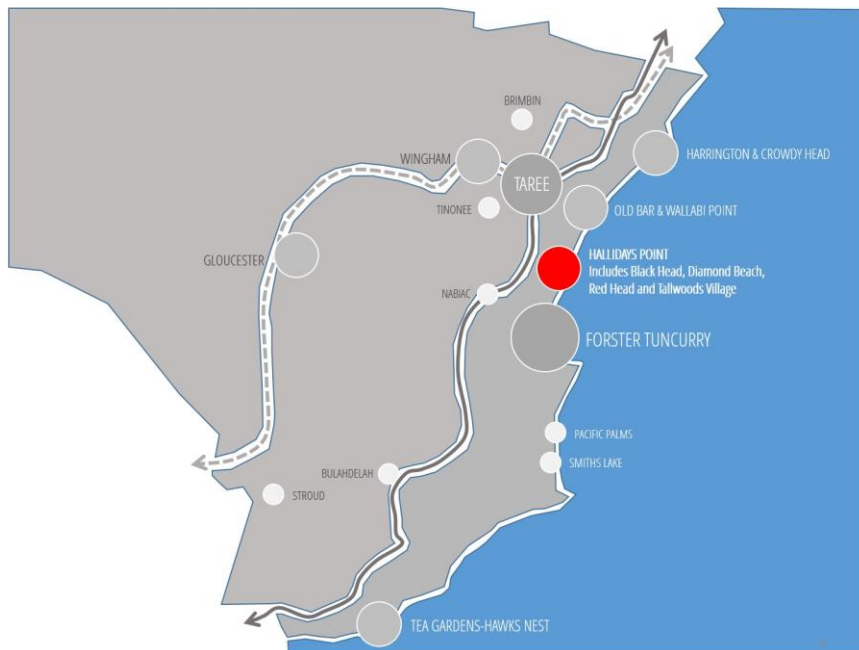


4.7 Hallidays Point

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 Seascope 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

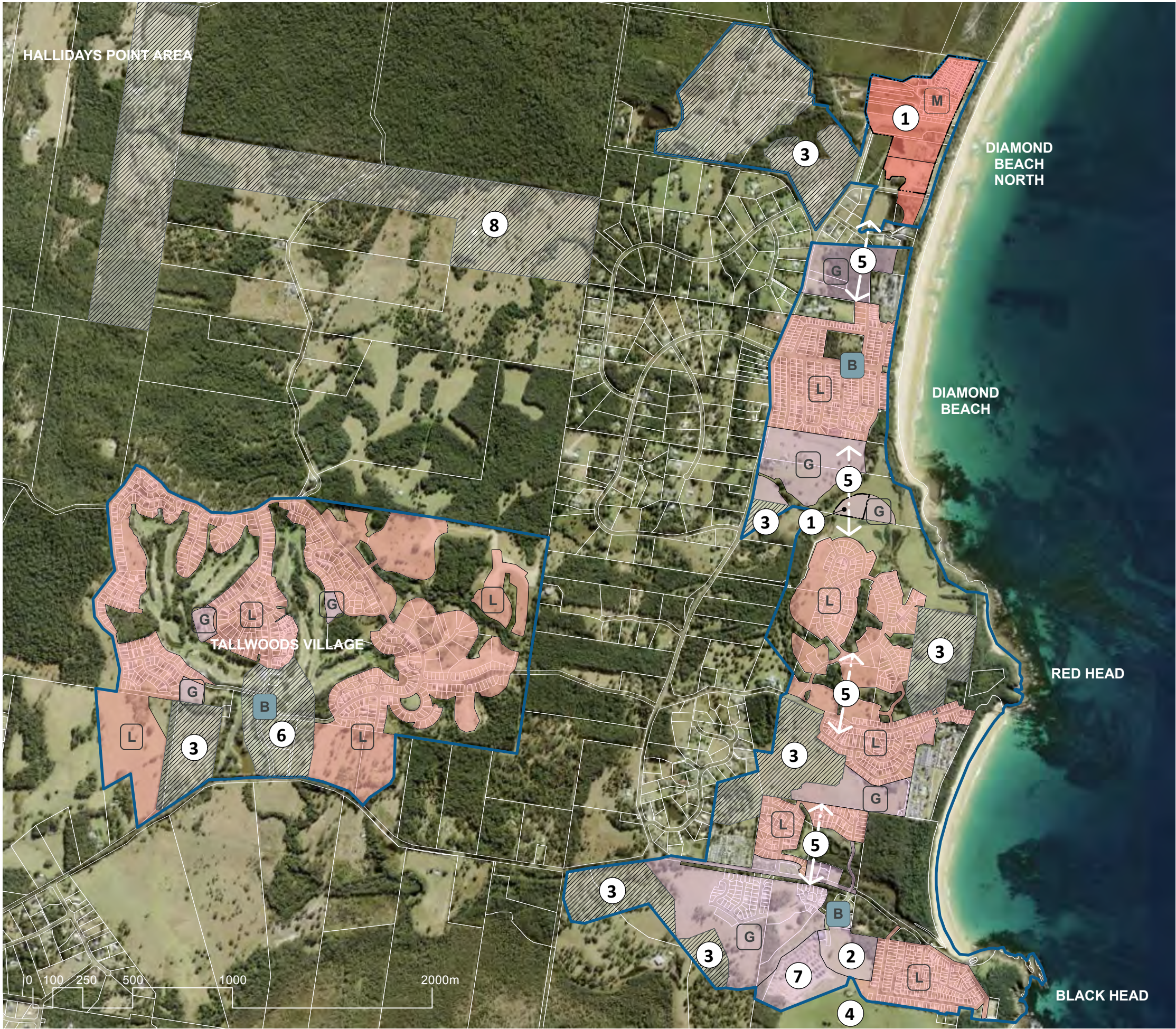
includes open spaces and parks that are interconnected, suitable roads and intersections, enabling public transport and retail / business development opportunities to support jobs locally. A network of footpaths / cycleways along the coast and connecting villages is seen as essential infrastructure by 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 URBAN RELEASE AREA
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 "village centre" area. Potential to redefine the village centre with an additional mix of uses to facilitate localised services, residential and recreational needs, subject to rezoning
- 7 EXISTING RETIREMENT
Area to become General Residential to reflect current use
- 8 LARGE LOT RESIDENTIAL
Proposed Large Lot Residential to facilitate the re-alignment of Old Soldiers Road

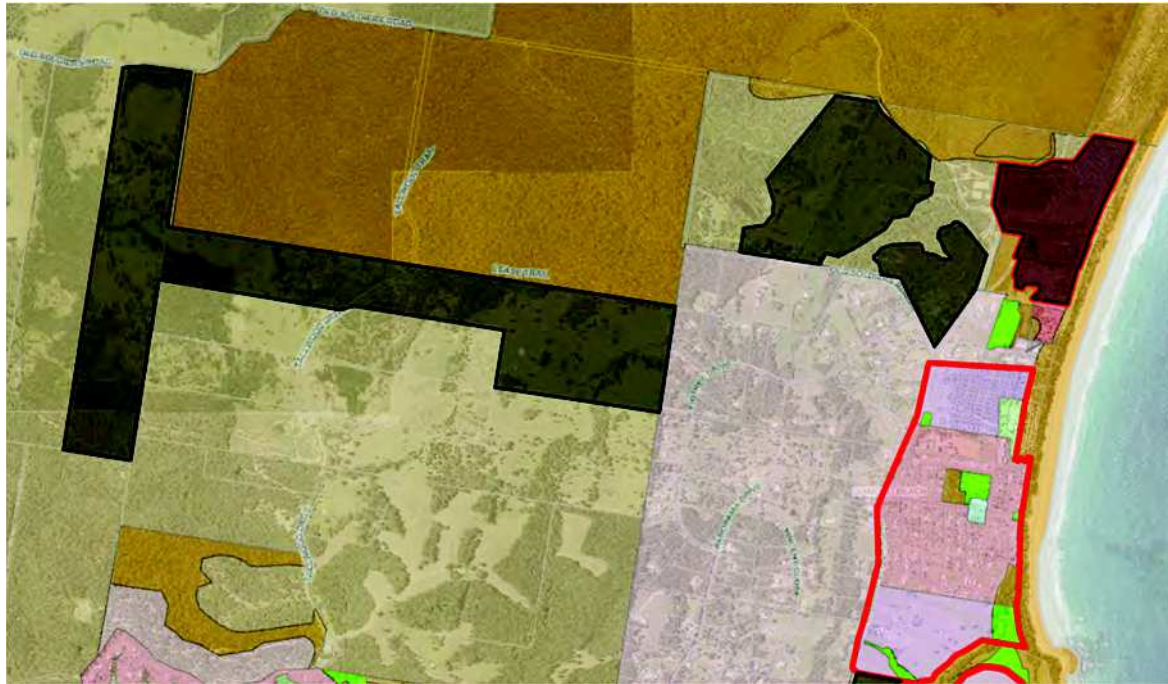
LEGEND

- URBAN FOOTPRINT
- L LOW DENSITY RESIDENTIAL
- G GENERAL RESIDENTIAL
- M MEDIUM DENSITY RESIDENTIAL
- URBAN RELEASE AREA
- B BUSINESS AREA



Diamond Beach

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



Diamond Beach Site Overview Map

Zone

B1 - Neighbourhood Centre	B5 - Business Development	E3 - Environmental Management	I13 - Heavy Industrial	R3 - Medium Density Residential	RE2 - Private Recreation	W1 - Natural Waterways
B2 - Local Centre	B6 - Enterprise Corridor	E4 - Environmental Living	I14 - Working Waterfront	R4 - High Density Residential	SP1 - Special Activities	W2 - Recreational Waterways
B3 - Commercial Core	B7 - National Parks and Nature Reserves	I11 - General Industrial	R1 - General Residential	R5 - Large Lot Residential	SP2 - Infrastructure	W3 - Working Waterways
B4 - Mixed Use	E2 - Environmental Conservation	I12 - Light Industrial	R2 - Low Density Residential	RE1 - Public Recreation	SP3 - Tourist	

Indicative rezoning boundaries

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

Diamond Beach Growth Area 1 (Tourist Precinct)

Overview

Constraints:

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

Opportunity:

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

Recommendation:

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

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



Identified Settlement Expansion

Zone

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

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