudice the established land use pattern within the village.
- To maintain and enhance the historical significance, character and scenic quality of village settings.

Permitted without consent

- Environmental protection works; *Home Occupations*; Roads; Extensive agriculture

Permitted with Consent

- Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification sign; Camping grounds; Car parks; Caravan parks; Cemetery; *Centre-based child care facilities;* Charter and tourism boating facilities; Child care centres; Commercial premises; *Community facilities;* Depots; *Dwelling houses;* Eco-tourist facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Farm buildings; Flood mitigation works; Function centres; Health services facilities; Helipad; Highway service centres; Home-based child care; Home businesses; Home industries; Horticulture; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; *Neighbourhood shops; Oyster aquaculture;* Passenger transport facilities; *Places of public worship;* Public administration building; *Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor);* Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; *Respite day care centres;* Restricted premises; Rural industries; *Schools;* Service stations; Sewerage systems; Signage; Storage premises; *Tank-based aquaculture*; Transport depots; Truck depots; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse and distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.

Prohibited

- Bulky good premises; *Pond-based aquaculture;* Waste or resource transfer stations; Any other development not specified as permitted with or without consent.