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Version	Purpose	Date
1	Draft report	1 April 2021
2	Report to Council	8 April 2021
3	Minor changes from Council meeting	17 May 2021
4	Report to Council post exhibition	12 July 2021
5	Final report as adopted	5 August 2021
6	Report to Council for review of URA Report	12 May 2026

INTRODUCTION

The Urban Release Areas Report aims to provide certainty around the expansion of towns and villages in the MidCoast to meet the demand for housing, business or industrial growth. The urban release areas identified in this report could be considered for rezoning through the planning proposal process.

Planning for urban release areas commenced in the early 2000s and was formalised in regional strategies and plans that have been developed and been superseded over time by the NSW Government including:

- *Mid North Coast Regional Strategy 2006-36*
- *Hunter Regional Plan 2036*
- *Hunter Regional Plan 2041*.

The original Urban Release Areas Report was released in 2021, which identified sites from the *Mid North Coast Regional Strategy 2006-36*. Through the development of the 2021 report, several new urban release areas were identified to cater for future growth and some were removed given the constraints of the land.

This revision of the Urban Release Areas Report has been undertaken to:

- ensure consistency with the *Hunter Regional Plan 2041* which was released in December 2022. This resulted in several urban release areas identified in the MidCoast Urban Release Area Report 2021 being removed
- address the outcomes of the Hallidays Point Technical Studies released by Council in 2025. These studies examined the biodiversity, traffic and bushfire constraints of Hallidays Point. To address the infrastructure requirements needed to cater for future development, three urban release areas are proposed to be removed
- consider current constraint mapping (e.g. bushfire and flooding). This has involved updating of the constraint maps for the urban release areas
- remove sites that have been rezoned and a general update.

As a result of the above, several urban release areas have been removed, which are documented in Appendix A. The urban release areas have been renumbered to remain as consecutive numbering. No new sites have been identified in this review.

This report examines each location, identifies the urban release areas and a summary of the current known constraints of the land that need to be considered in any future planning proposal. Please note that if there are no urban release areas identified in a town or village, they are not considered in this report. For some localities future growth of these areas could occur through infill development, for example subdivision of one lot into two or more, or the development of units on a site that was either vacant or contained only a house.

GROWTH IN THE MIDCOAST

In 2026, the estimated population of the MidCoast is 100,610 persons. Between 2026 and 2046, the population is anticipated to increase by 20,498 persons (20.37% growth) to be 121,108 persons. Figure 1 shows where this growth is expected to occur (areas shaded dark blue show higher growth areas).

Council's website at <https://forecast.id.com.au/midcoast> provides population statistics and forecasts undertaken by Profile.id. This forecast data has been provided for each location in this report.

The anticipated population growth at different locations varies dependant on the availability of appropriately zoned land. For example, over the next 20 years the major growth areas at Brimbin and North Tuncurry are anticipated to commence, addressing the MidCoast's housing needs.

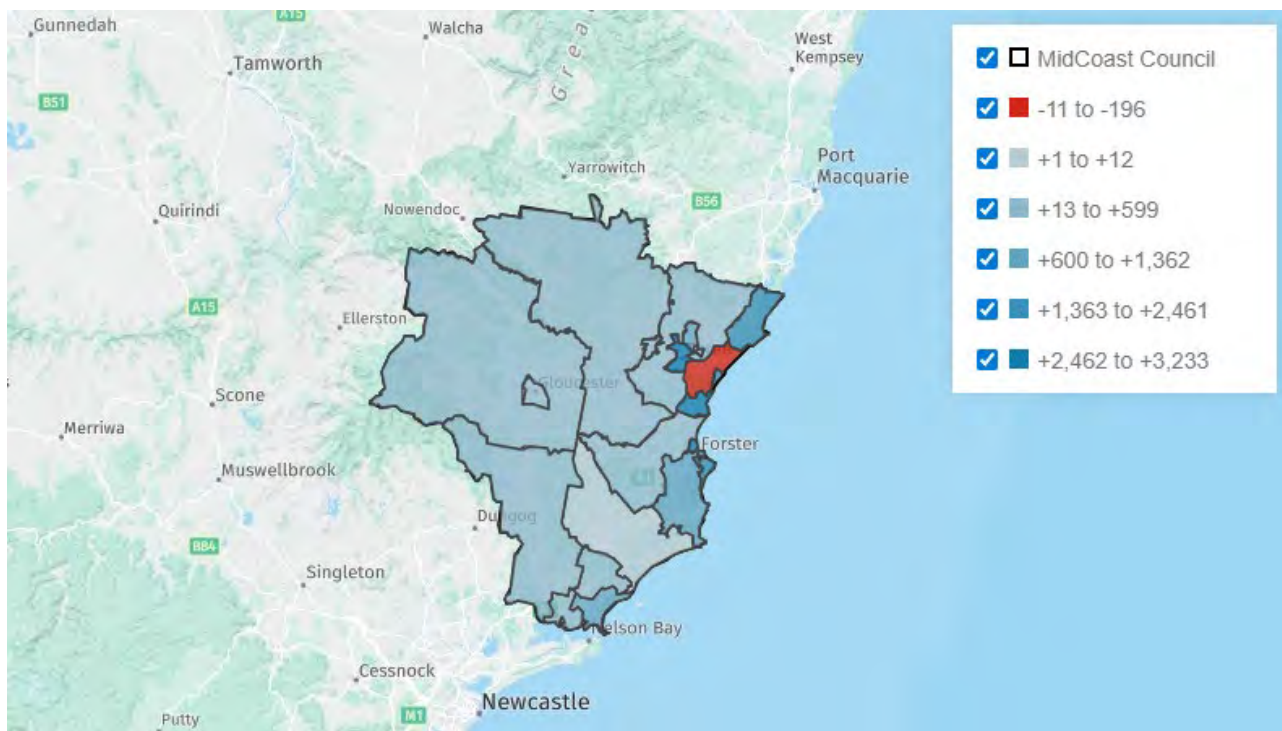


Figure 1: MidCoast forecast population change 2026 to 2046 (number change) (Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), January 2025)

URBAN RELEASE AREAS

The urban release areas have been grouped as strategic centres, coastal locations (with coastal locations being to the east of The Pacific Highway), rural locations and villages. Each urban release area is identified, along with a summary of the key site considerations. It should be noted that the listed considerations are current and relevant to the time of this report. New bushfire or flood mapping can result in changes to this mapping, and reference should be made to Council's website to ensure that the latest mapping is considered for each site.

It is noted that the following assessments of urban release areas only show mapped constraints for flooding and bushfire and an aerial image to show vegetation cover. There are numerous issues considered through the planning proposal process that will need to be addressed including biodiversity, Aboriginal cultural heritage, contamination, heritage, noise and air quality, coastal erosion, heritage, economic impacts, infrastructure requirements and character. Where known, these issues are identified for each site, but typically these issues are addressed through the planning proposal process to demonstrate whether the land is suitable for rezoning.

Urban release areas can be developed for residential, or employment uses or a combination of both. Some sites are 'greenfield' sites which are currently in a rural zone and are proposed to have a zone change to enable residential or employment uses. Some sites are major infill sites, for example a former industrial building which provides the opportunity to be redeveloped as a residential or mixed-use site.

It is acknowledged that there may be other infill sites not identified as urban release areas in this report, where a planning proposal may be undertaken to change the type of residential zone to increase the intensity of development. For example, land in a R1 General Residential zone may be subject to a planning proposal to change to a R3 Medium Density zone, or to increase the maximum building height from 8.5m to 12m. The strategic merit of these applications will consider a range of issues such as the need for this type of housing, the attributes and character of the area and access to services and facilities.

The urban release areas (referred to as URAs) have been named and numbered based on each location. For example, the four urban release areas in Forster are numbered as FOR 1-4.

It is important to note that the draft MidCoast Local Environmental Plan was endorsed by Council in February 2025 and is in the process of being finalised by the NSW Government. The zones shown in this report are the current zones from the Greater Taree, Great Lakes and Gloucester Local Environmental Plans. When finalised the zone maps from the MidCoast Local Environmental Plan will be incorporated into this report.

1. STRATEGIC CENTRES

The strategic centres of Taree and Forster/Tuncurry are identified in the *Hunter Regional Plan 2041* and provide different functions for our community. Taree provides a service function, being the location of the Manning Hospital, Taree Railway Station and Taree Regional Airport. Forster/Tuncurry being a coastal location, provides housing and services to cater for both residents and visitors.

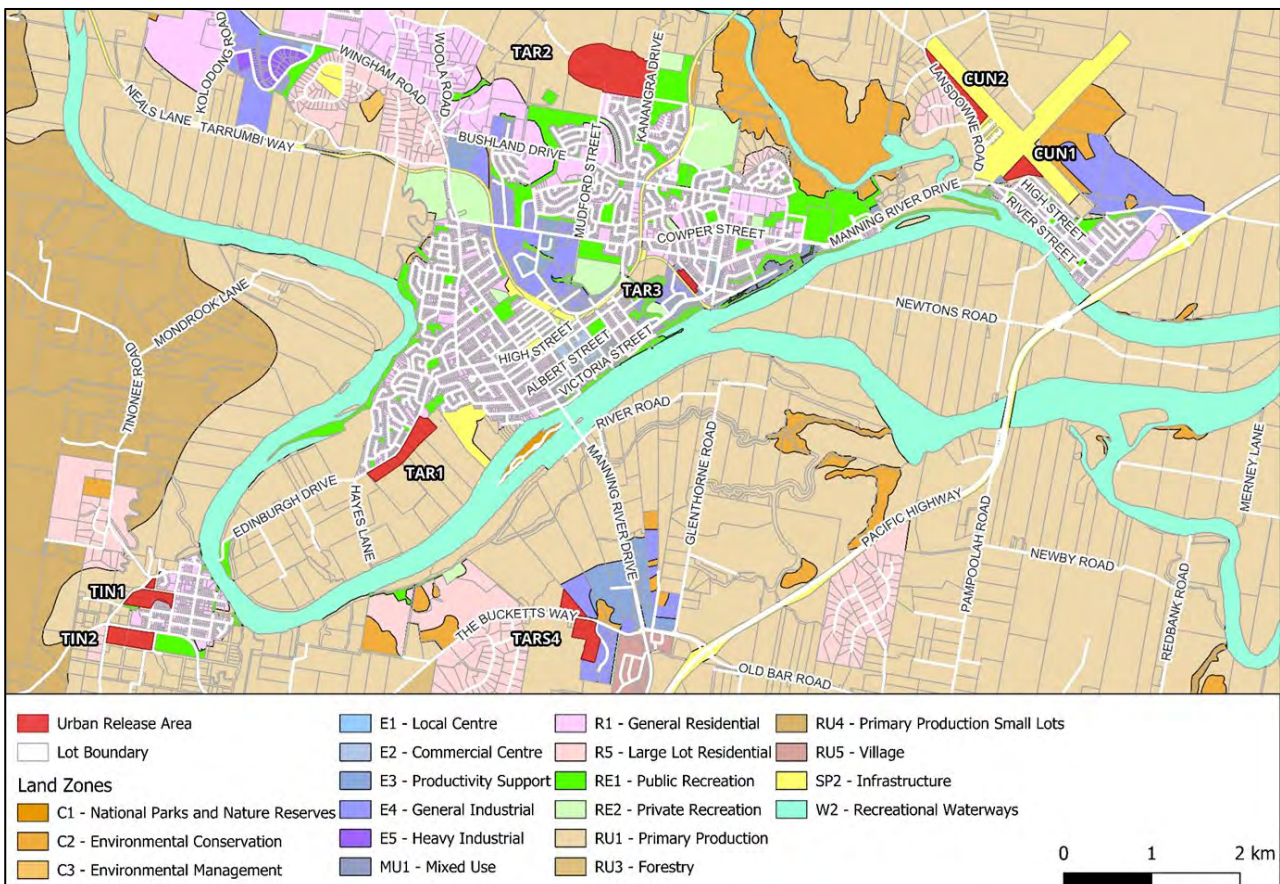
1.1 TAREE (including Cundletown and Tinonee)

In 2026, the population for Taree (including Taree South, Cundletown and Tinonee) was 20,223 and is anticipated to increase to 23,063 by 2046.

There are three identified urban release areas in Taree, two in Cundletown and Tinonee, and one located in Taree South. A key consideration for these locations is flooding, particularly given the flood event in May 2025.

Taree continues to be subject to infill development, where larger lots are either subdivided or units are established. There are also large tracts of land currently included in a residential zone that are to be developed in the future. An example being Kolodong, which has the potential to provide over 400 residential lots.

Future growth around Taree has been planned to occur in the new town of Brimbin, which will cater for approximately 22,000 residents, 8,000 homes and associated employment opportunities to support local and regional demand.



1.1.1 Taree URA 1 (TAR1) - Edinburgh Drive

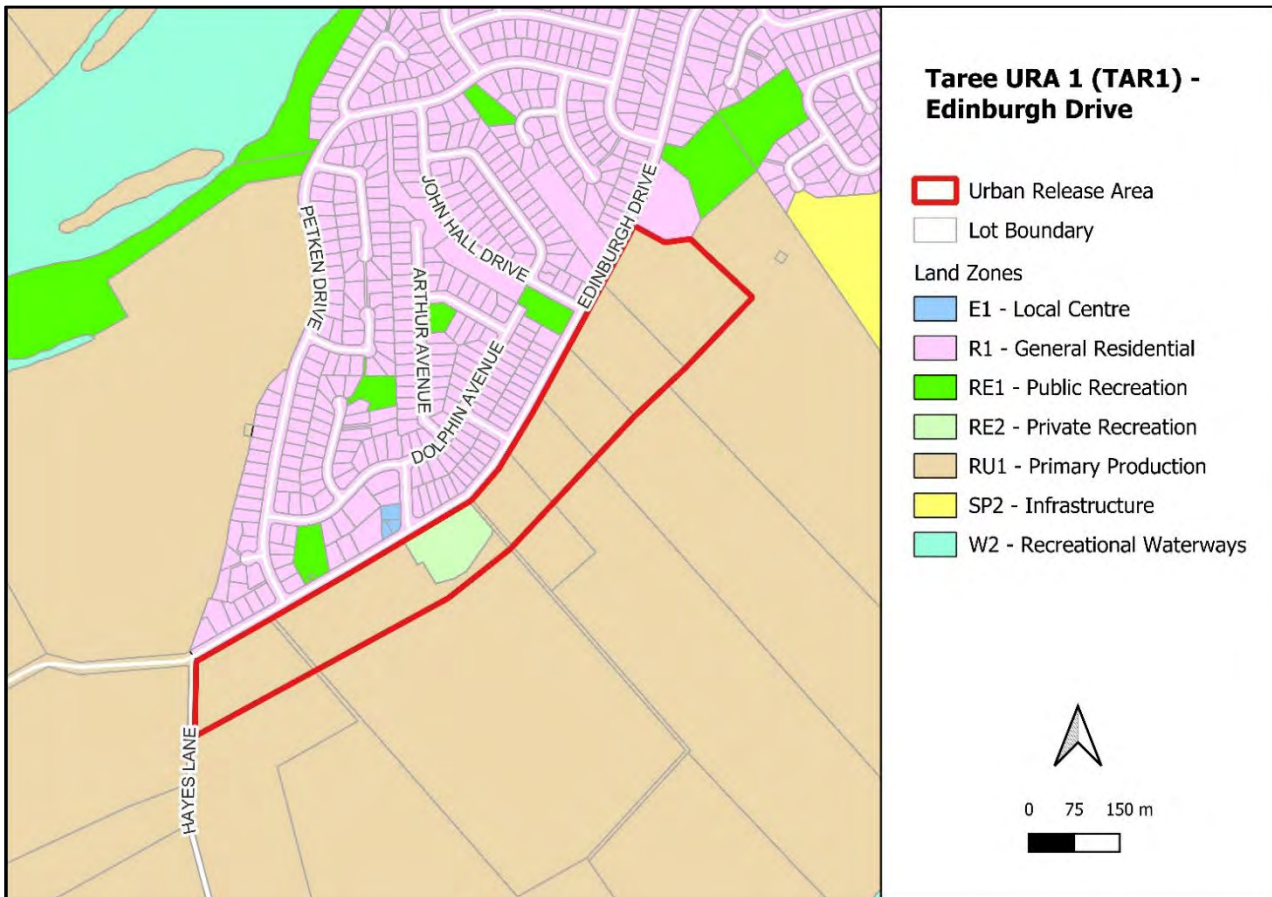
Overview

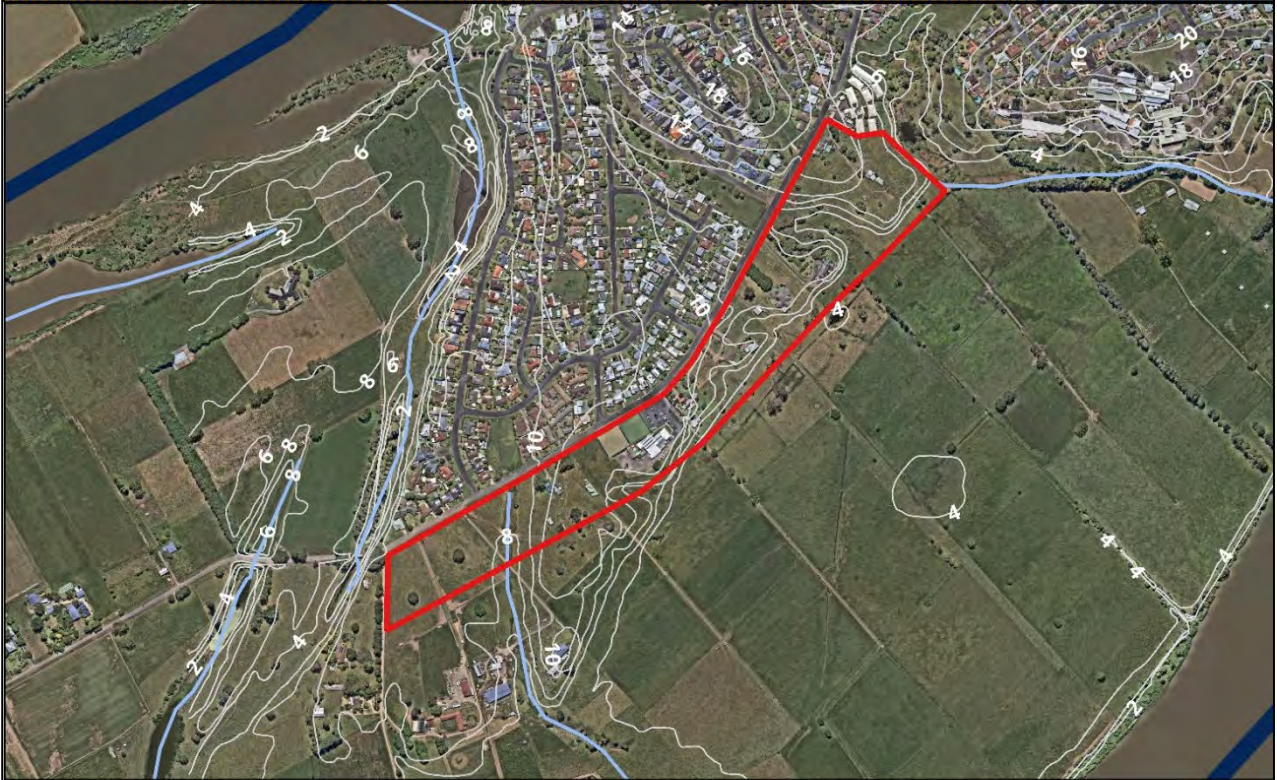
Key site considerations:

- Additional residential land supply in an area subject to high demand (last expansion area in Taree West)
- Flooding
- Watercourses and wetland/riparian vegetation
- Agricultural impacts – consider nearby dairy and rural activities, the risk of sterilisation of agricultural land and flood free access for stock
- Extensive views to the south across to the Manning River
- Possible contamination

Outcome:

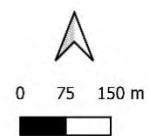
A planning proposal could be lodged to consider this site for a residential zone and address the above key considerations





Taree URA 1 (TAR1) - Edinburgh Drive

- | | | |
|--|---|---|
|  Urban Release Area |  Bushfire Prone Land (BFPL) Buffer |  Watercourse 1 |
|  Flood Development Control Area |  BFPL Veg Category 3 |  Watercourse 9 |



1.1.2 Taree URA 2 (TAR2) - Kanangra Drive

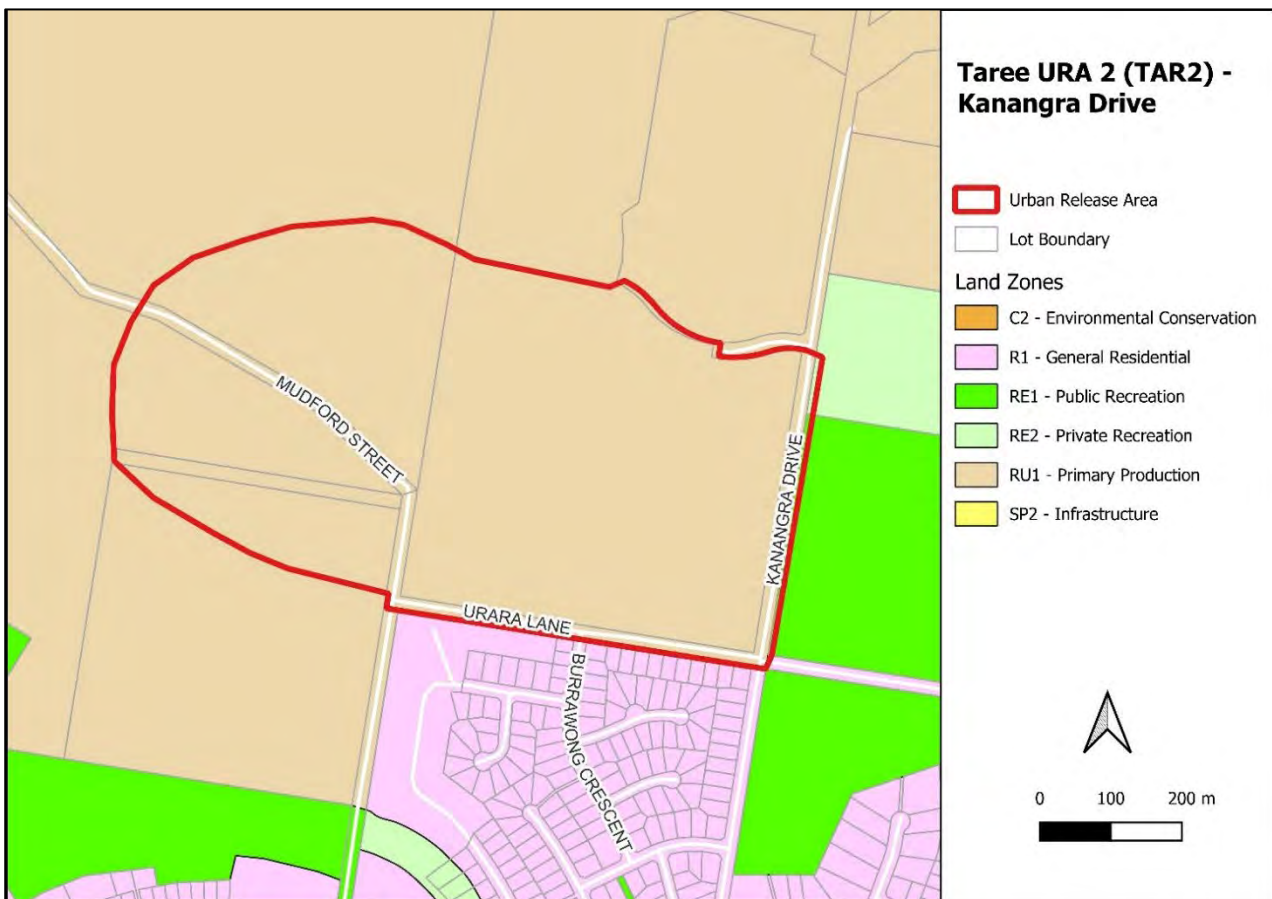
Overview

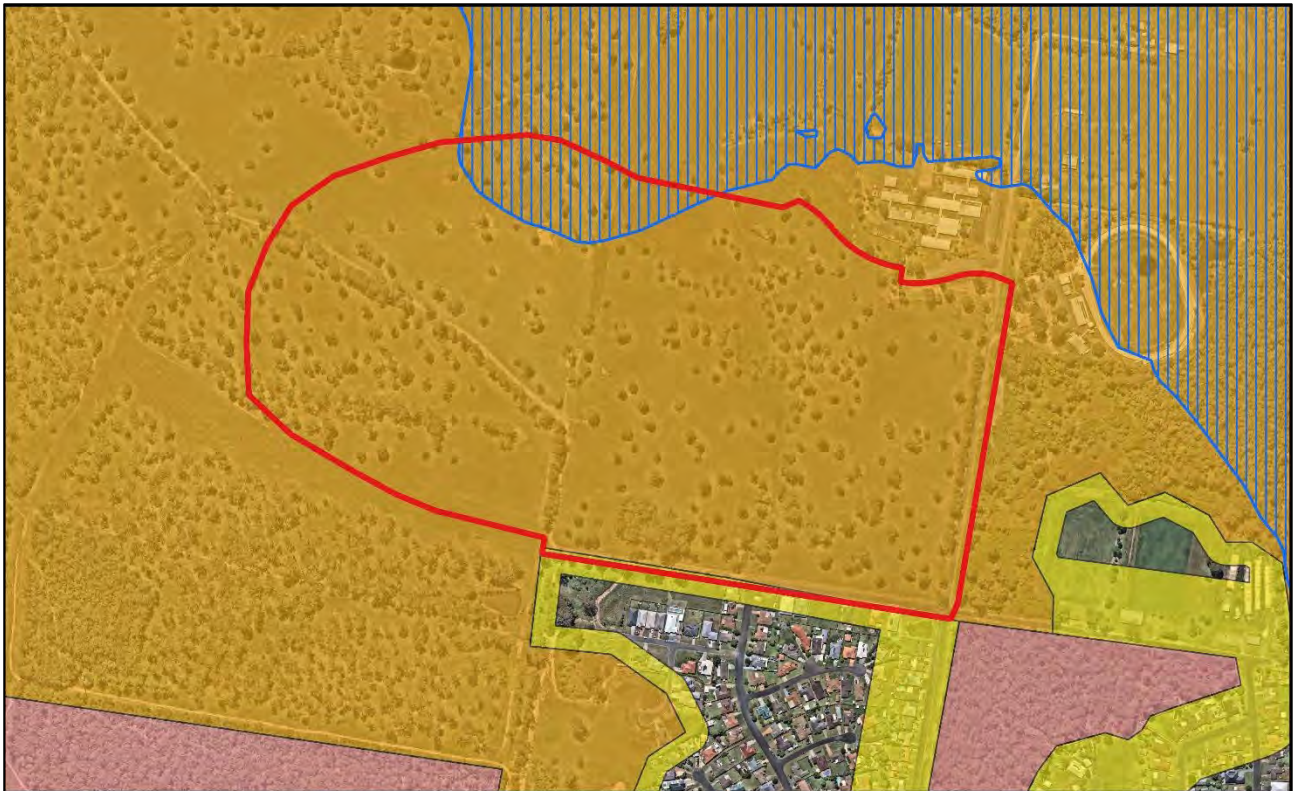
Key site considerations:

- Logical expansion of residential development
- Adjacent to a school and recreation facilities
- Koala habitat
- Scattered vegetation
- Bushfire
- Flooding
- Possible contamination






Outcome:

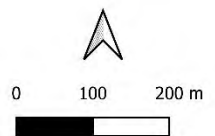
A planning proposal could be lodged to consider this site for residential development and address the above key considerations





Taree URA 2 (TAR2) - Kanangra Drive

- | | | |
|--|--|---|
|  Urban Release Area |  Bushfire Prone Land (BFPL) |  Watercourse 1 |
|  Flood Development Control Area |  BFPL Buffer |  Watercourse 2 |
| |  BFPL Veg Category 1 |  Watercourse 3 |
| |  BFPL Veg Category 3 | |



1.1.3 Taree URA 3 (TAR3) - former Peter's Dairy Factory

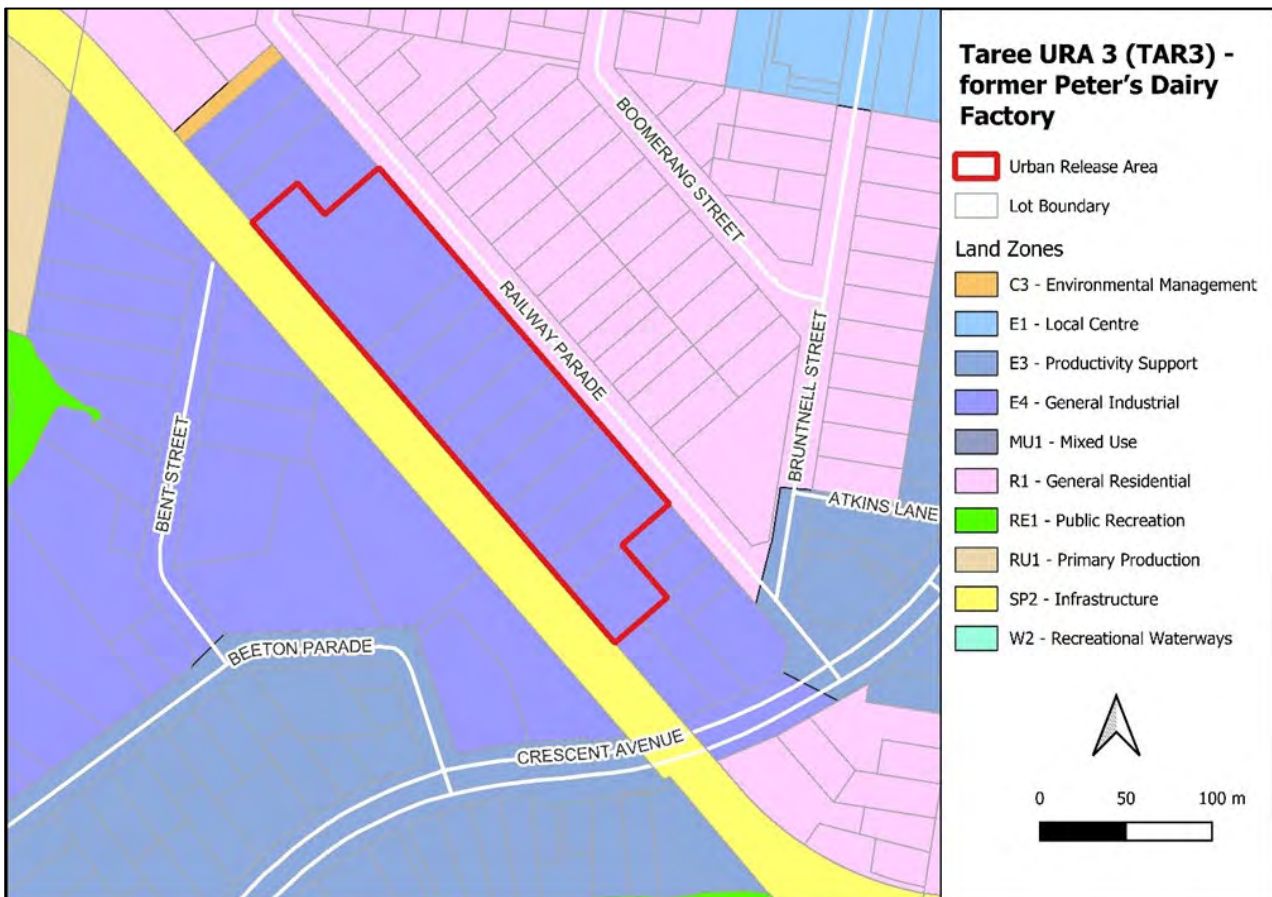
Overview

Key site considerations:

- Heritage listing
- Potential to make use of heritage buildings for apartments and supporting businesses
- Ability to utilise former rail corridor to provide pedestrian/cycle link back to the FIGTREES on the Manning development and the Taree Recreation Grounds/Entertainment/Recreation precinct and the Taree CBD
- Potential contamination
- Traffic impact on Railway Parade/Oxley Street intersection
- Impacts from adjacent industrial uses

Outcome:

A planning proposal could be lodged to consider this site for a mixed use or residential development and address the above key considerations



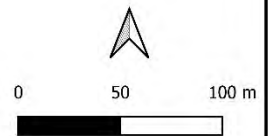


Taree URA 3 (TAR3) - former Peter's Dairy Factory

 Urban Release Area  Flood Development Control Area

Watercourse

 3



1.1.4 Taree South URA 1 (TARS1) - The Bucketts Way

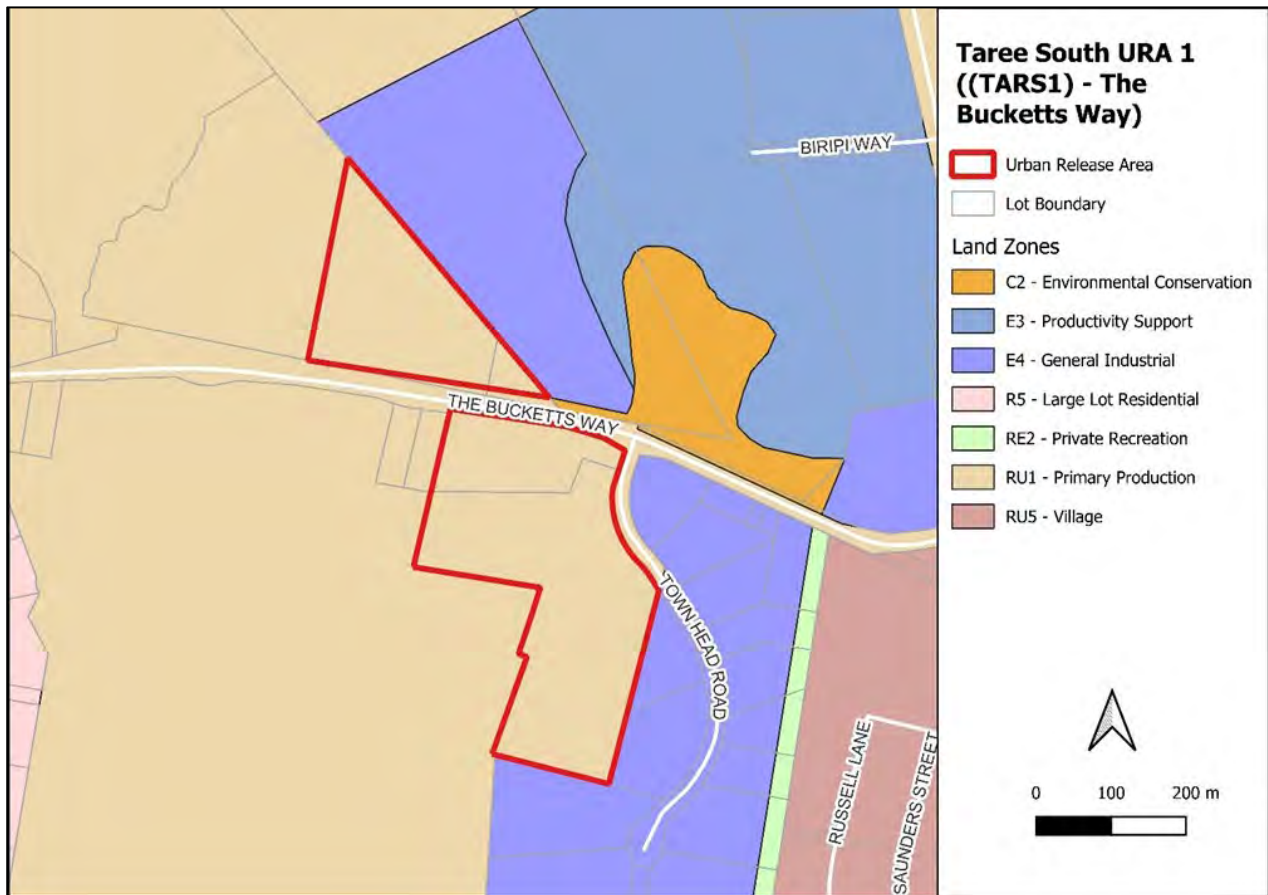
Overview

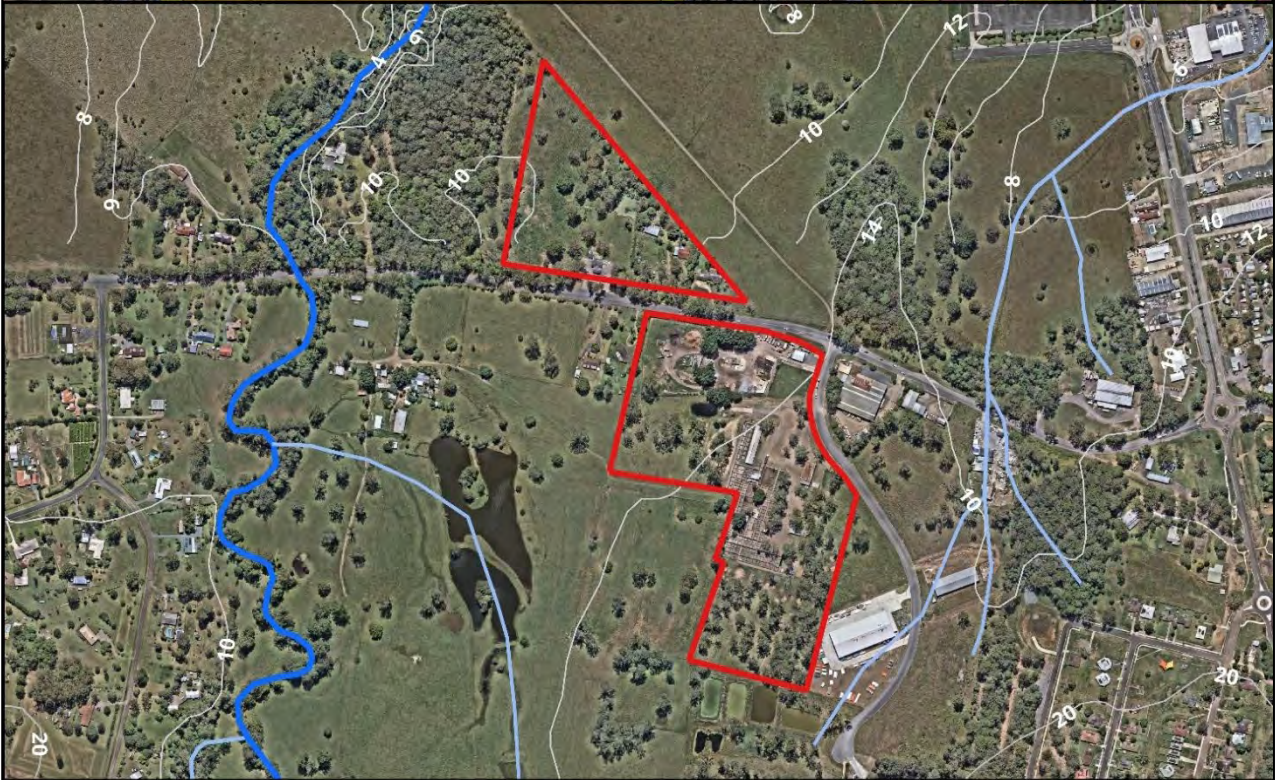
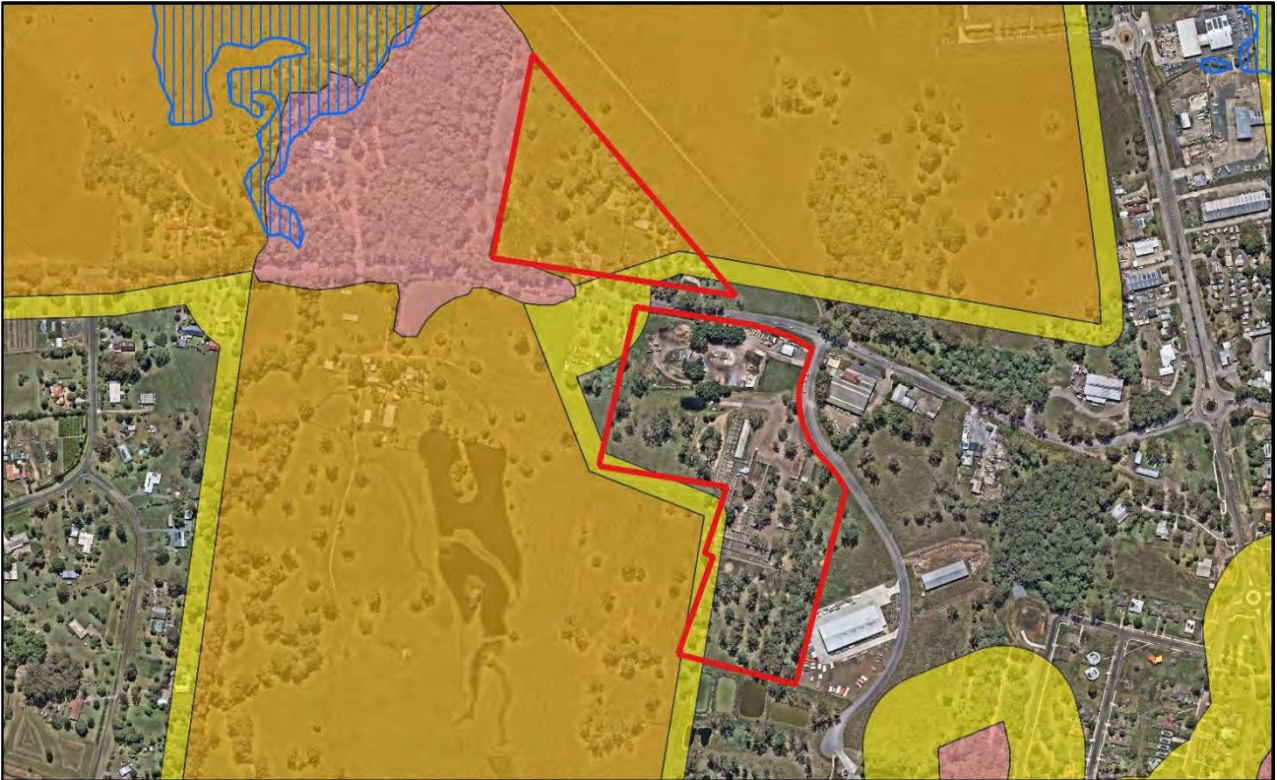
Key site considerations:

- Logical expansion of the surrounding industrial uses including the service station and landscaping supply business
- Vegetation
- Bushfire
- Flooding, stormwater and water quality
- Additional employment land

Outcome:

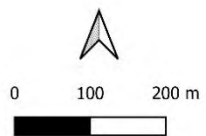
A planning proposal could be lodged to consider this site for industrial development or other employment uses and address the above key considerations





Taree South URA 1 ((TARS1) - The Bucketts Way)

- | | | |
|--------------------------------|-----------------------------------|-------------|
| Urban Release Area | Bushfire Prone Land (BFPL) Buffer | Watercourse |
| Flood Development Control Area | BFPL Veg Category 1 | 1 |
| | BFPL Veg Category 3 | 2 |
| | | 4 |



1.1.5 Cundletown URA 1 (CUN1) - Taree Regional Airport

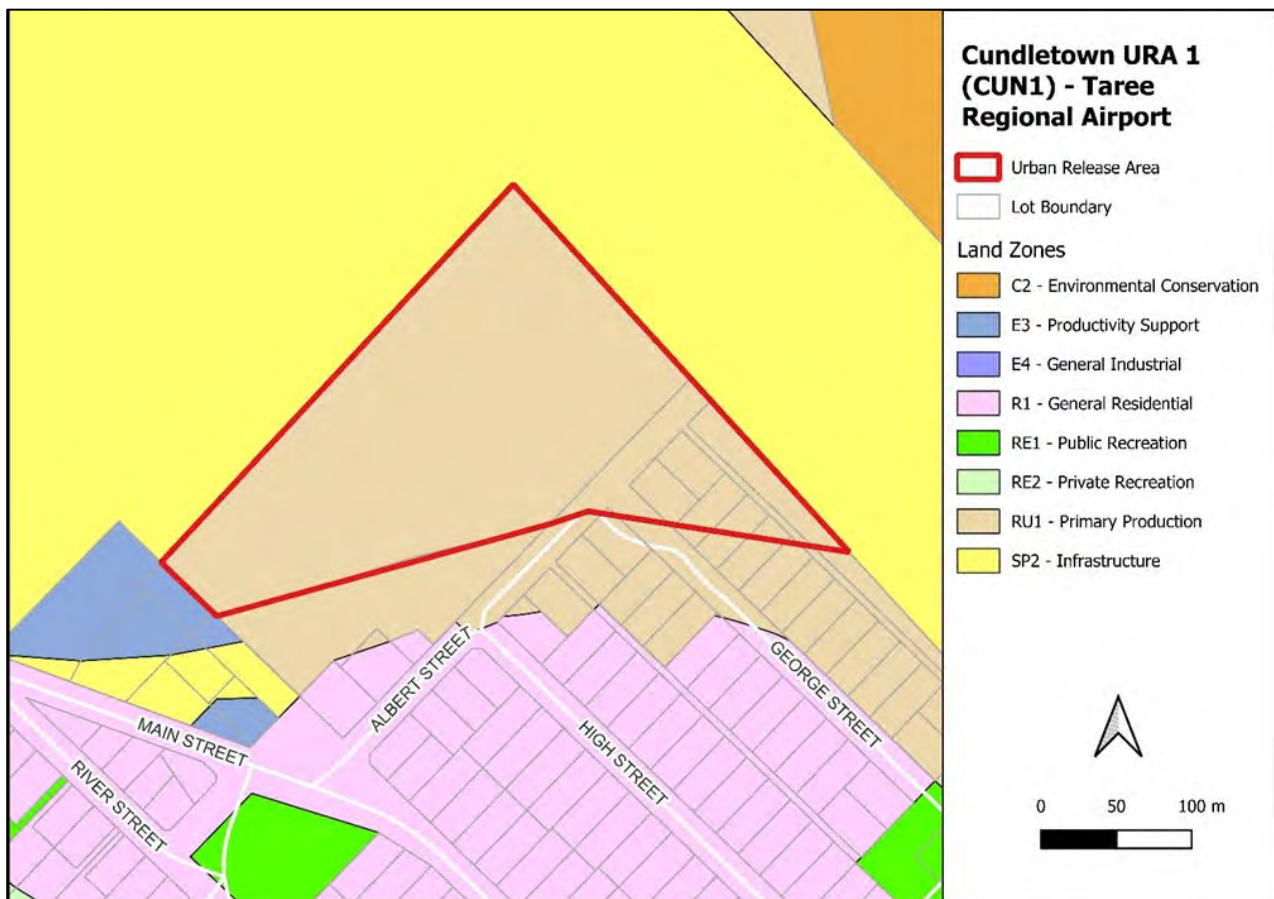
Overview

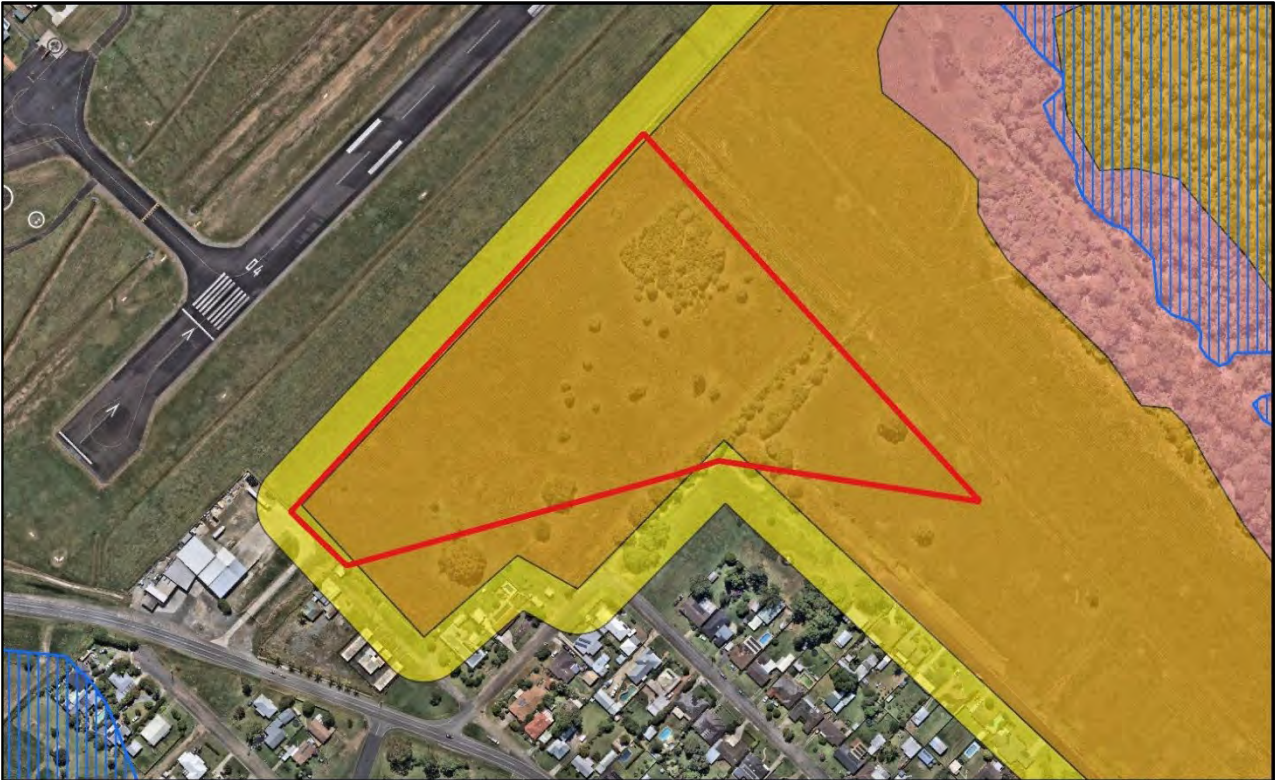
Key site considerations:

- Employment opportunities associated with the airport
- Access to the future Cundletown bypass
- Scattered vegetation
- Airport limitations (obstacle limitation, crash zone, light control)
- Bushfire

Outcome:

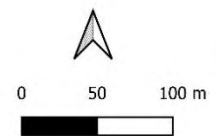
A planning proposal could be lodged to consider this site for employment opportunities associated with the airport and address the above key considerations





Cundletown URA 1 (CUN1) - Taree Regional Airport

- | | | |
|--|---|---|
|  Urban Release Area |  Bushfire Prone Land (BFPL) Buffer |  Watercourse 1 |
|  Flood Development Control Area |  BFPL Veg Category 1 | |
| |  BFPL Veg Category 3 | |



1.1.6 Cundletown URA 2 (CUN2) - Taree Regional Airport

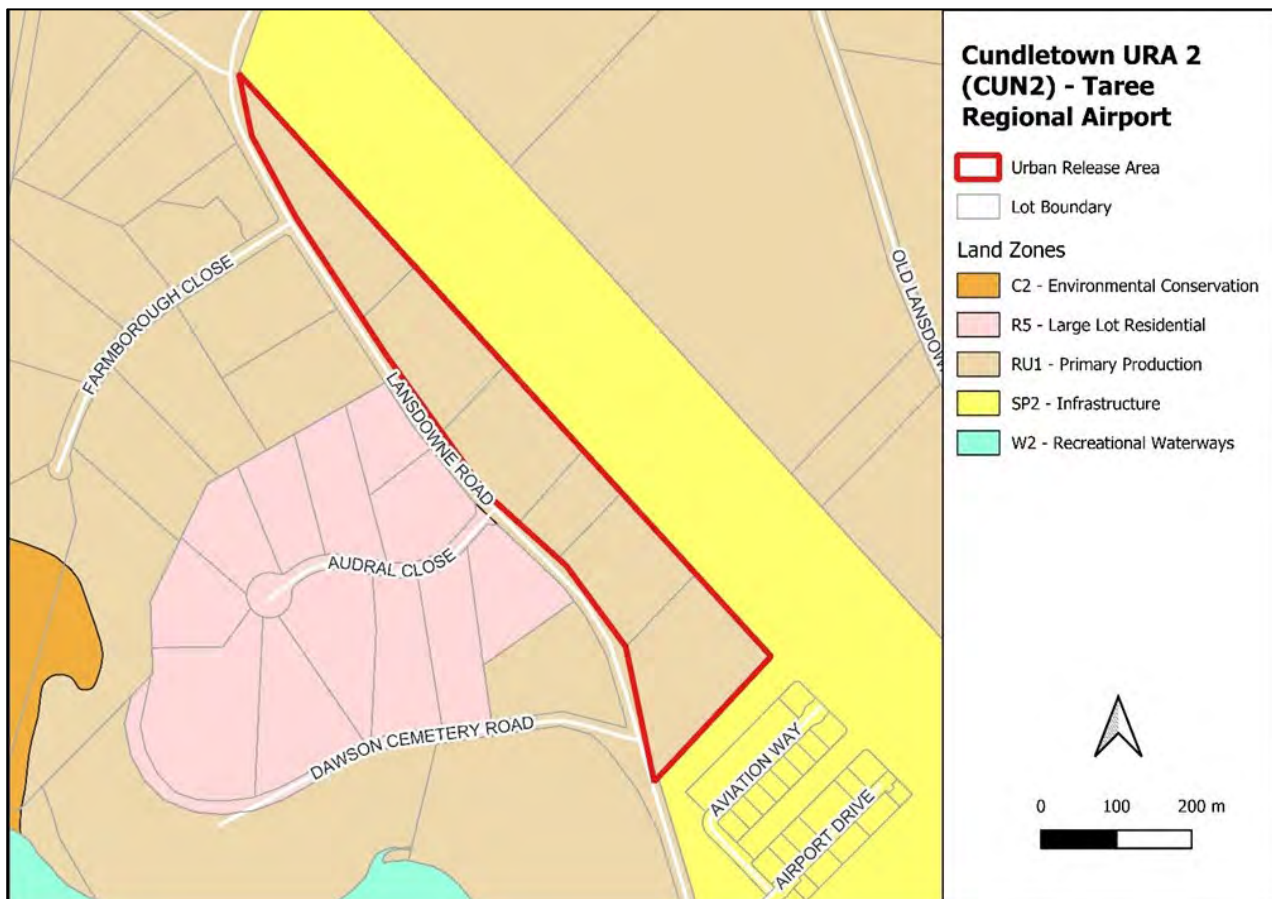
Overview

Key site considerations:

- Additional employment and/or residential opportunities associated with the airport
- Scattered vegetation
- Bushfire
- Possible contamination
- Consolidated access to Lansdowne Road
- Airport limitations (obstacle limitation, crash zone, light control)

Outcome:

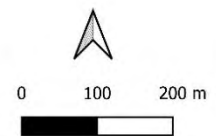
A planning proposal could be lodged to consider this site for residential, employment or mixed development and address the above key considerations





Cundletown URA 2 (CUN2) - Taree Regional Airport

- | | | |
|--------------------------------|-----------------------------------|---------------|
| Urban Release Area | Bushfire Prone Land (BFPL) Buffer | Watercourse 1 |
| Flood Development Control Area | BFPL Veg Category 1 | Watercourse 2 |
| | BFPL Veg Category 3 | |



1.1.7 Tinonee URA 1 (TIN1) - Ridge Road/Winter Street

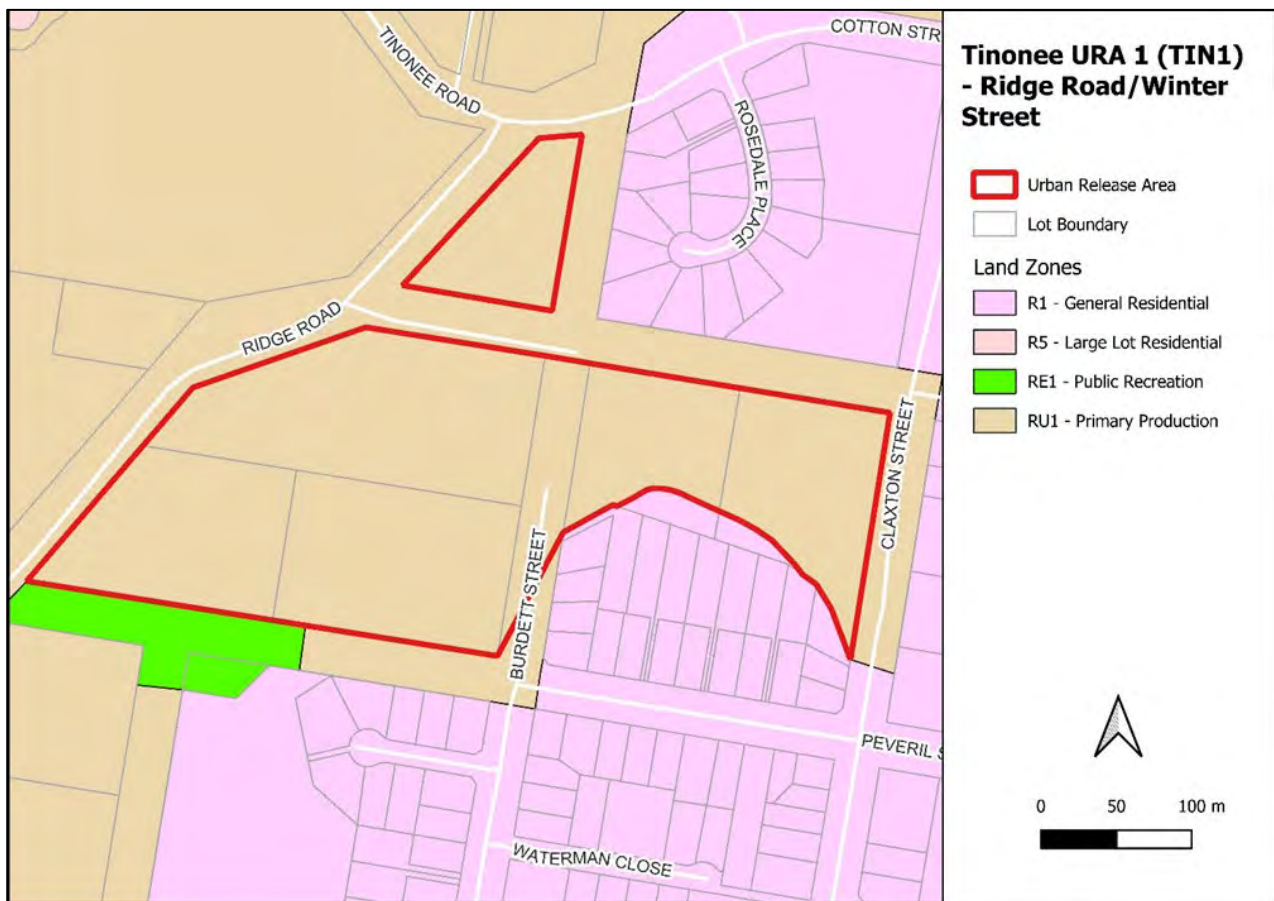
Overview

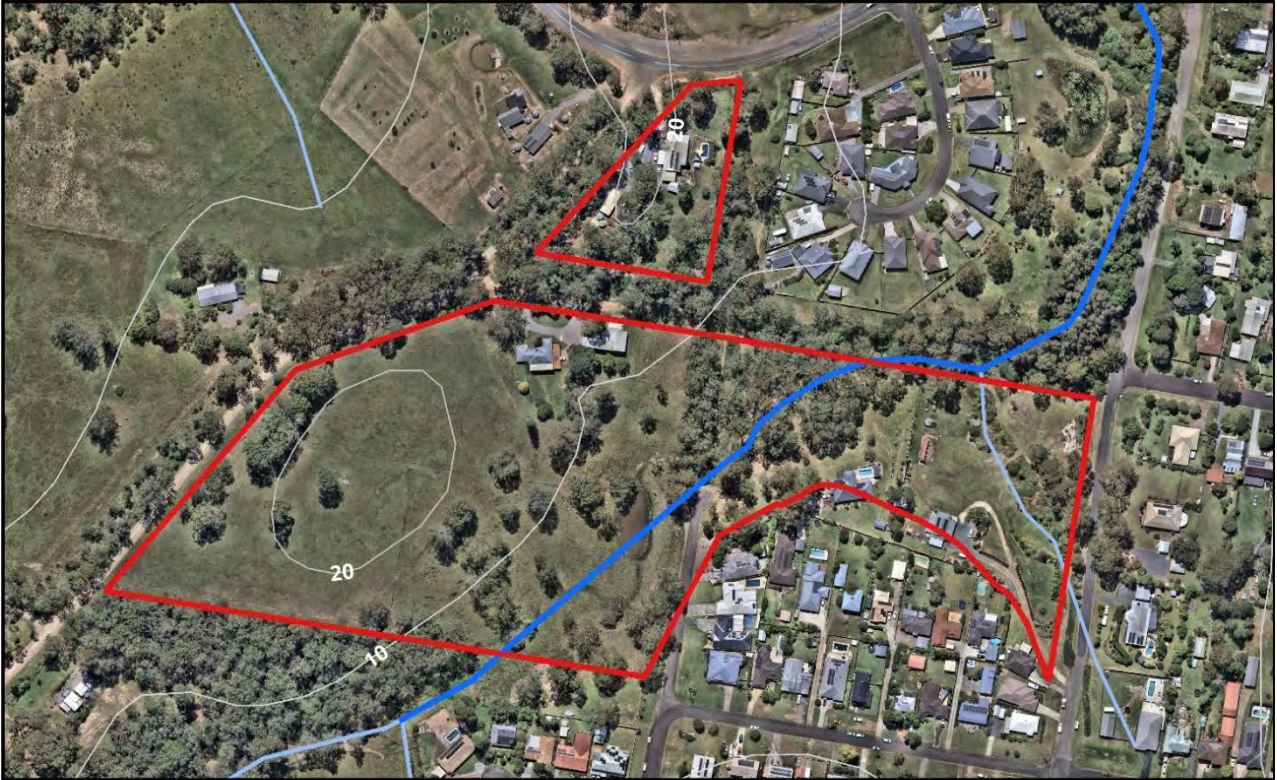
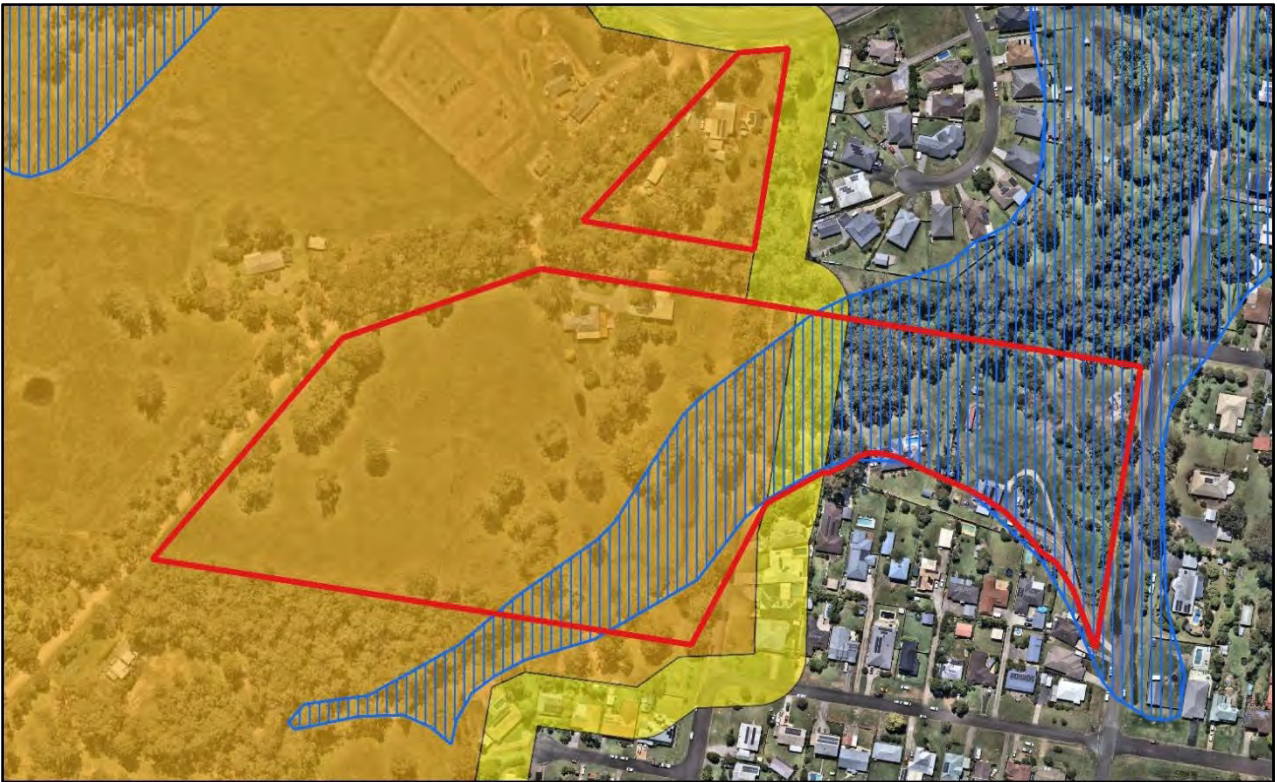
Key site considerations:

- Logical expansion of Tinonee village to the west to Ridge Road
- Vegetation, Koala habitat, corridors
- Flooding
- Bushfire
- Water courses
- Steep and sloping land
- Infrastructure - servicing difficulty







Outcome:

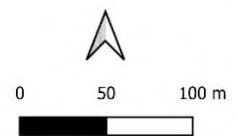
A planning proposal could be lodged to consider this site for residential development and address the above key considerations





Tinonee URA 1 (TIN1) - Ridge Road/Winter Street

- | | | |
|--|--|---|
|  Urban Release Area |  Bushfire Prone Land (BFPL) |  Watercourse |
|  Flood Development Control Area |  BFPL Buffer |  1 |
| |  BFPL Veg Category 3 |  2 |
| | |  3 |



1.1.8 Tinonee URA 2 (TIN2) - The Bucketts Way

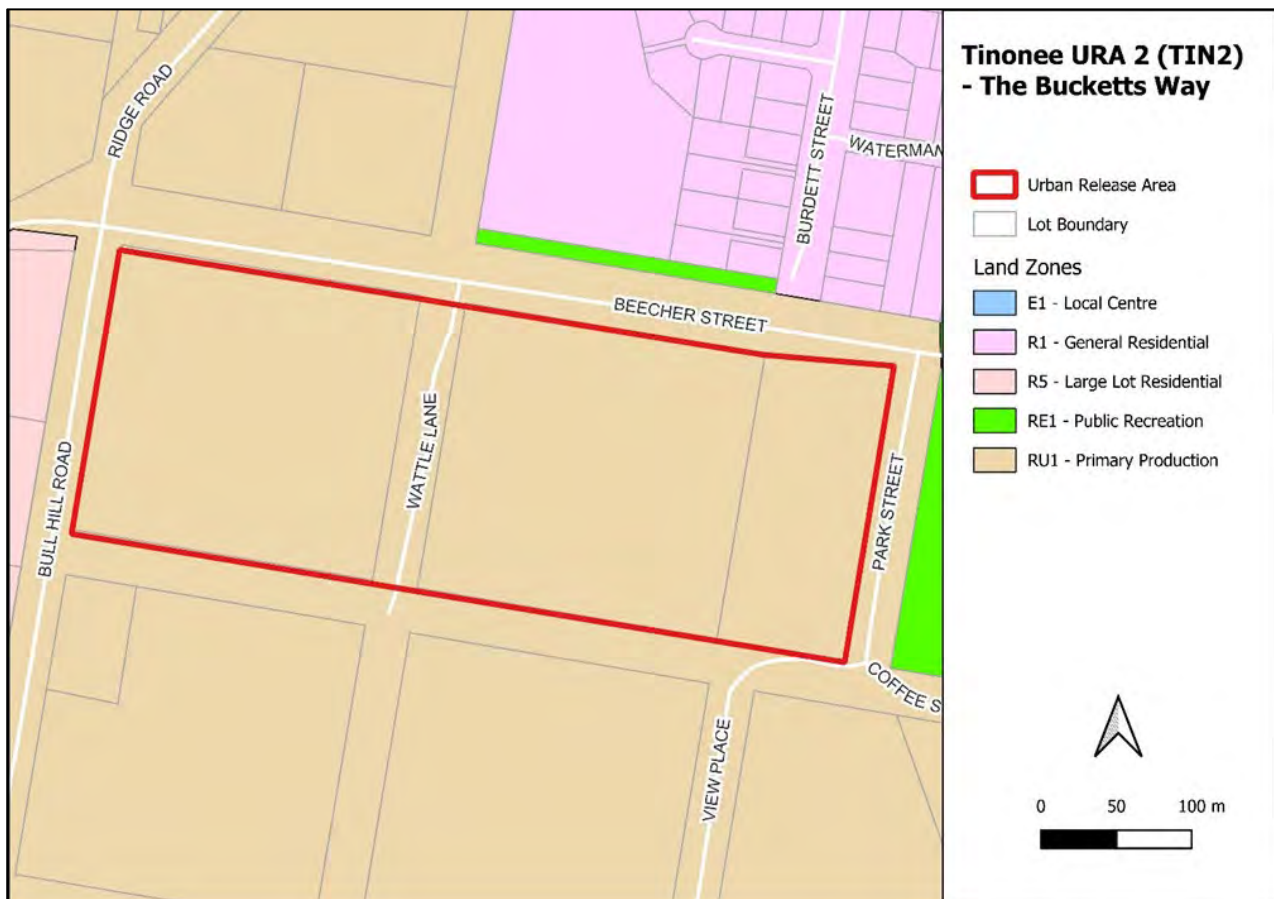
Overview

Key site considerations:

- Provide additional large lot residential opportunities to the south of The Bucketts Way
- Vegetation, Koala habitat, corridors
- Bushfire
- Steep and sloping land
- Infrastructure - servicing difficulty
- Separated from Tinonee village by The Bucketts Way

Outcome:

A planning proposal could be lodged to consider this site for large lot residential development and address the above key considerations



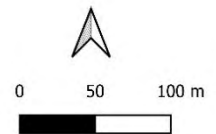


Tinonee URA 2 (TIN2) - The Bucketts Way

- Urban Release Area
- BFPL Buffer
- BFPL Veg Category 3

Watercourse

- 1
- 2



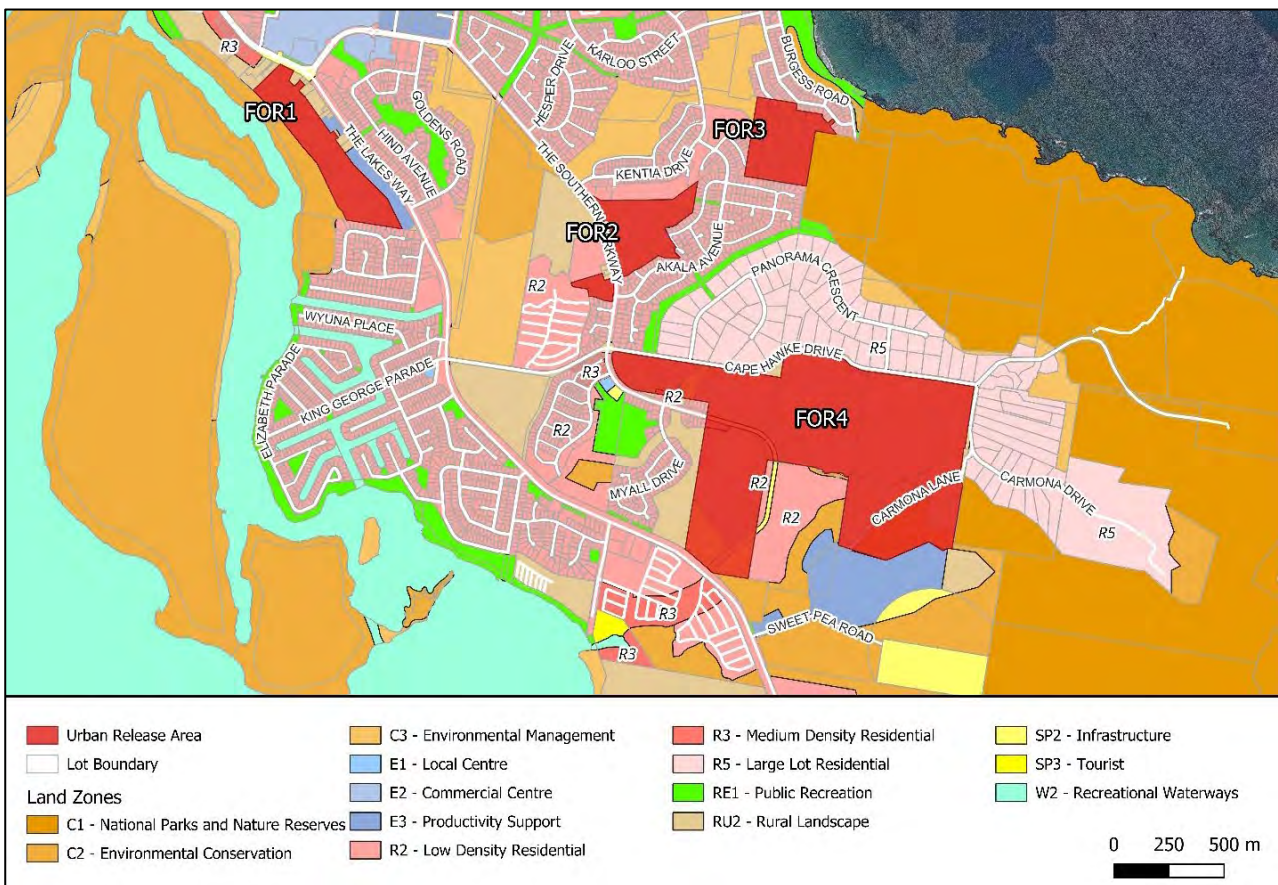
1.2 FORSTER

In 2026, the estimated population for Forster-Tuncurry was 21,860 and is anticipated to increase to 26,086 by 2046.

Forster has four identified urban release areas. While there is no urban release area located in Tuncurry, there is a major growth area in North Tuncurry being developed by Landcom. North Tuncurry was rezoned in 2023 and will cater for the future growth of Forster and Tuncurry. This development will provide for approximately 2,100 dwellings to accommodate for approximately 4,500 residents, with 13ha of employment land for industrial and business development.

Forster-Tuncurry continues to be subject to infill development, where larger lots are either subdivided or units are established, particularly where land is included in the R4 High Density Residential and R3 Medium Density Residential zones.

The urban release areas for Forster represent the last expansion areas given the environmental constraints surrounding Forster. Once these urban release areas are rezoned, future growth will be dependent on infill development that will increase residential densities.



1.2.1 Forster URA 1 (FOR1) – The Lakes Way

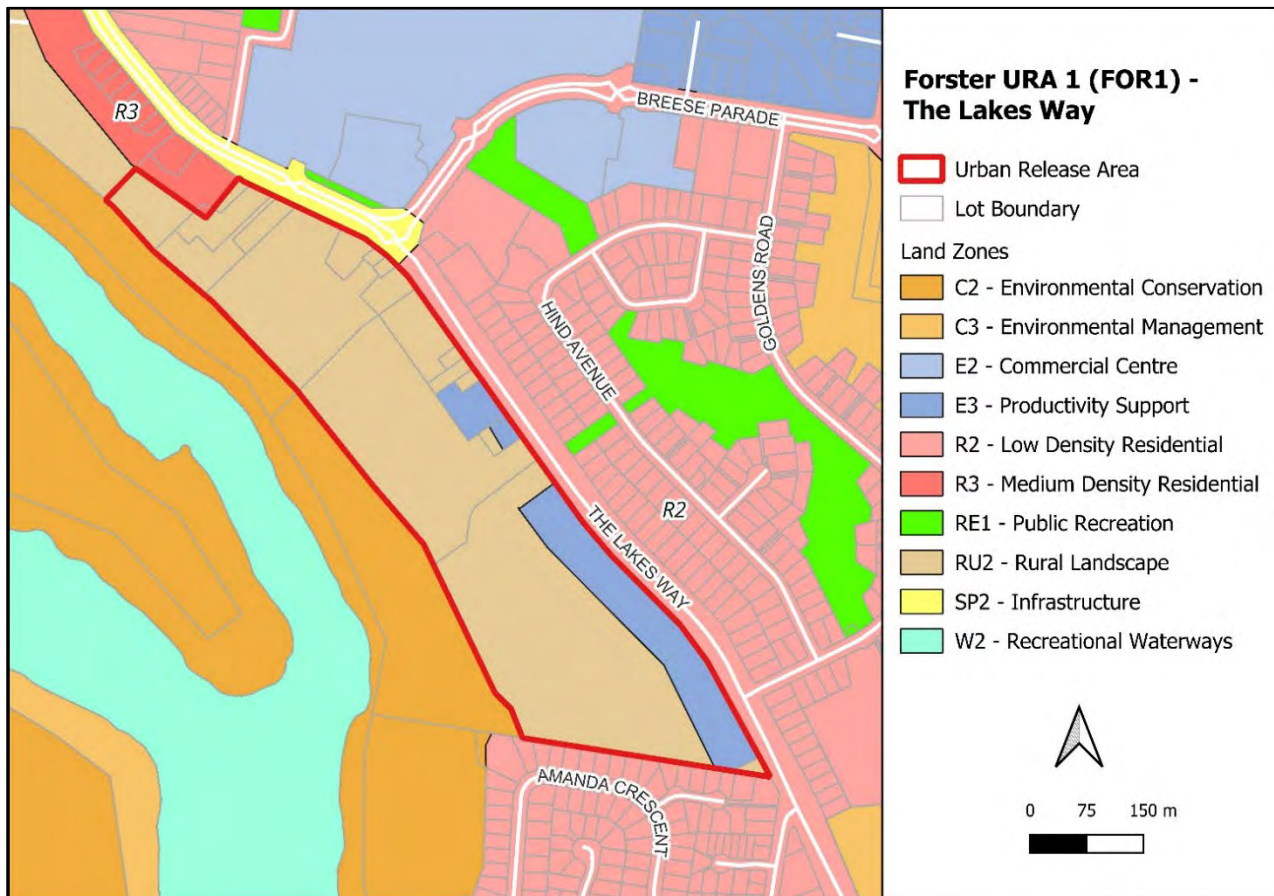
Overview

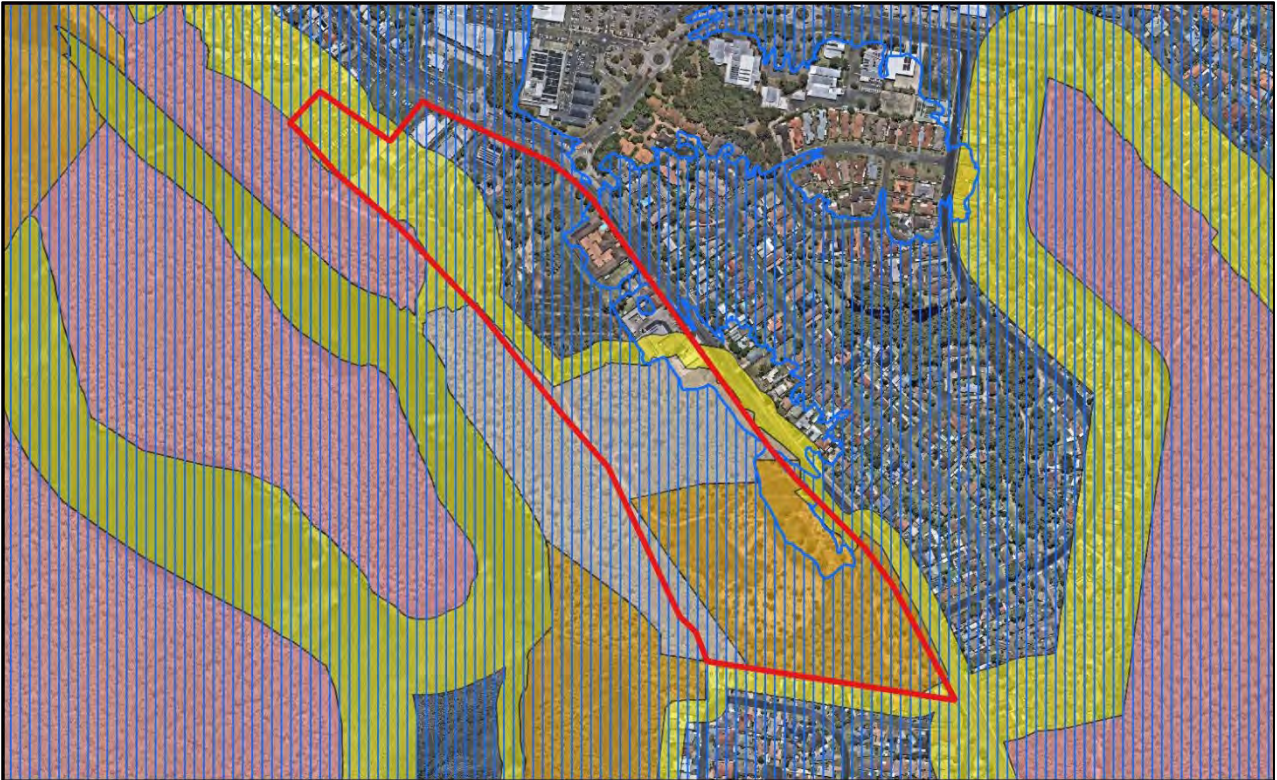
Key site considerations:

- A range of employment and residential outcomes in proximity to the shopping complex
- Walk/cycleway improvements
- Securing an important east-west squirrel glider habitat corridor
- Bushfire
- Flooding, stormwater and water quality adjacent to sensitive environments
- Access to The Lakes Way
- Possible contamination

Outcome:

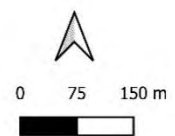
A planning proposal could be lodged to consider this site for a mix of employment and residential development and address the above key considerations





Forster URA 1 (FOR1) - The Lakes Way

- Urban Release Area
- Flood Development Control Area
- Bushfire Prone Land (BFPL)
- BFPL Buffer
- BFPL Veg Category 1
- BFPL Veg Category 2
- BFPL Veg Category 3
- Watercourse
- 1



1.2.2 Forster URA 2 (FOR2) – The Southern Parkway

Overview

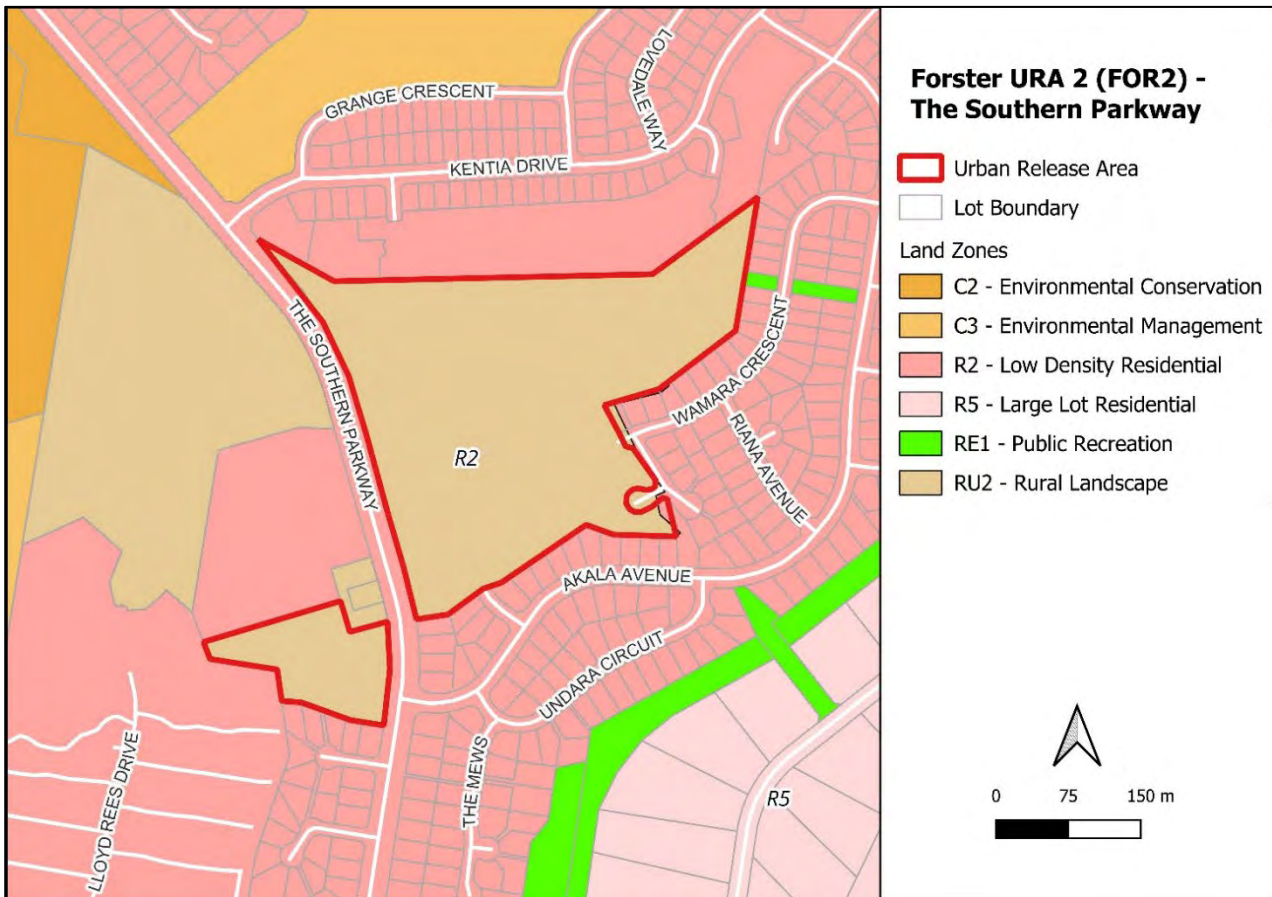
Key site considerations:

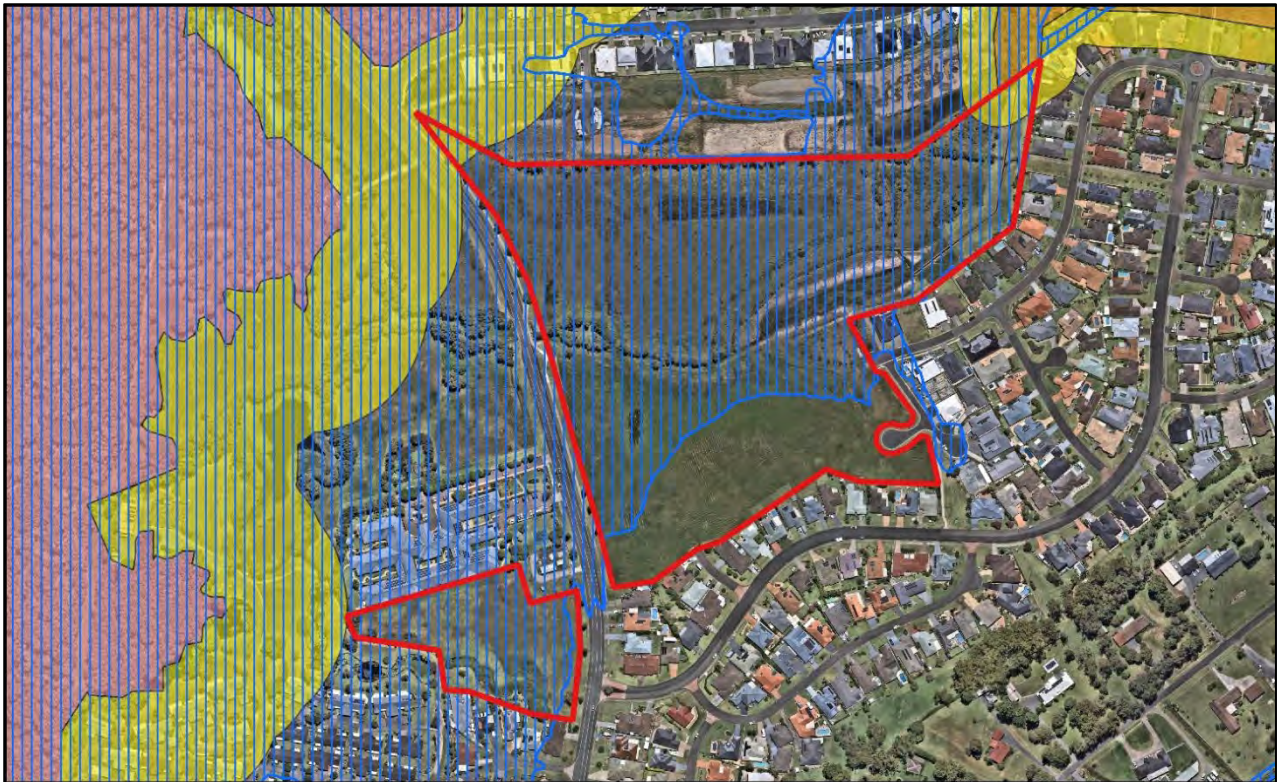
- Logical expansion of Forster to provide additional housing
- Walk/cycleway connection improvements
- Improving the east-west squirrel glider habitat corridor
- Vegetation
- Biodiversity including known squirrel glider habitat
- Flooding, stormwater and water quality near sensitive environments

Note: the western portion of the URA is not identified in the *Hunter Regional Plan 2041*, given the land is affected by a local biodiversity corridor and flood prone land. Prior to progressing a planning proposal for this part of the URA, further consultation is required with both Council and the Department of Planning, Housing and Infrastructure

Outcome:

A planning proposal could be lodged to consider this site for residential and address the above key considerations







Forster URA 2 (FOR2) - The Southern Parkway

 Urban Release Area

 BFPL Veg Category 1

Watercourse

 Flood Development Control Area

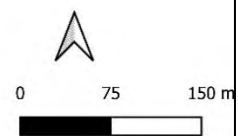
 BFPL Veg Category 3

 1

Bushfire Prone Land (BFPL)

 2

 BFPL Buffer



1.2.3 Forster URA 3 (FOR3) - Burrawan Street

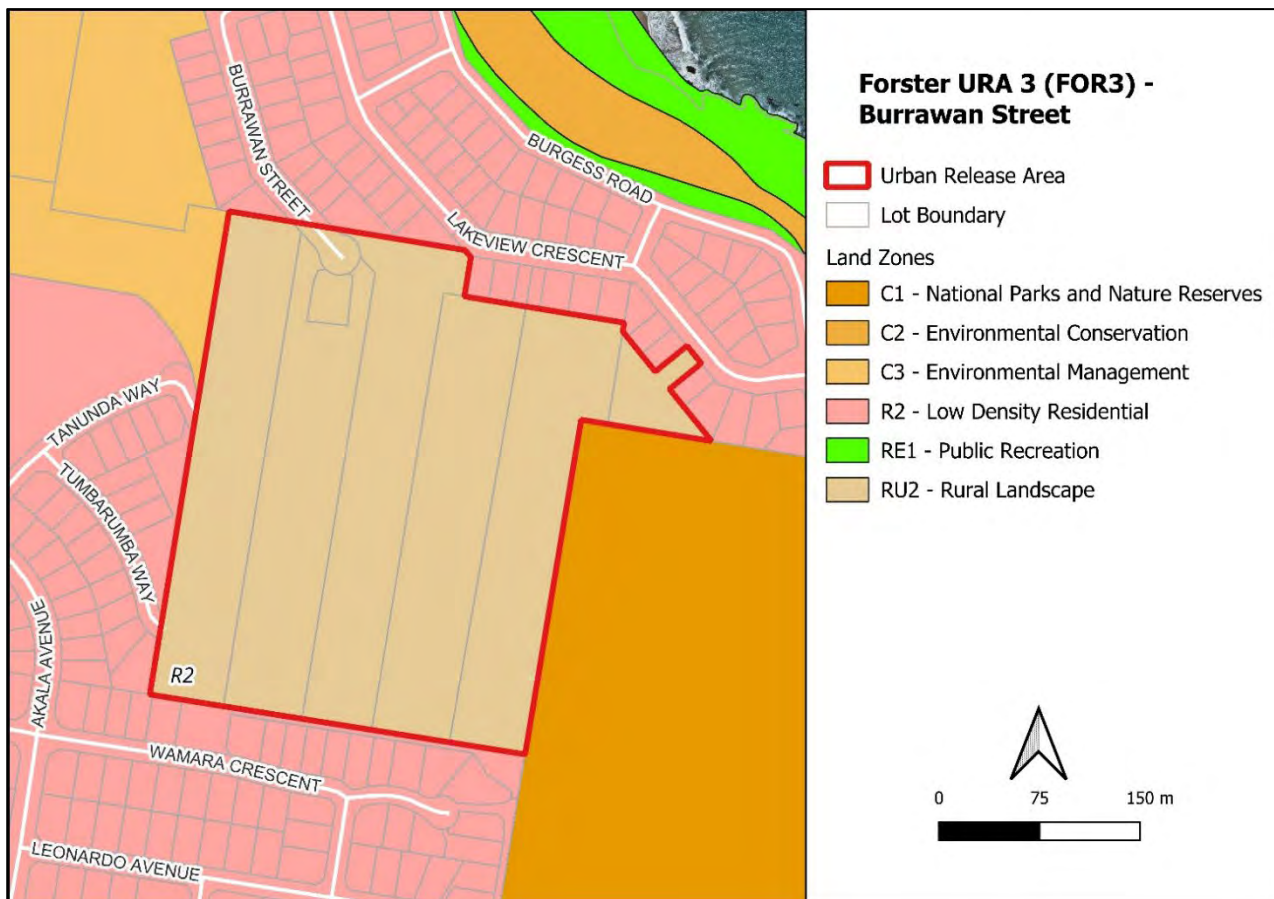
Overview

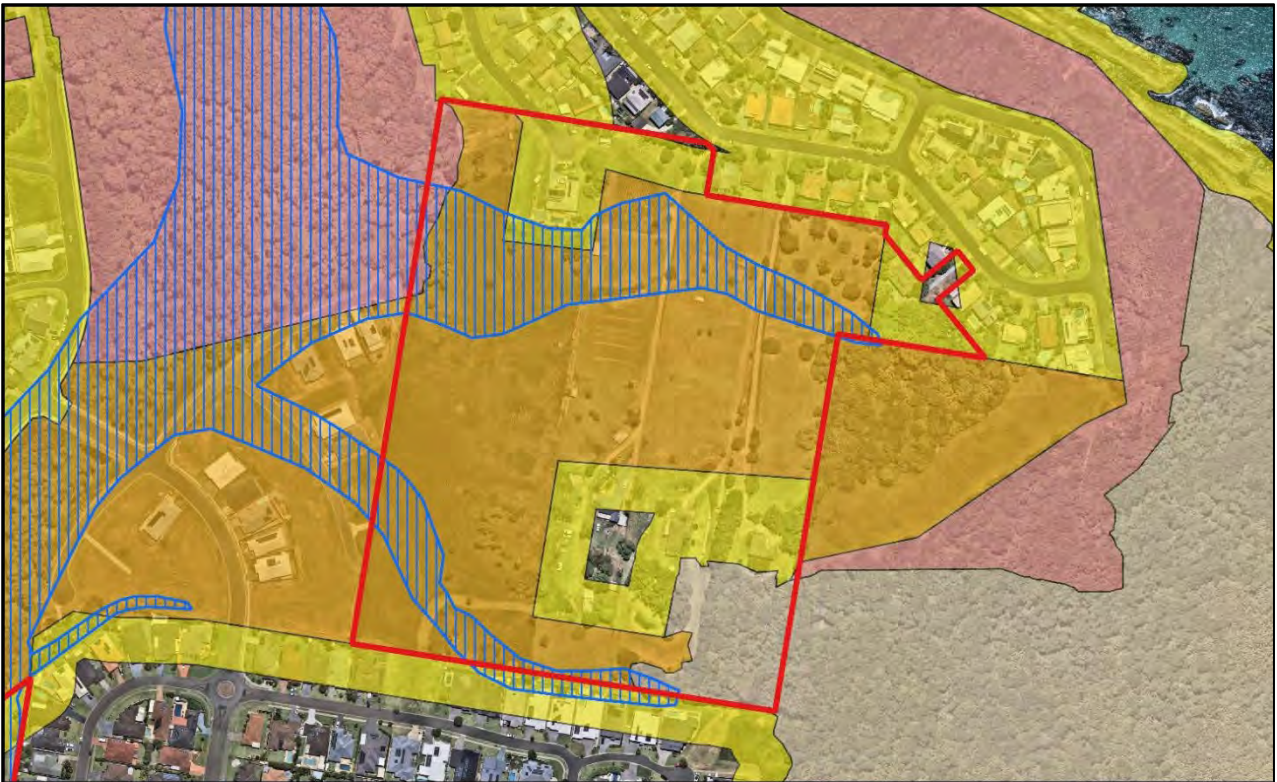
Key site considerations:

- Logical expansion of Forster to provide additional housing
- Walk/cycleway connection improvements
- Important ecological corridors
- Bushfire
- Stormwater and water quality
- Flooding and watercourses
- Fragmented ownership

Outcome:

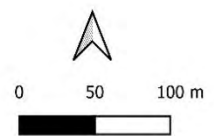
A planning proposal could be lodged to consider this site for residential development and address the above key considerations





Forster URA 3 (FOR3) - Burrawan Street

- | | | |
|--------------------------------|---------------------|-------------|
| Urban Release Area | BFPL Veg Category 1 | Watercourse |
| Flood Development Control Area | BFPL Veg Category 2 | 1 |
| Bushfire Prone Land (BFPL) | BFPL Veg Category 3 | 2 |
| BFPL Buffer | | |



1.2.4 Forster URA 4 (FOR4) - Cape Hawke Drive

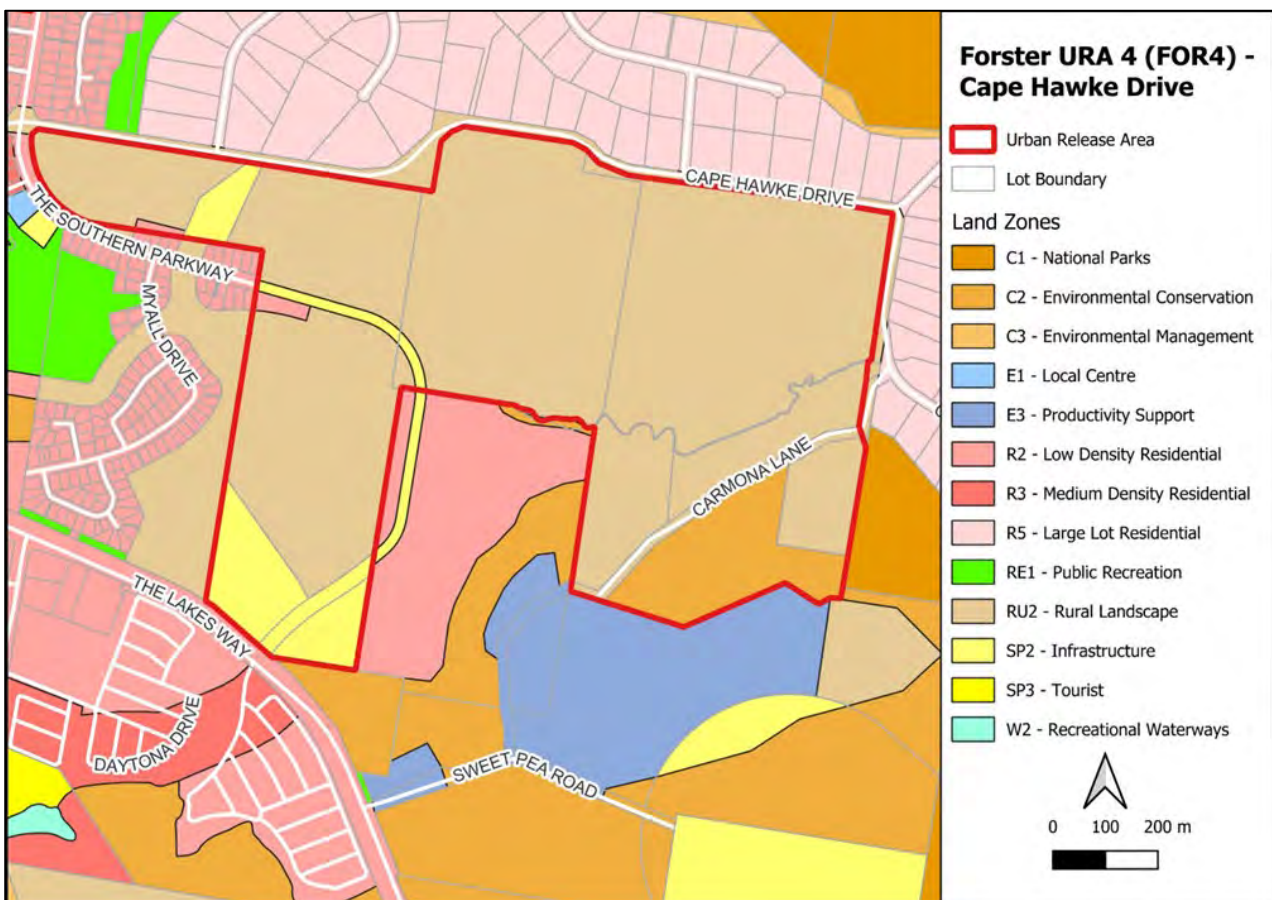
Overview

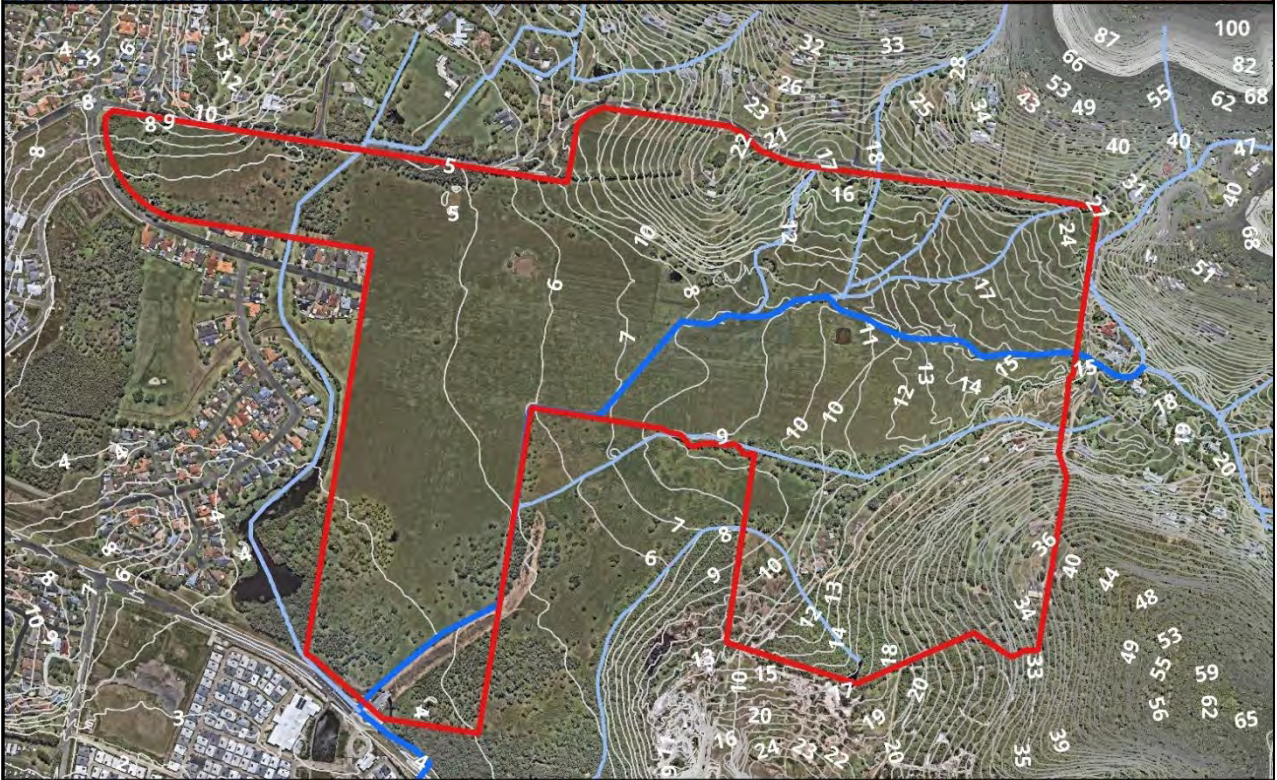
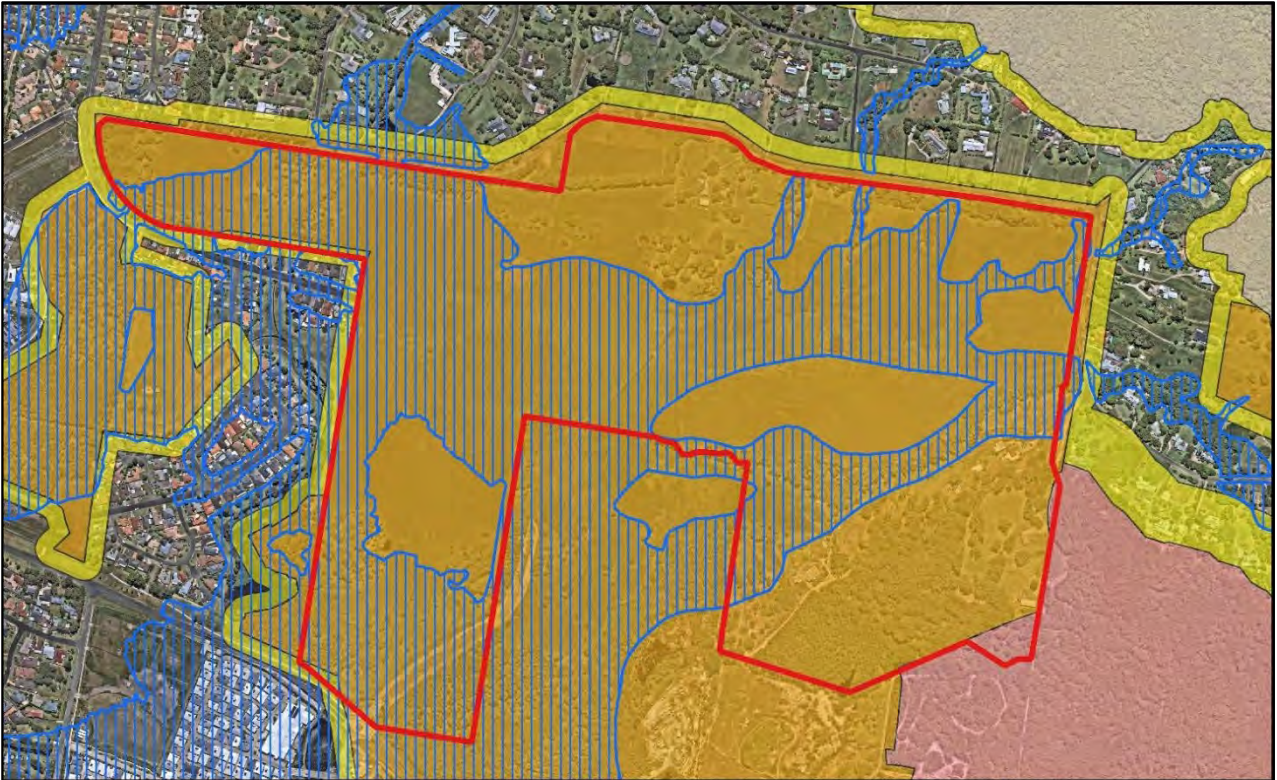
Key site considerations:

- Logical expansion of Forster to provide additional housing
- Completion of The Southern Parkway
- Walk/cycleway improvements
- Vegetation
- Bushfire
- Flooding
- Stormwater and water quality
- Groundwater table
- Water courses
- Steep land
- Possible contamination










Outcome:

A planning proposal could be lodged to consider the site for residential development and address the above key considerations





Forster URA 4 (FOR4) - Cape Hawke Drive

- | | | |
|--|---|---|
|  Urban Release Area |  BFPL Veg Category 1 | Watercourse |
|  Flood Development Control Area |  BFPL Veg Category 2 |  1 |
| Bushfire Prone Land (BFPL) |  BFPL Veg Category 3 |  2 |
|  BFPL Buffer | |  3 |



2. COASTAL TOWNS

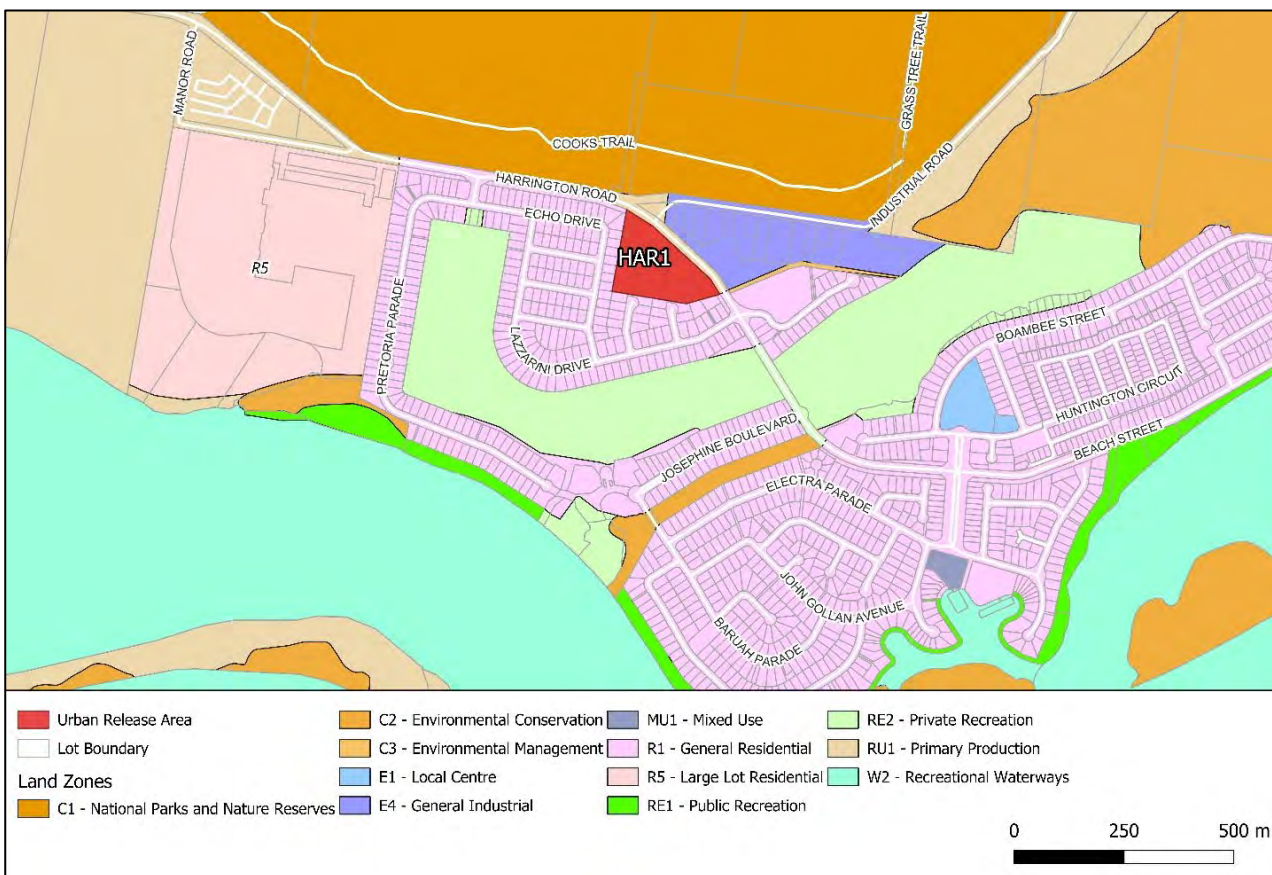
Coastal towns are located to the east of The Pacific Highway. Given their location they have experienced significant growth over the last 25 years and continue to be popular destinations for residents and visitors to the MidCoast.

2.1 HARRINGTON

In 2026, the estimated population for Harrington (including Crowdy and Johns River) was 4,263 and is anticipated to increase to 5,642 by 2046.

Harrington has one identified urban release area with limited opportunities to identify future urban release areas given the environmental constraints. The amount of vacant residential land is being taken up with housing, reducing the availability of suitable land to cater for future housing. The growth rate is likely to reduce in the future as the amount of available residential land decreases.

Harrington will continue to be subject to infill development, where larger lots are either subdivided or units are established.



2.1.1 Harrington URA 1 (HAR1) - 812-822 Harrington Road

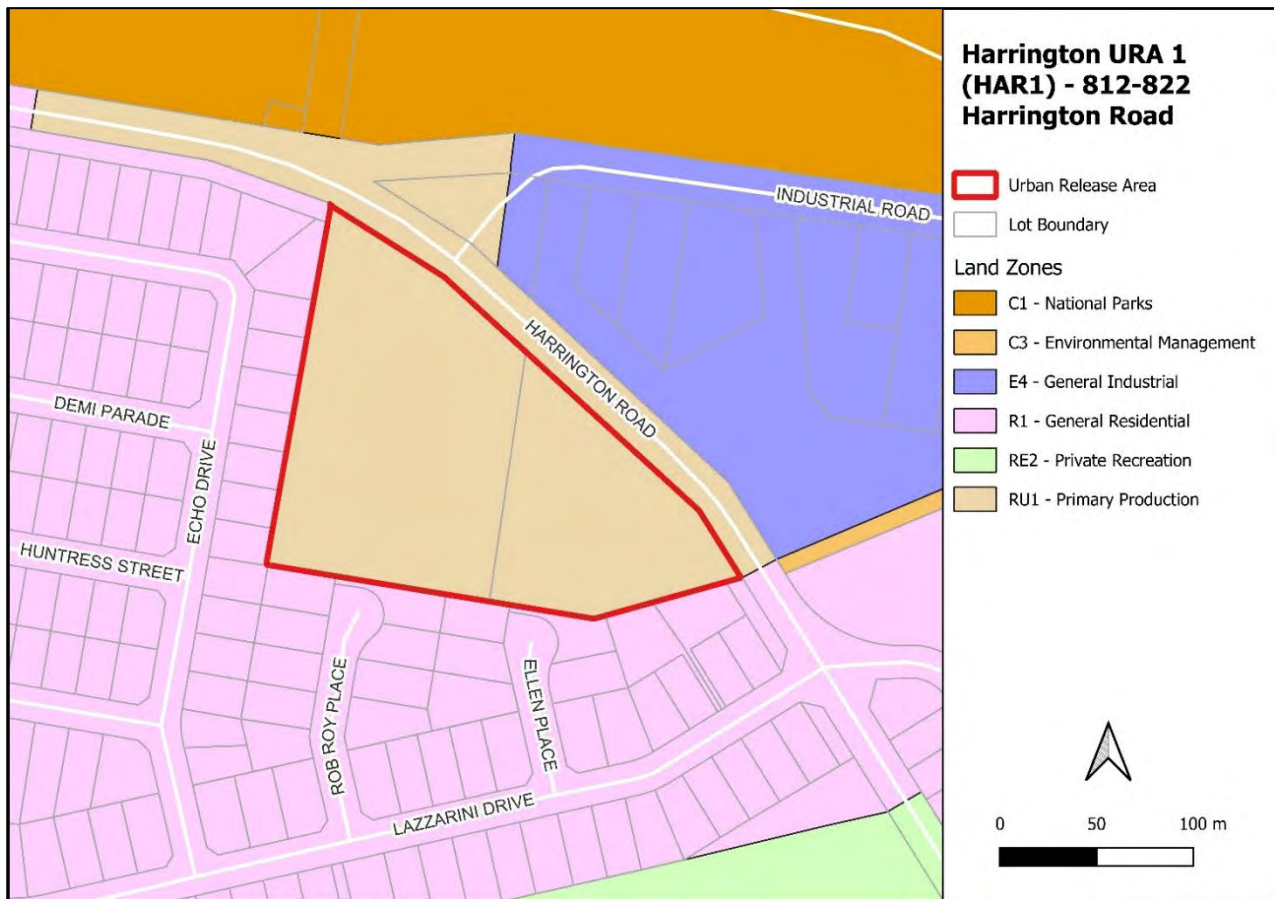
Overview

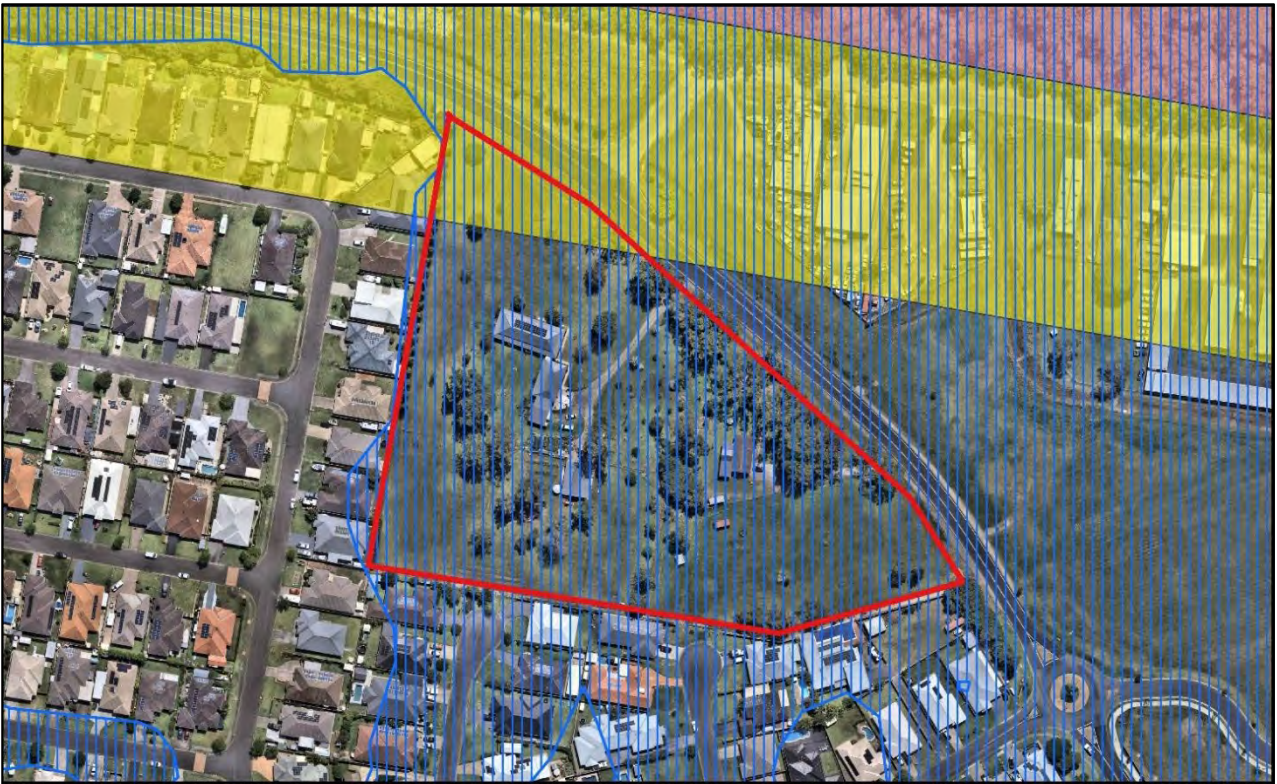
Key site considerations:

- Logical expansion of Harrington to provide additional housing
- Flooding - fill required to address flood levels
- Bushfire
- Scattered vegetation
- Access and buffering to Harrington Road
- Proximity to industrial area

Outcome:

A planning proposal could be lodged to consider this site for residential development and address the above key considerations key considerations





Harrington URA 1 (HAR1) - 812-822 Harrington Road

- | | |
|--|--|
|  Urban Release Area |  Bushfire Prone Land (BFPL) |
|  Flood Development Control Area |  BFPL Buffer |
| |  BFPL Veg Category 1 |



0 50 100 m

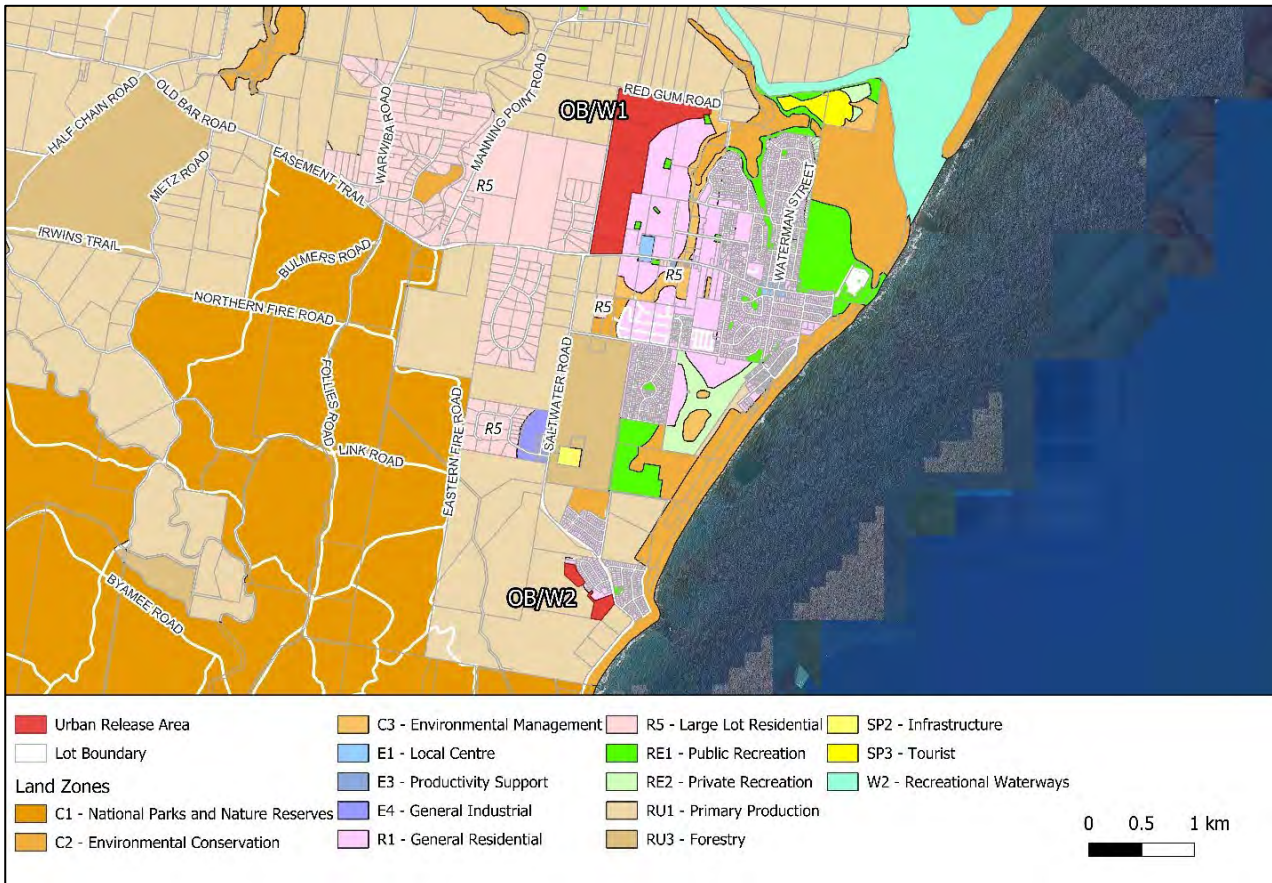


2.2 OLD BAR/WALLABI POINT

In 2026, the estimated population for Old Bar and Wallabi Point was 5,883 and is anticipated to increase to 8,344 by 2046.

Old Bar has a large amount of land available in the urban release areas, while the Wallabi Point urban release area is smaller and constrained.

Old Bar has large tracts of land currently included in a residential zone that are to be developed in the future. Development of this land was restricted for several years due to the need for sewage infrastructure, which is now underway. Old Bar will continue to be subject to infill development, where larger lots are either subdivided or units are established.



2.2.1 Old Bar/Wallabi Point URA 1 (OB/W1) - Red Gum Road

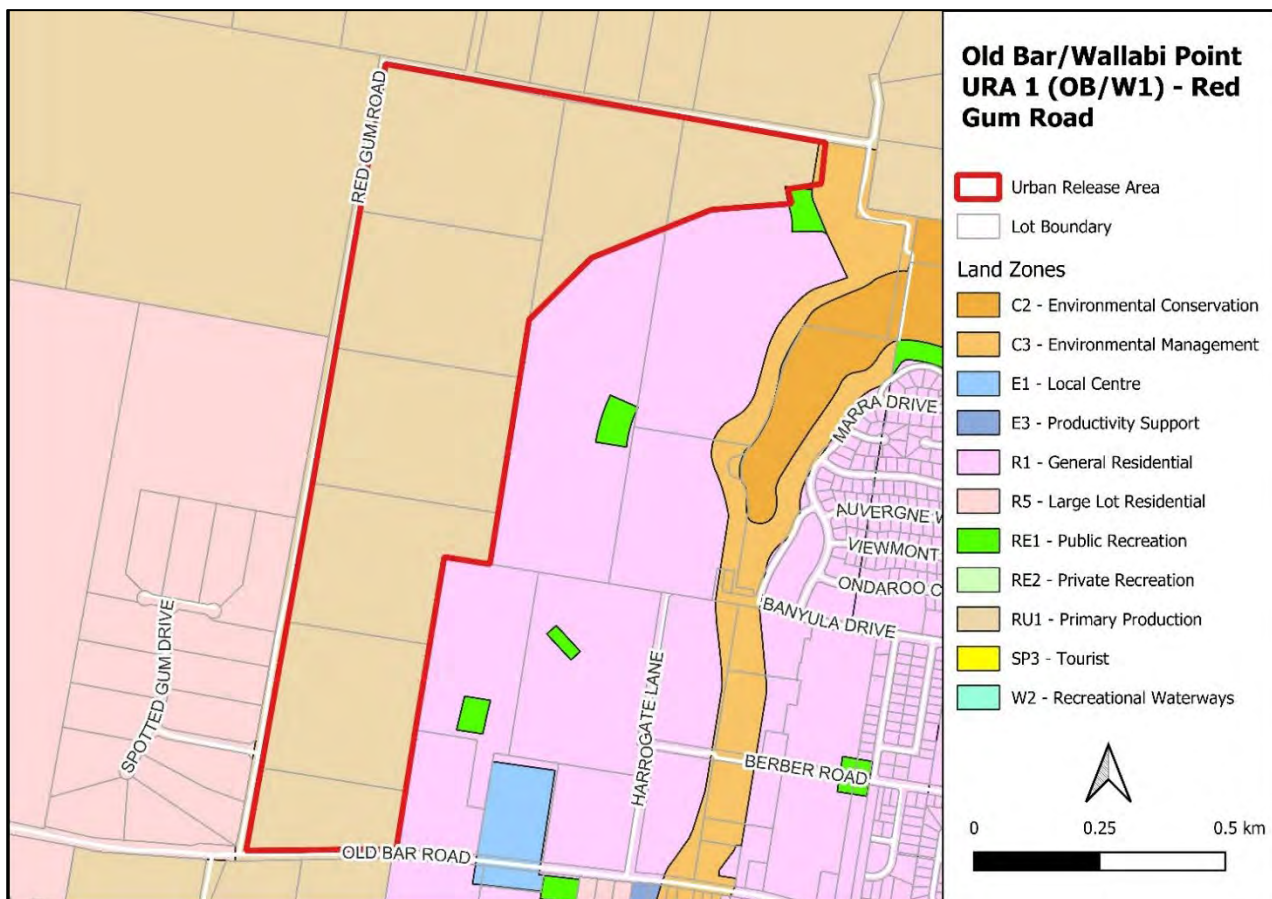
Overview

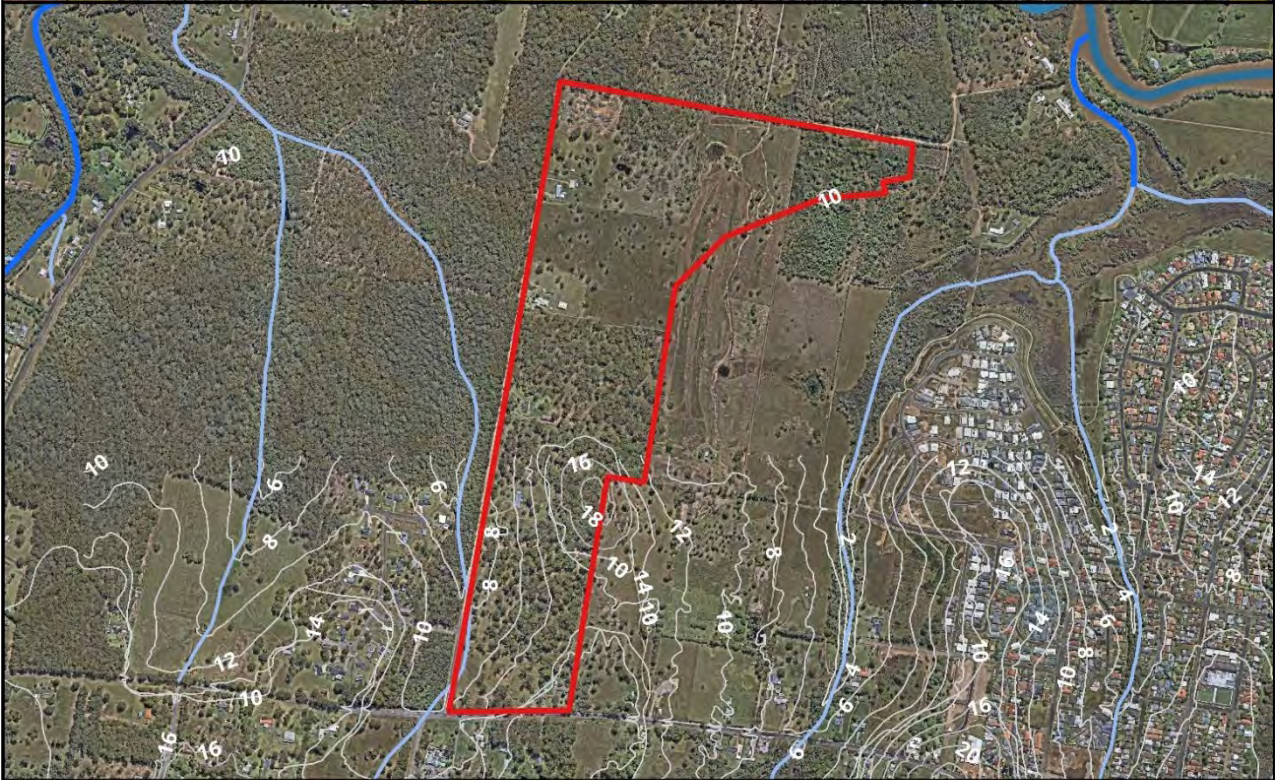
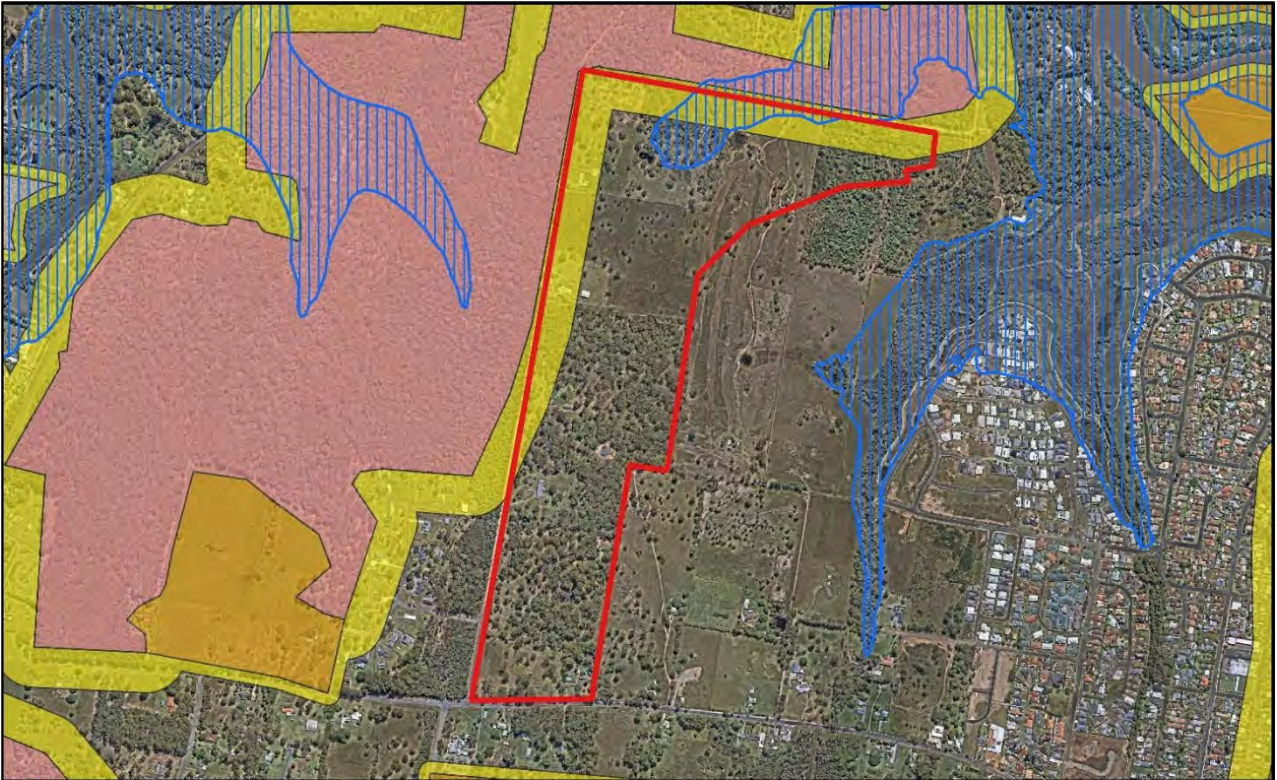
Key site considerations:

- Logical expansion of Old Bar to the west to Red Gum Road to provide additional housing
- Vegetation scattered throughout, with some dense concentrations
- Sydney Peppermint tree at its northern limit is important to be conserved
- Water and sewer infrastructure
- Bushfire
- Aboriginal cultural significance

Outcome:

A planning proposal could be lodged to consider this site for residential and address the above key considerations





Old Bar/Wallabi Point URA 1 (OB/W1) - Red Gum Road



2.2.2 Old Bar/Wallabi Point URA 2 (OB/W2) - Lot 50 Shantull Drive

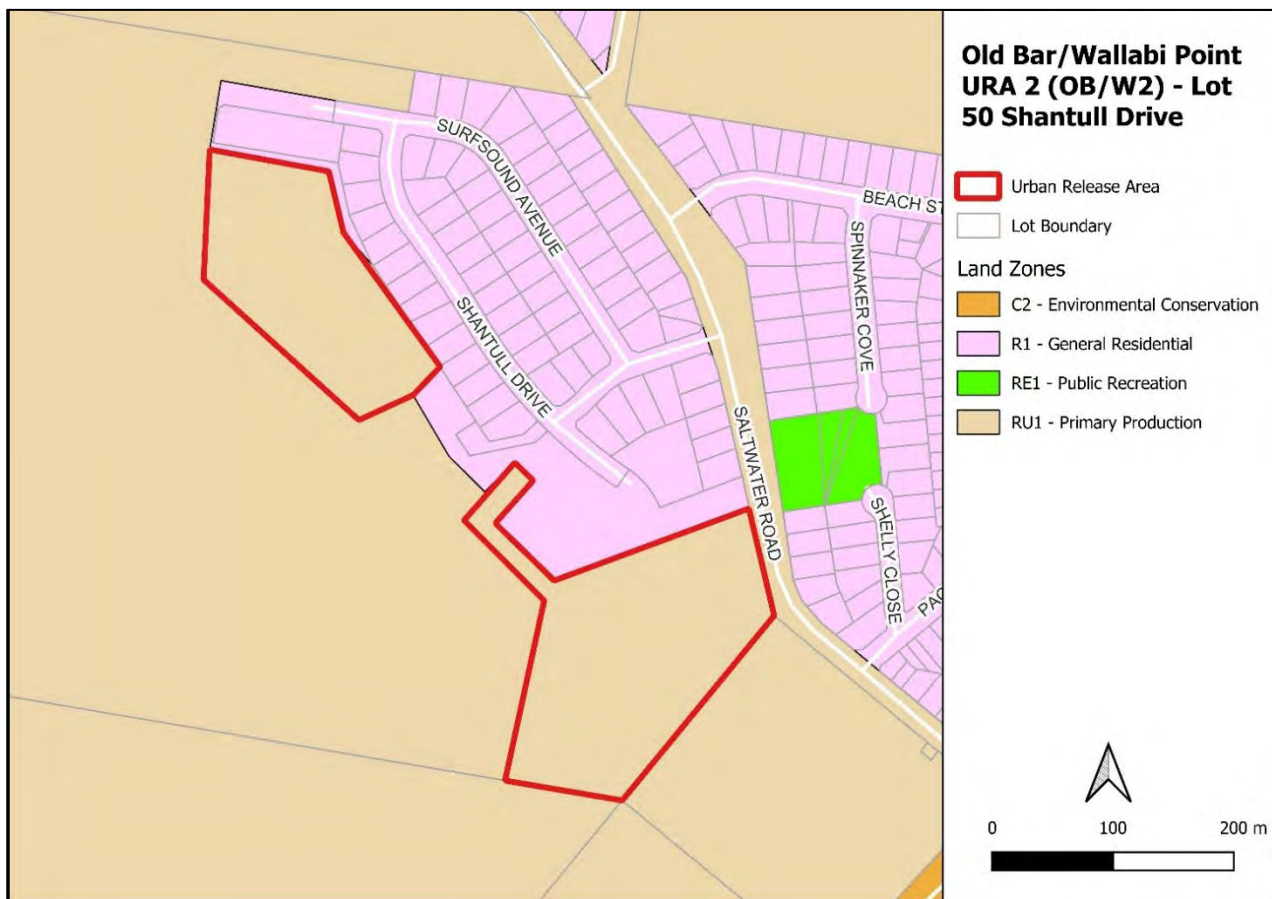
Overview

Key site considerations:

- Logical expansion of Wallabi Point to provide additional housing
- Vegetation
- Nearby National Park
- Bushfire
- Stormwater/water quality
- Low-lying land
- Possible contamination

Outcome:

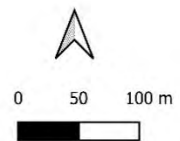
A planning proposal could be lodged to consider this site for residential and address the above key considerations





Old Bar/Wallabi Point URA 2 (OB/W2) - Lot 50 Shantull Drive

- Urban Release Area
- Bushfire Prone Land (BFPL)
- BFPL Buffer
- BFPL Veg Category 1
- BFPL Veg Category 3



2.3 HALLIDAYS POINT

Hallidays Point is a locality made up of the 4 coastal villages of Tallwoods, Diamond Beach, Red Head and Black Head.

In 2026, the estimated population for Hallidays Point was 5,832 and is anticipated to increase to 8,344 by 2046.

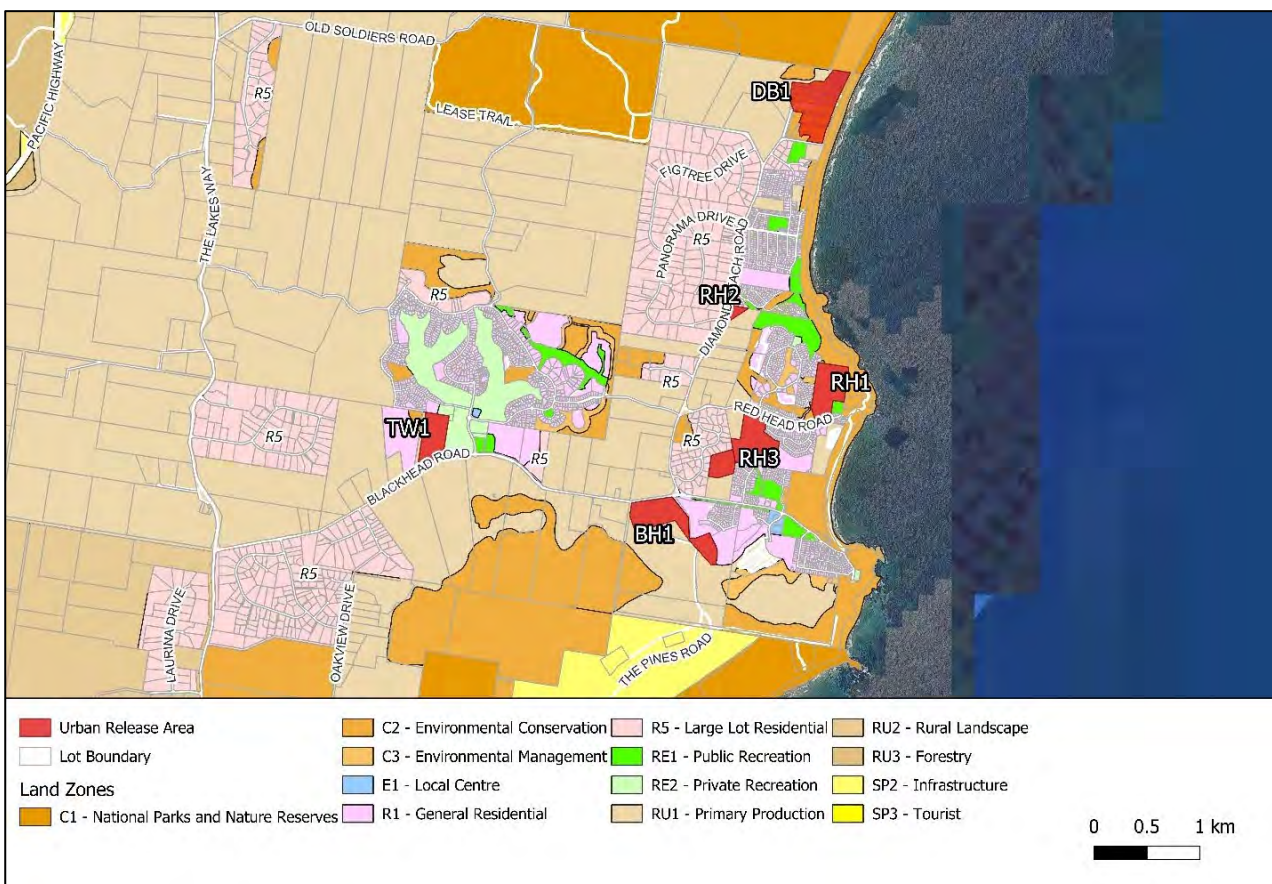
Across Hallidays Point there are several urban release areas with one in Diamond Beach, three in Red Head and one in Blackhead and Tallwoods, that will cater for the future development of Hallidays Point.

Hallidays Point has large tracts of land currently included in a residential zone that are to be developed in the future. Development of this land was restricted for several years due to investigations about the need for traffic infrastructure and services. Hallidays Point will continue to be subject to infill development, where larger lots are either subdivided or units are established.

In 2025, consultation on three technical studies was undertaken to consider the future development of Hallidays Point, being the:

- Hallidays Point Biodiversity Study and Local Conservation Action Plan
- Hallidays Point Traffic Study
- Hallidays Point Strategic Bushfire Study

The three technical studies are available at <https://haveyoursay.midcoast.nsw.gov.au/hallidays-point-technical-studies>. The studies provide additional information on the constraints and opportunities of each urban release area, which have been summarised in this report and must be considered in any planning proposal for the Hallidays Point urban release areas. It is important to note that as a result of these studies, three urban release areas were removed.



2.3.1 Diamond Beach URA 1 (DB1) - Tourist Precinct

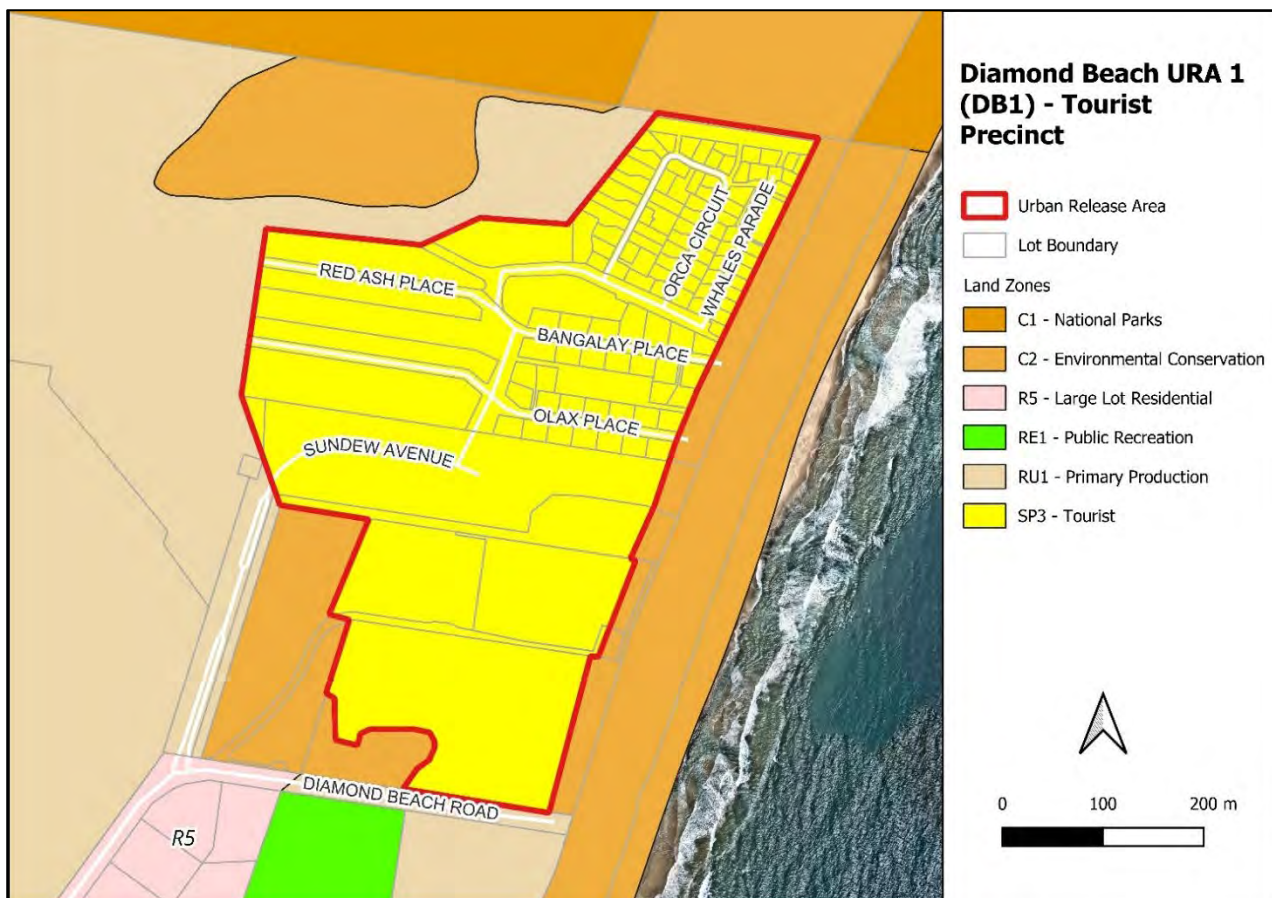
Overview

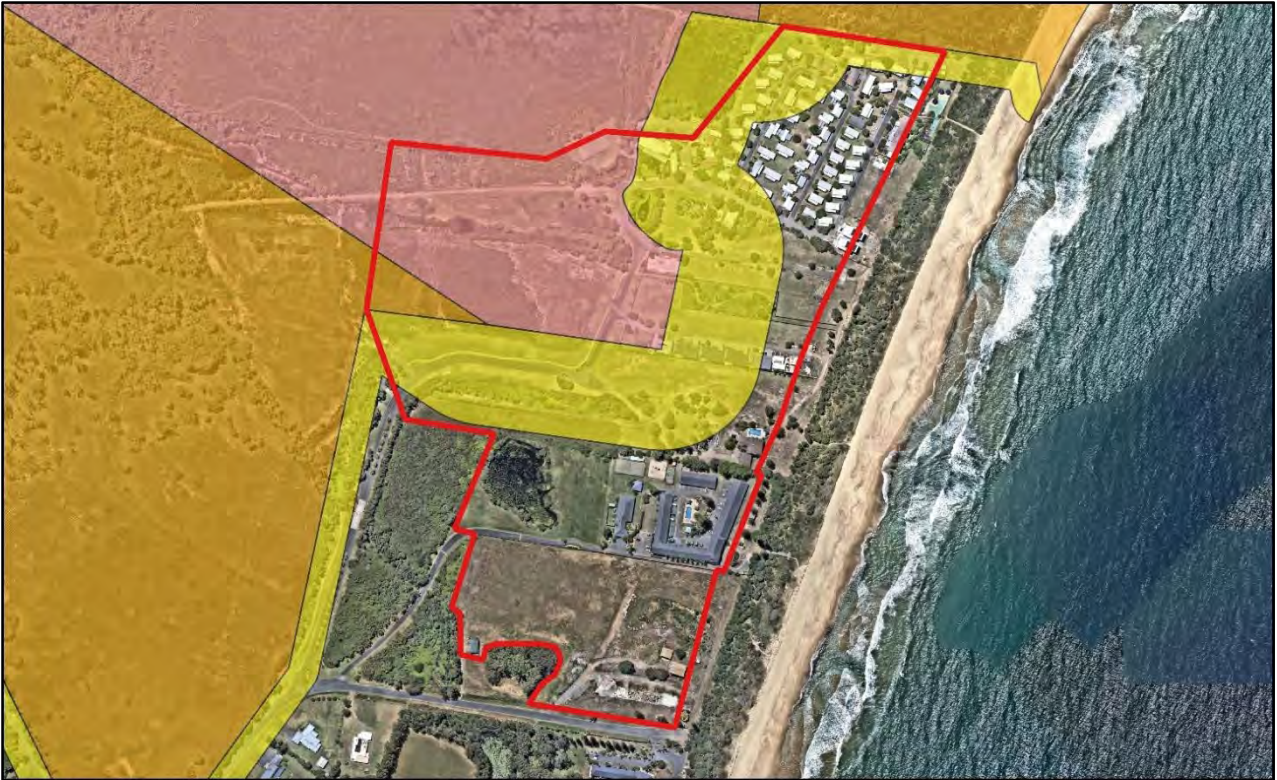
Key site considerations:

- Logical expansion of Diamond Beach to provide additional housing
- SP3 Tourist zone is proving not viable due to investment difficulties and changing nature of tourist development
- Existing development undertaken in isolation – need to integrate services and facilities to enable typical residential neighbourhood
- Coastal erosion
- Bushfire
- Community expectations – been identified as a tourist precinct for over 15 years
- Landowner fragmentation
- Proximity to environmental areas
- Existing and approved development
- The Hallidays Point technical studies must be addressed (<https://haveyoursay.midcoast.nsw.gov.au/hallidays-point-technical-studies>)

Outcome:

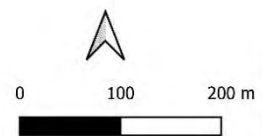
A planning proposal could be lodged to consider this site for residential development and address the above key considerations





Diamond Beach URA 1 (DB1) - Tourist Precinct

- Urban Release Area
- Bushfire Prone Land (BFPL)
- BFPL Veg Category 1
- BFPL Veg Category 3
- Watercourse



2.3.2 Red Head URA 1 (RH1) - 14 Red Head Road

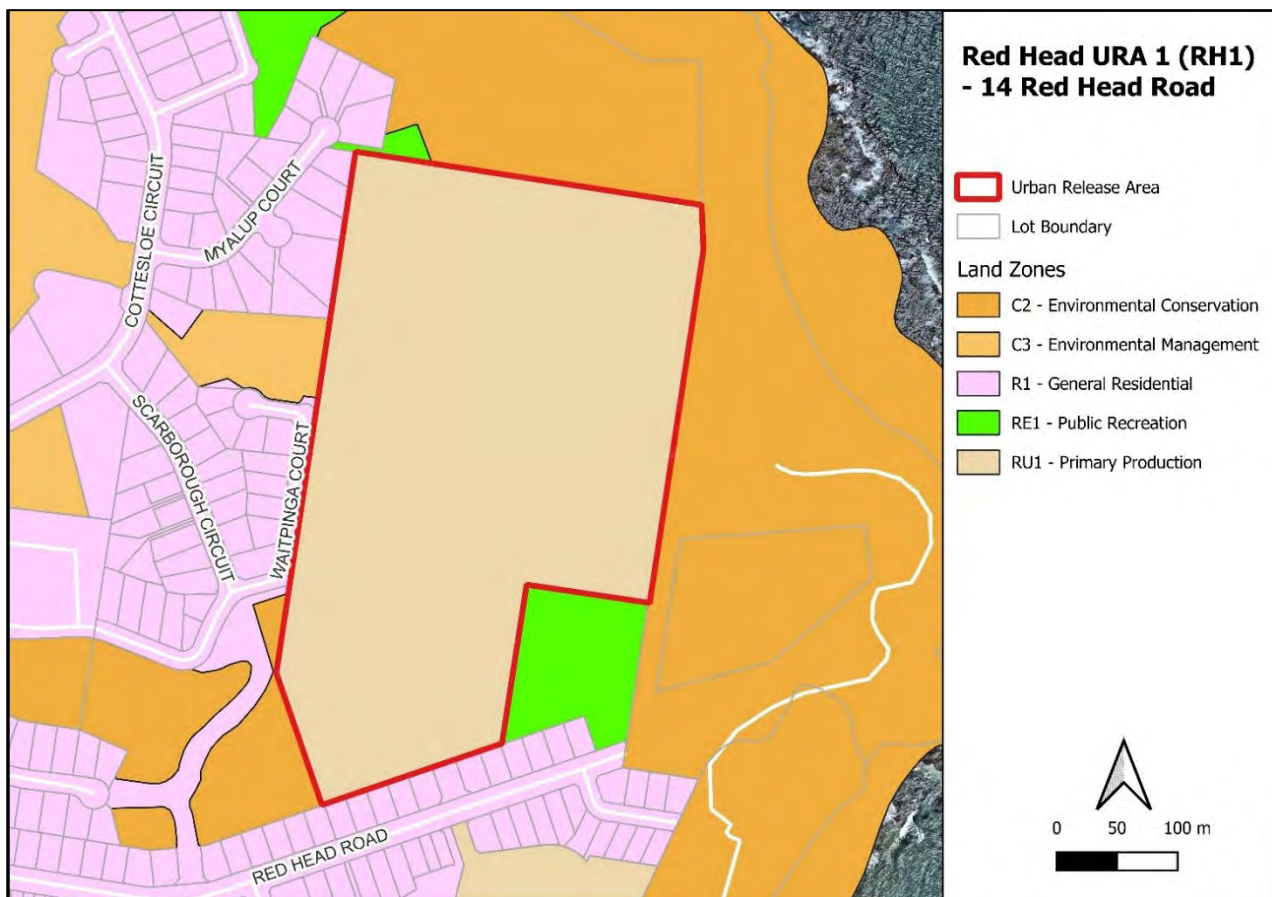
Overview

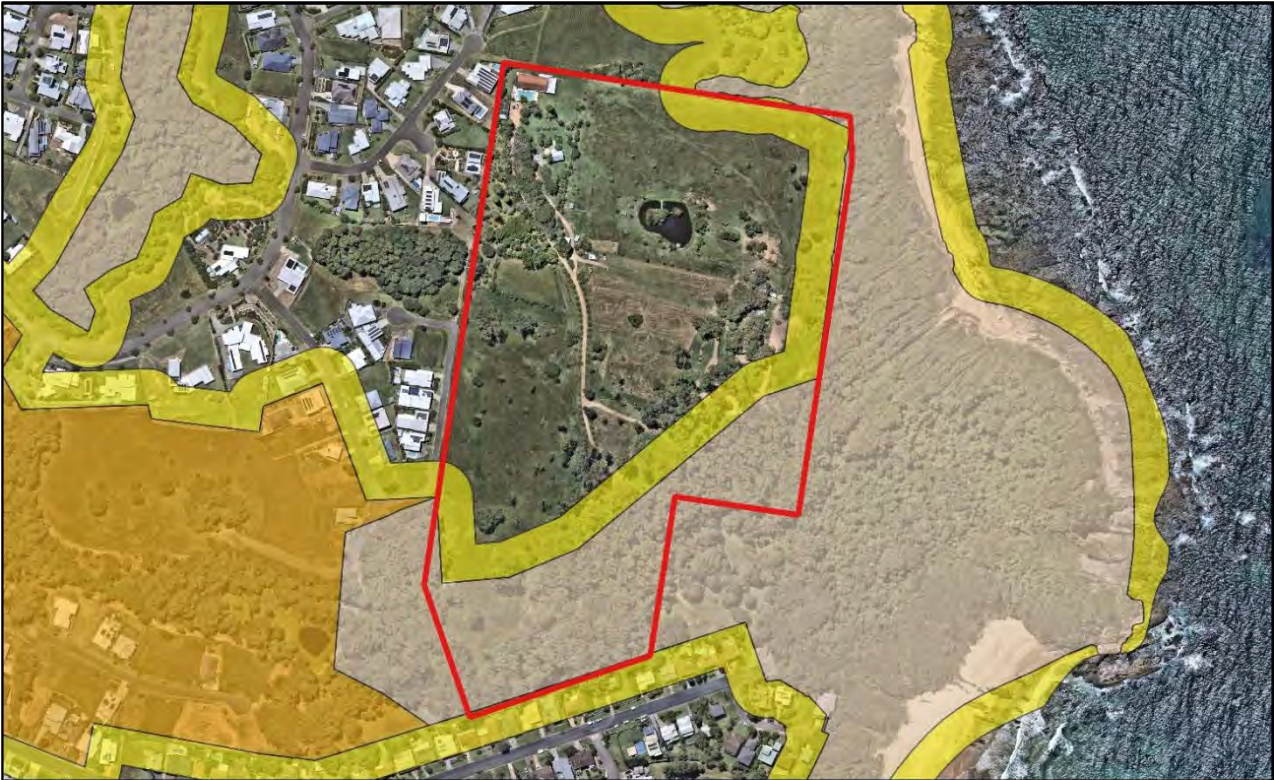
Key site considerations:

- Logical expansion of Red Head to provide additional housing
- Securing environmental corridors (east-west and north-south) and protecting habitat
- Continuation of open space network from the Seascape development (within the Littoral rainforest buffer)
- Koala habitat
- Littoral rainforest buffer
- Stormwater and water quality
- The Hallidays Point technical studies must be addressed (<https://haveyoursay.midcoast.nsw.gov.au/hallidays-point-technical-studies>)

Outcome:

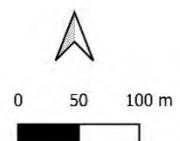
A planning proposal could be lodged to consider this site for residential development and address the above key considerations





Red Head URA 1 (RH1) - 14 Red Head Road

- Urban Release Area
- Bushfire Prone Land (BFPL) Buffer
- BFPL Veg Category 2
- BFPL Veg Category 3



2.3.3 Red Head URA 2 (RH2) - 180 Diamond Beach Road

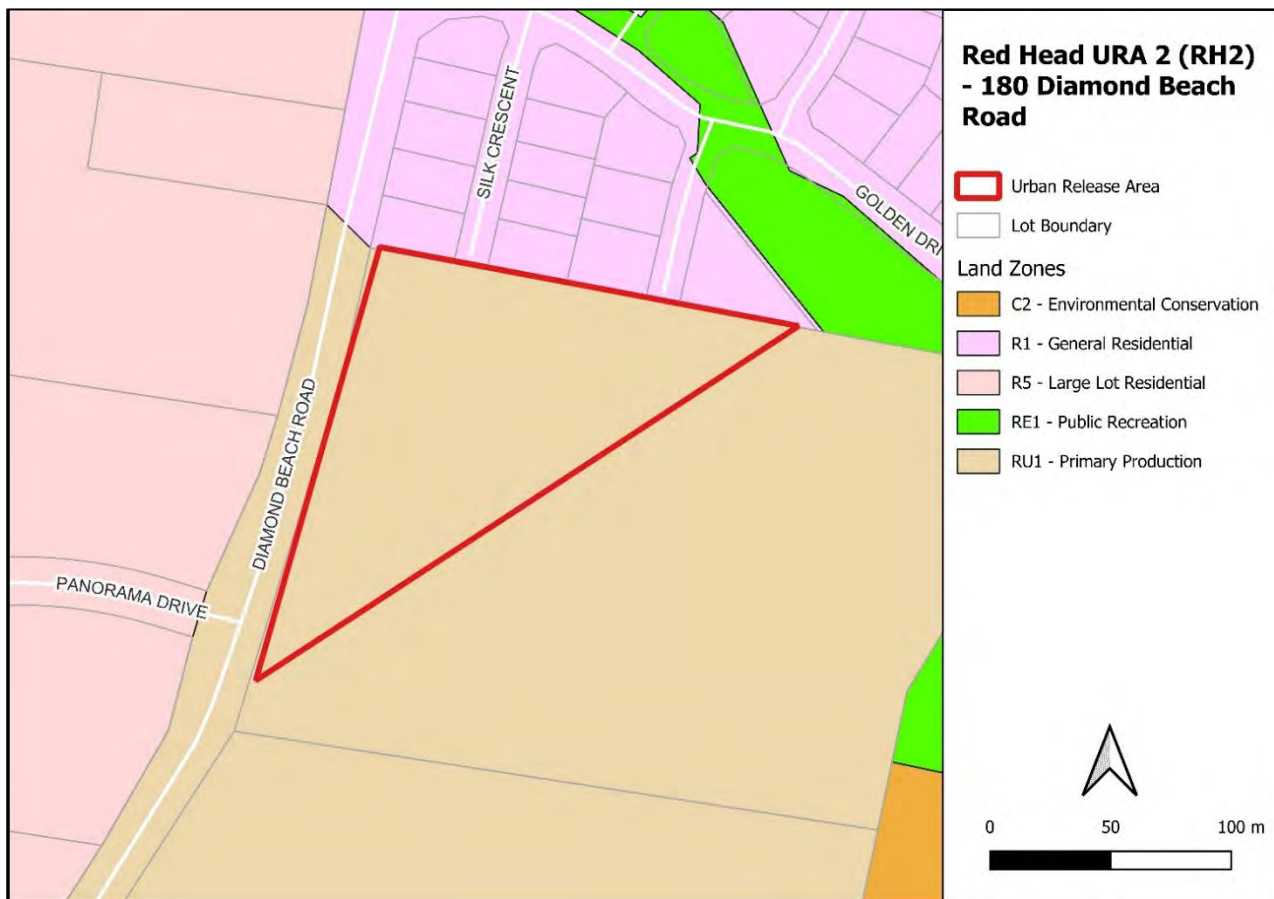
Overview

Key site considerations:

- Logical expansion of Red Head to provide additional housing
- Securing environmental corridors
- Bushfire
- The Hallidays Point technical studies must be addressed (<https://haveyoursay.midcoast.nsw.gov.au/hallidays-point-technical-studies>)

Outcome:

A planning proposal could be lodged to consider this site for residential development and address the above key considerations

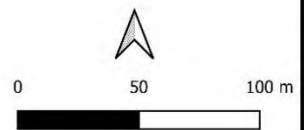




Red Head URA 2 (RH2) - 180 Diamond Beach Road

- Urban Release Area
- Bushfire Prone Land (BFPL) Buffer
- BFPL Veg Category 1
- BFPL Veg Category 2

Watercourse
3



2.3.4 Red Head URA 3 (RH3) - 16 Meers Drive and Lot 3 Hope Street

Overview

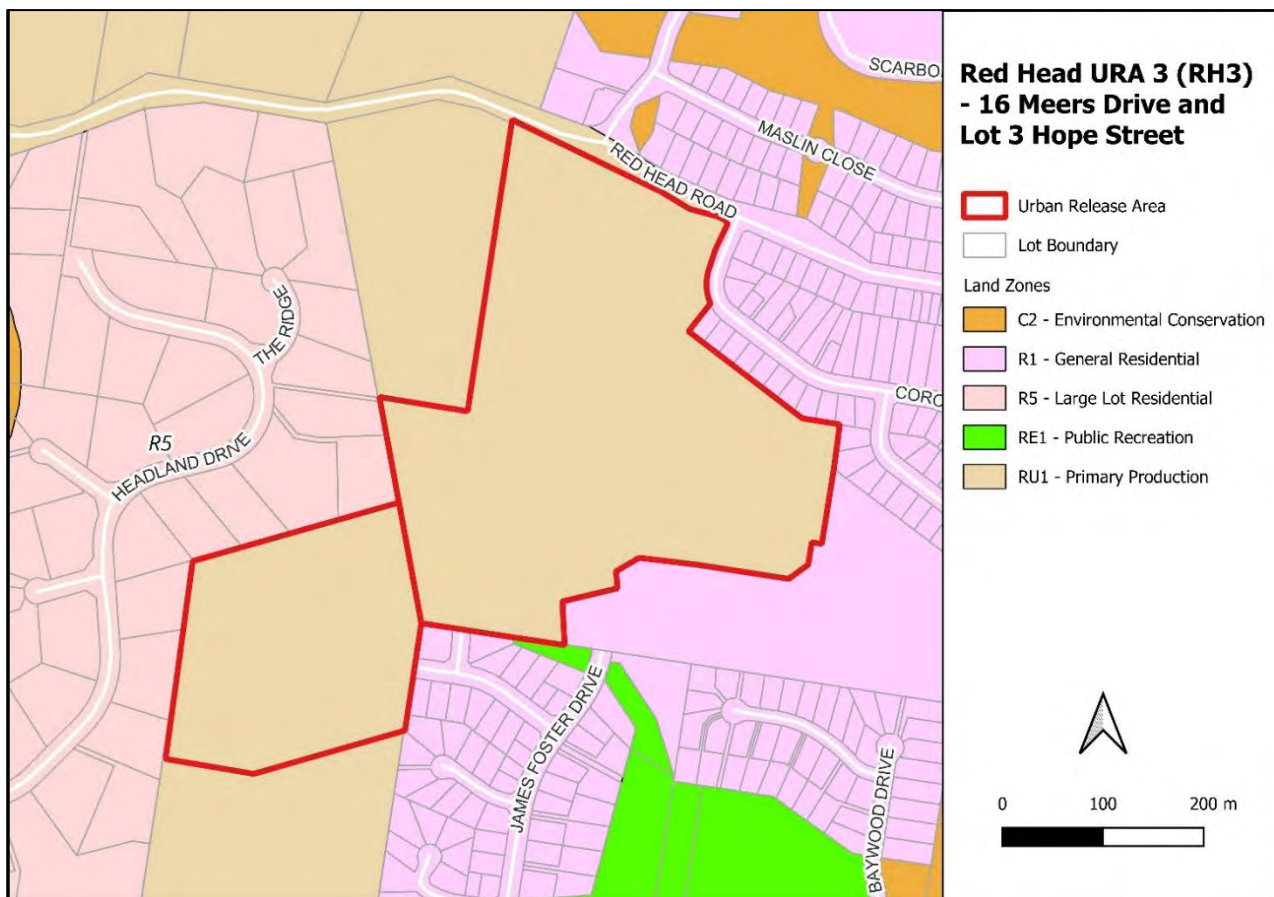
Key site considerations:

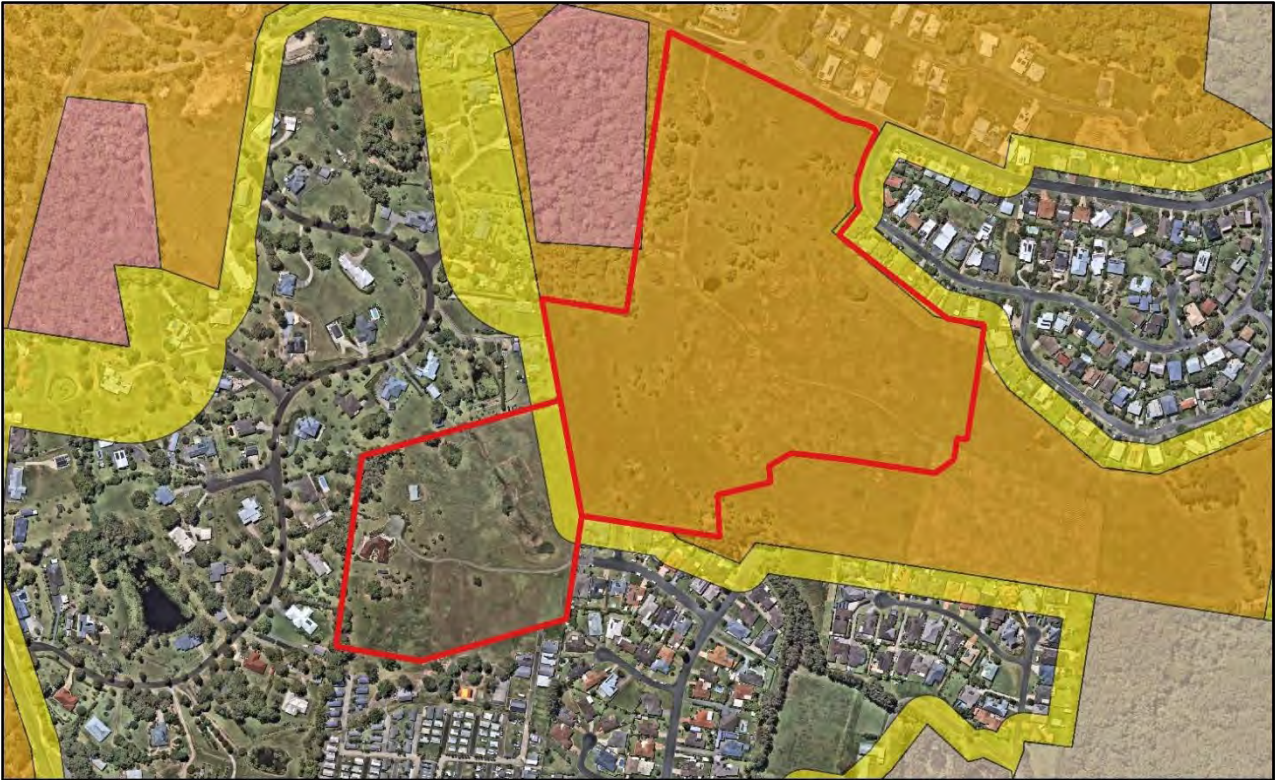
- Logical expansion of Red Head and Black Head to provide additional housing
- Vegetation
- Bushfire
- Stormwater and water quality
- Steep and sloping land
- Biodiversity corridor connections
- The Hallidays Point technical studies must be addressed (<https://haveyoursay.midcoast.nsw.gov.au/hallidays-point-technical-studies>)

Outcome:

A planning proposal could be lodged to consider the sites for residential development and address the above key considerations

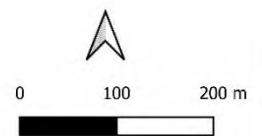
Note: Separate planning proposals could be lodged for Lot 3 Hope Street and 16 Meers Drive





Red Head URA 3 (RH3) - 16 Meers Drive and Lot 3 Hope Street

- | | | |
|-----------------------------------|---------------------|-------------|
| Urban Release Area | BFPL Veg Category 1 | Watercourse |
| Bushfire Prone Land (BFPL) Buffer | BFPL Veg Category 2 | 1 |
| | BFPL Veg Category 3 | 2 |



2.3.5 Black Head URA 1 (BH1) - 438 Blackhead Road and 21 Greenview Drive

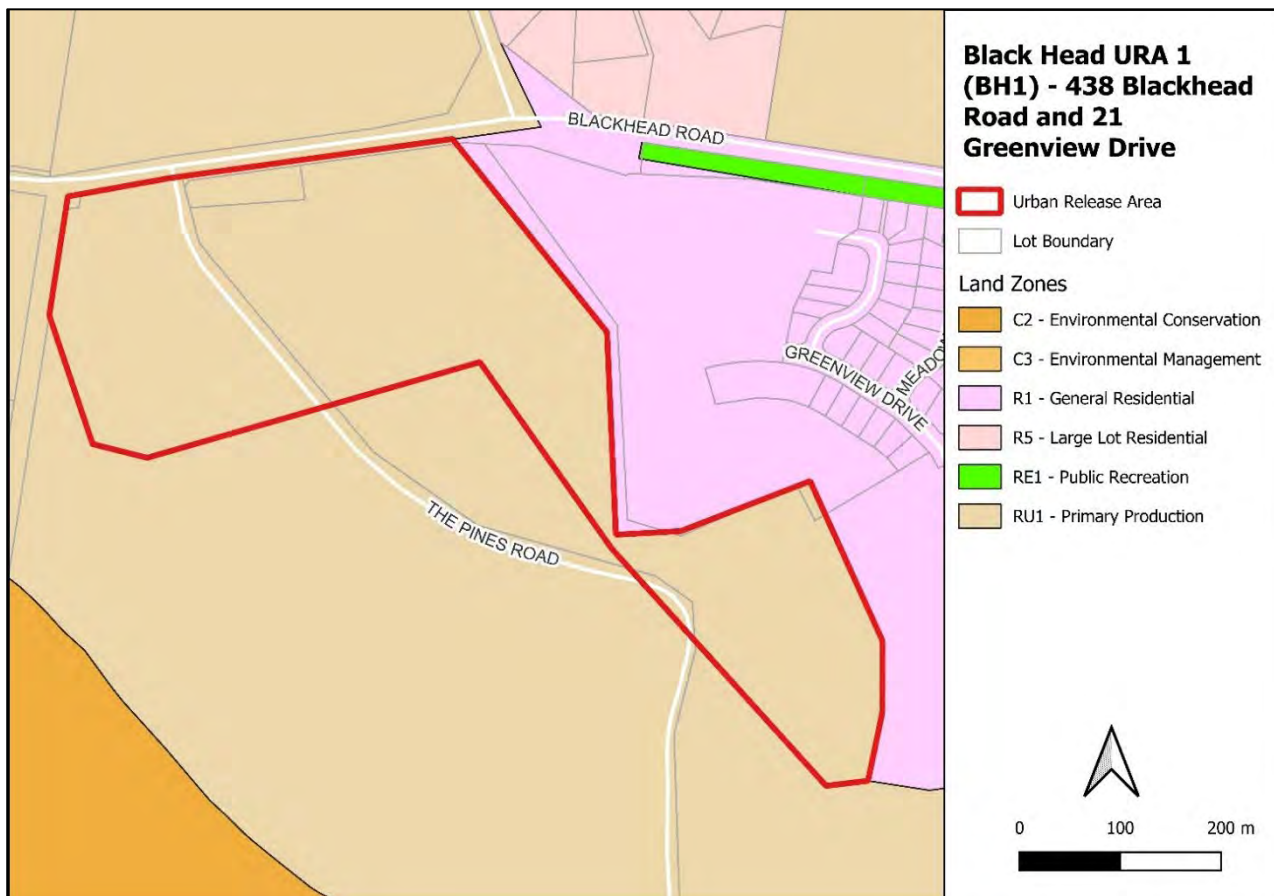
Overview

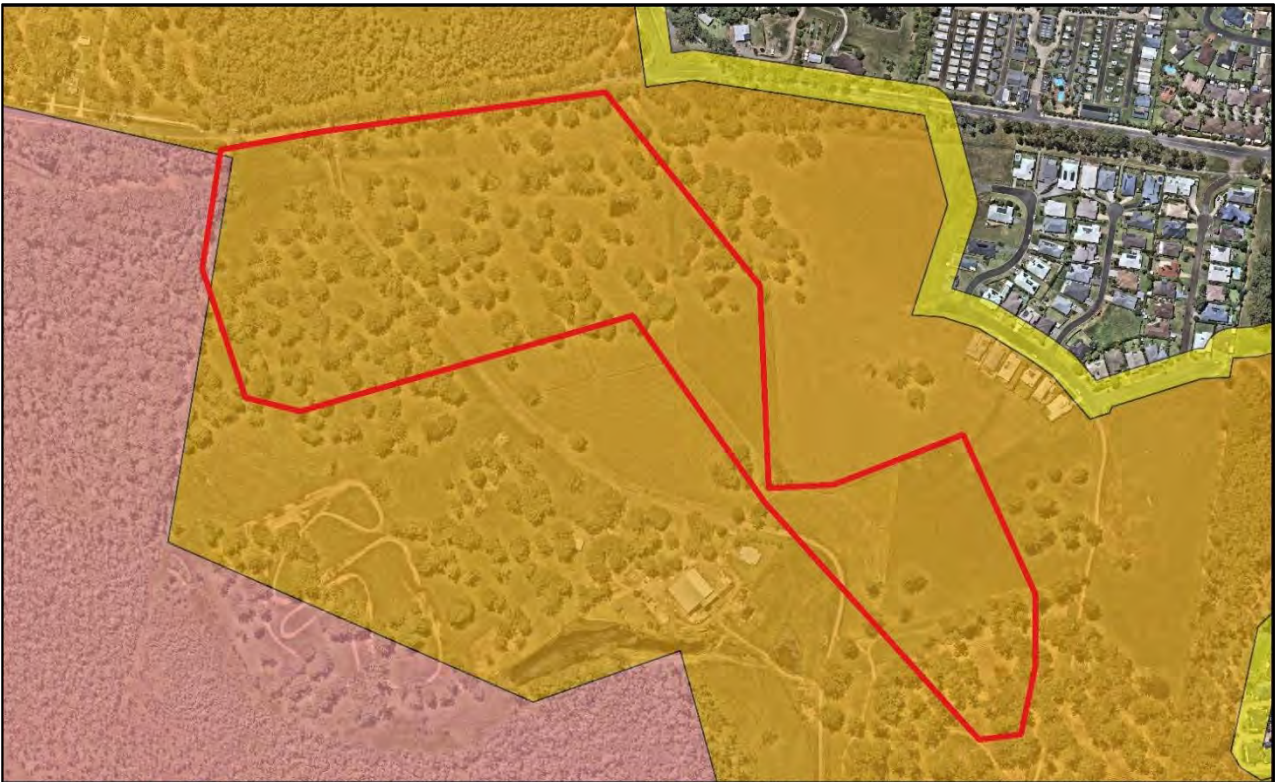
Key site considerations:

- Logical expansion of Black Head to provide additional housing
- Proximity to employment industry
- Vegetation
- Bushfire
- Proximity to sensitive environmental areas
- Infrastructure - a roundabout is required at Diamond Beach Road/Blackhead Road for access
- The Hallidays Point technical studies must be addressed (<https://haveyoursay.midcoast.nsw.gov.au/hallidays-point-technical-studies>)

Outcome:

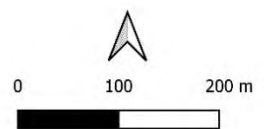
A planning proposal could be lodged to consider the site for residential development and possible industrial development and address the above key considerations





Black Head URA 1 (BH1) - 438 Blackhead Road and 21 Greenview Drive

- | | | |
|--|--|---|
|  Urban Release Area |  Bushfire Prone Land (BFPL) |  Watercourse |
| |  BFPL Buffer |  1 |
| |  BFPL Veg Category 1 |  2 |
| |  BFPL Veg Category 3 | |



2.3.6 Tallwoods URA 1 (TW1) - 205 Blackhead Road

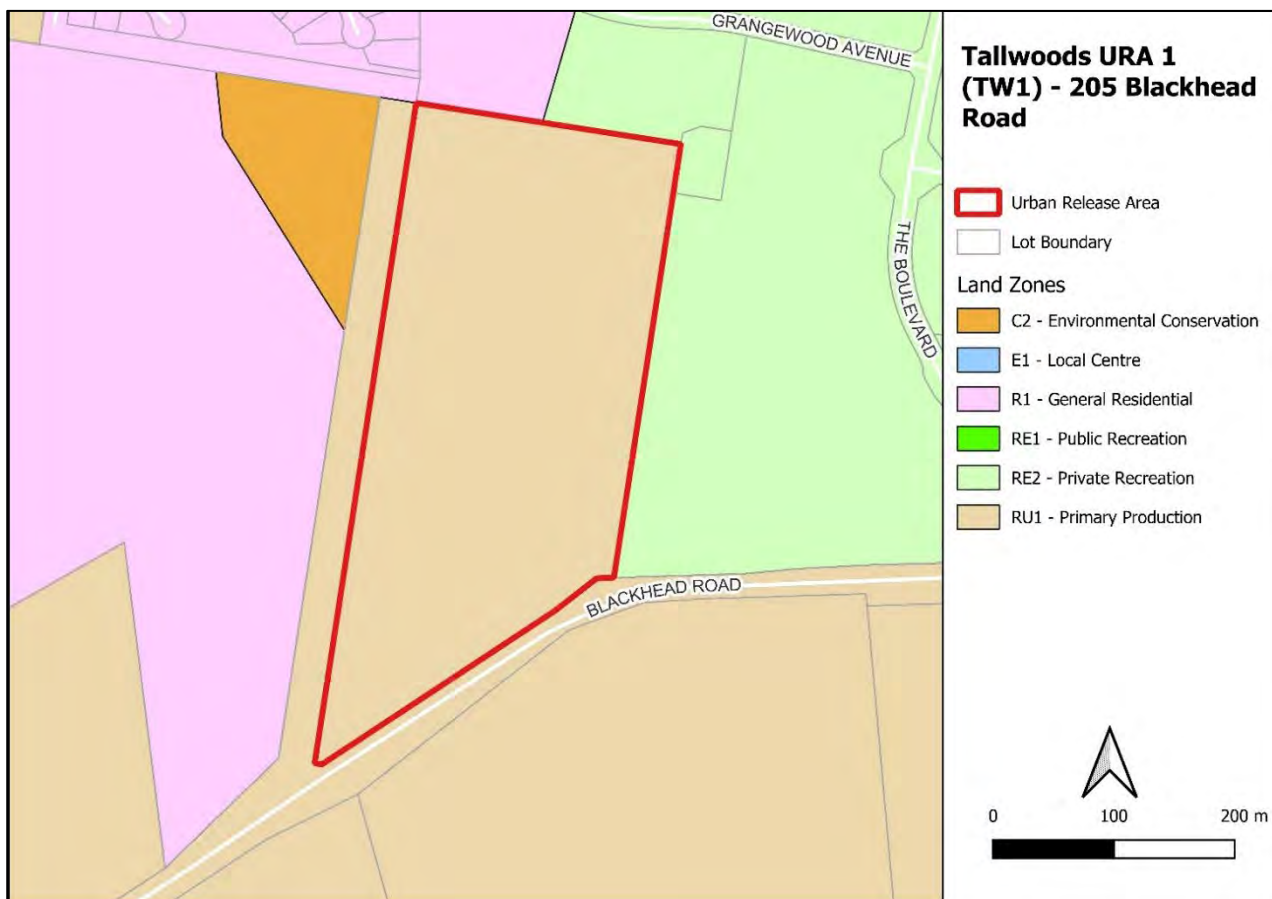
Overview

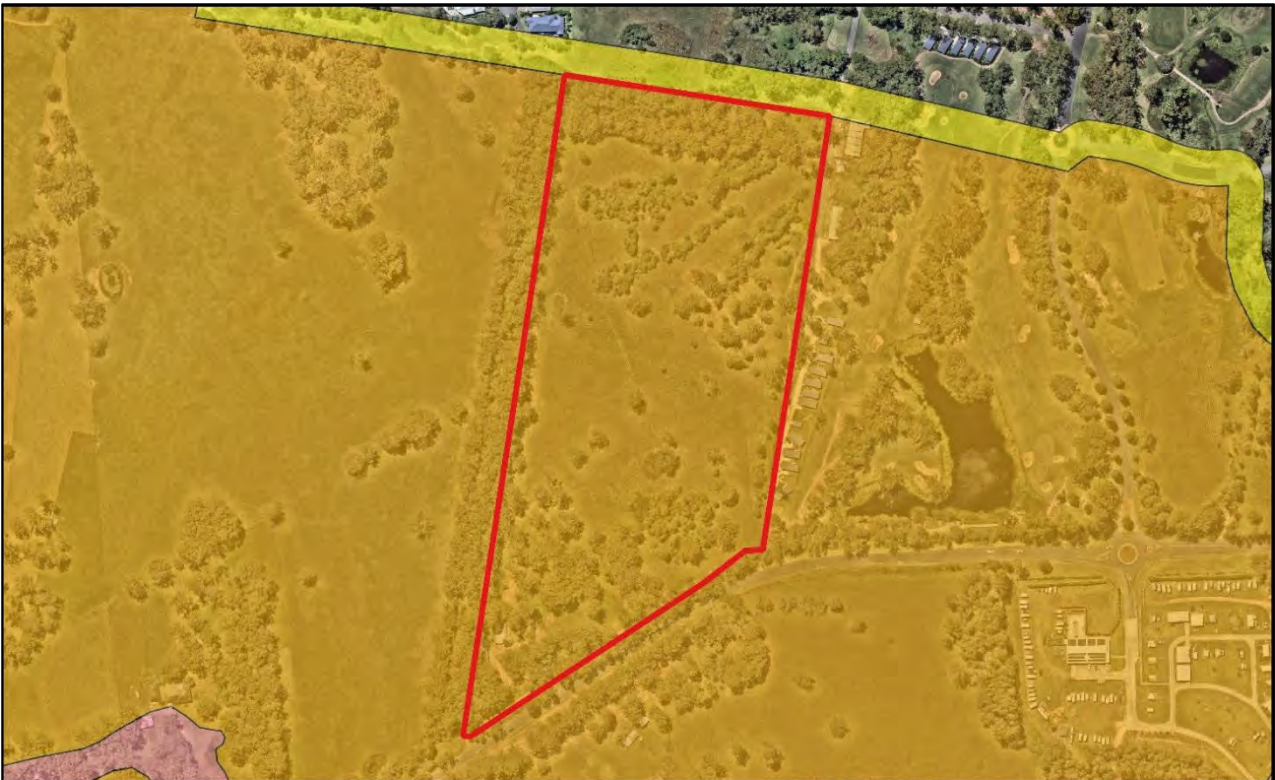
Key site considerations:

- Logical expansion of Tallwoods to provide additional housing
- Vegetation including the Crown road reserve
- Bushfire
- Stormwater/water quality
- Access to Blackhead Road
- The Hallidays Point technical studies must be addressed (<https://haveyoursay.midcoast.nsw.gov.au/hallidays-point-technical-studies>)

Outcome:

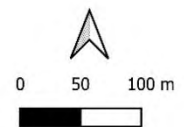
A planning proposal could be lodged to consider the site for residential development and address the above key considerations





Tallwoods URA 1 (TW1) - 205 Blackhead Road

- | | | | | | |
|---|--------------------|---|----------------------------|---|-------------|
|  | Urban Release Area |  | Bushfire Prone Land (BFPL) |  | Watercourse |
| | |  | BFPL Buffer |  | 1 |
| | |  | BFPL Veg Category 1 |  | 2 |
| | |  | BFPL Veg Category 3 |  | 3 |

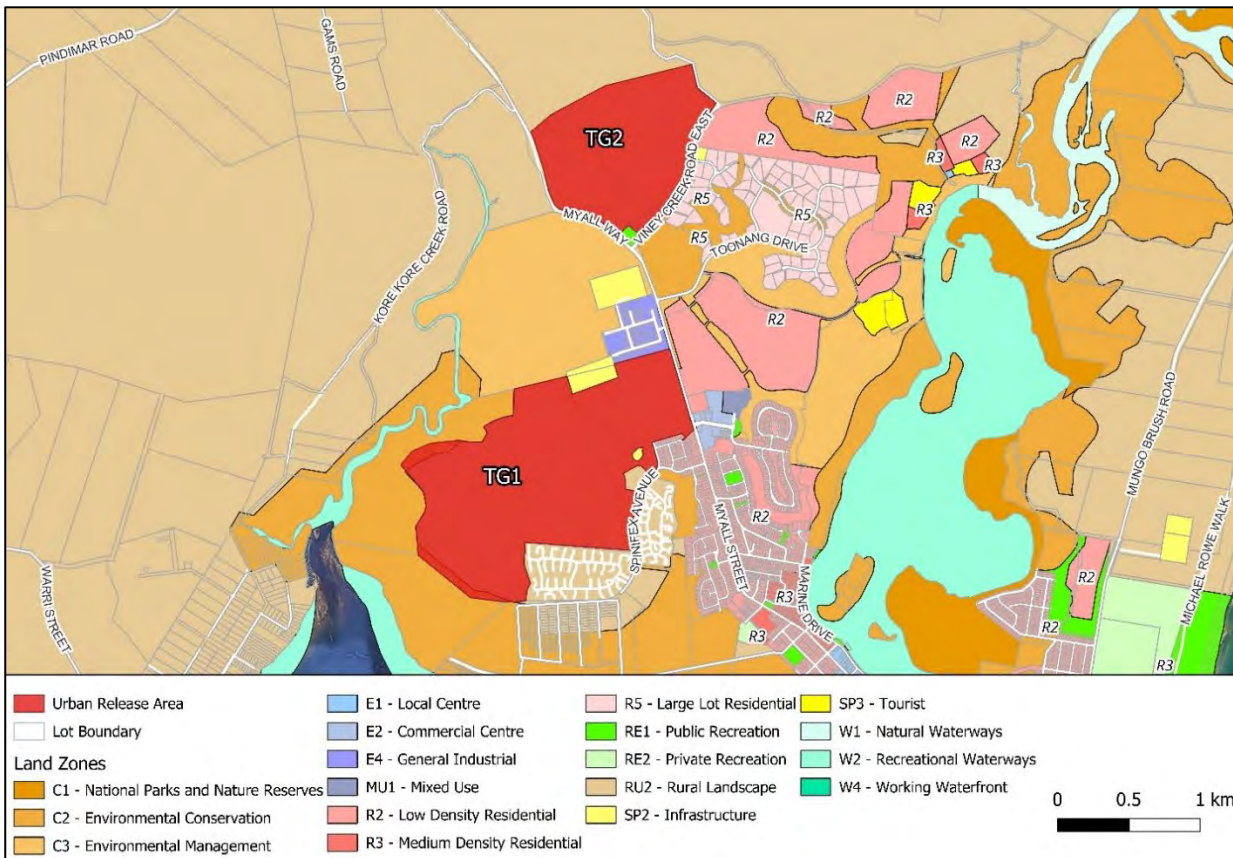


2.4 TEA GARDENS

In 2026, the estimated population for Tea Gardens-Hawks Nest was 4,959 and is anticipated to increase to 6,321 by 2046.

Tea Gardens has two urban release areas that will cater for future residential development.

Tea Gardens has large tracts of land currently included in a residential zone that are to be developed in the future. Tea Gardens will continue to be subject to infill development, where larger lots are either subdivided or units are established.



2.4.1 Tea Gardens URA 1 (TG1) - Myall River Downs

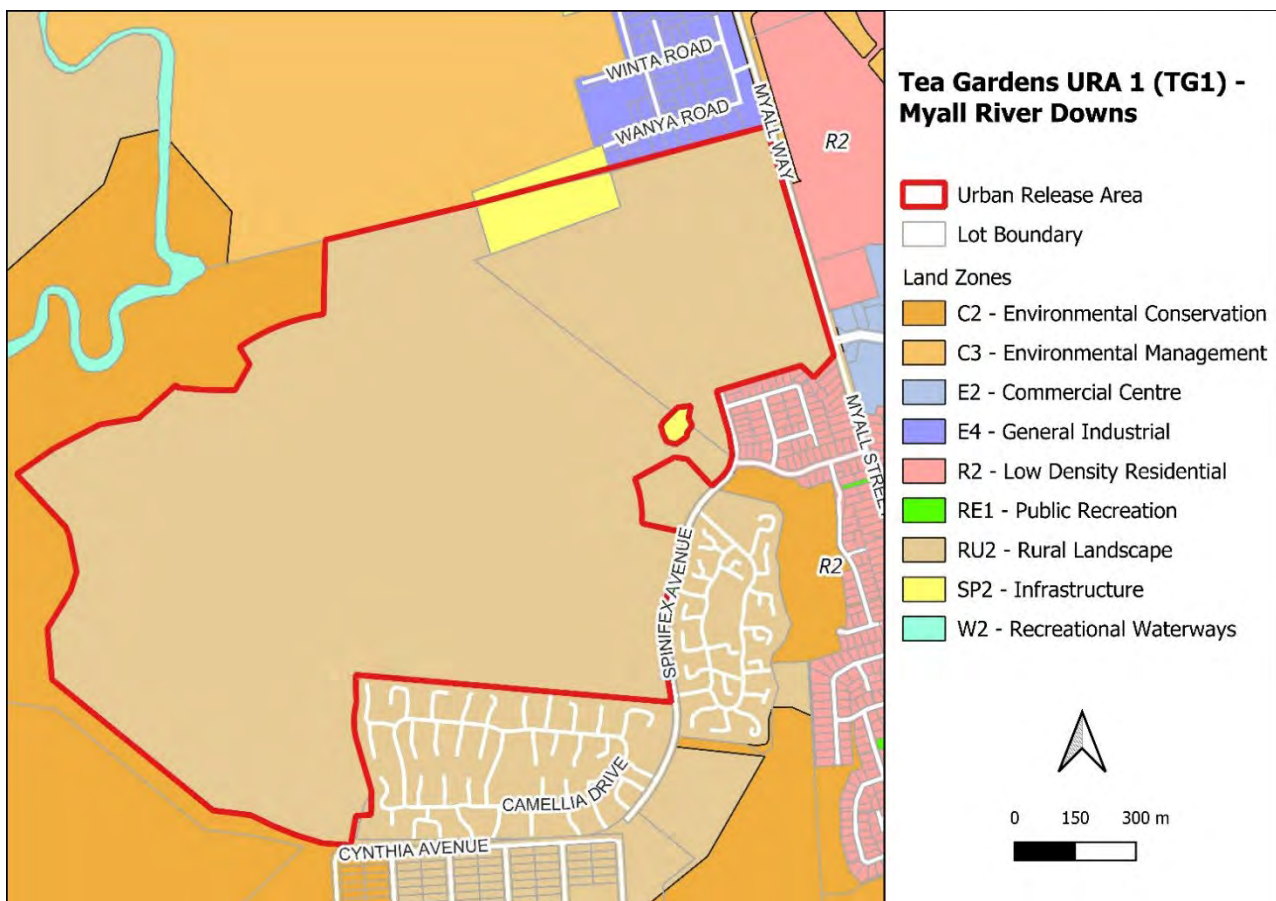
Overview

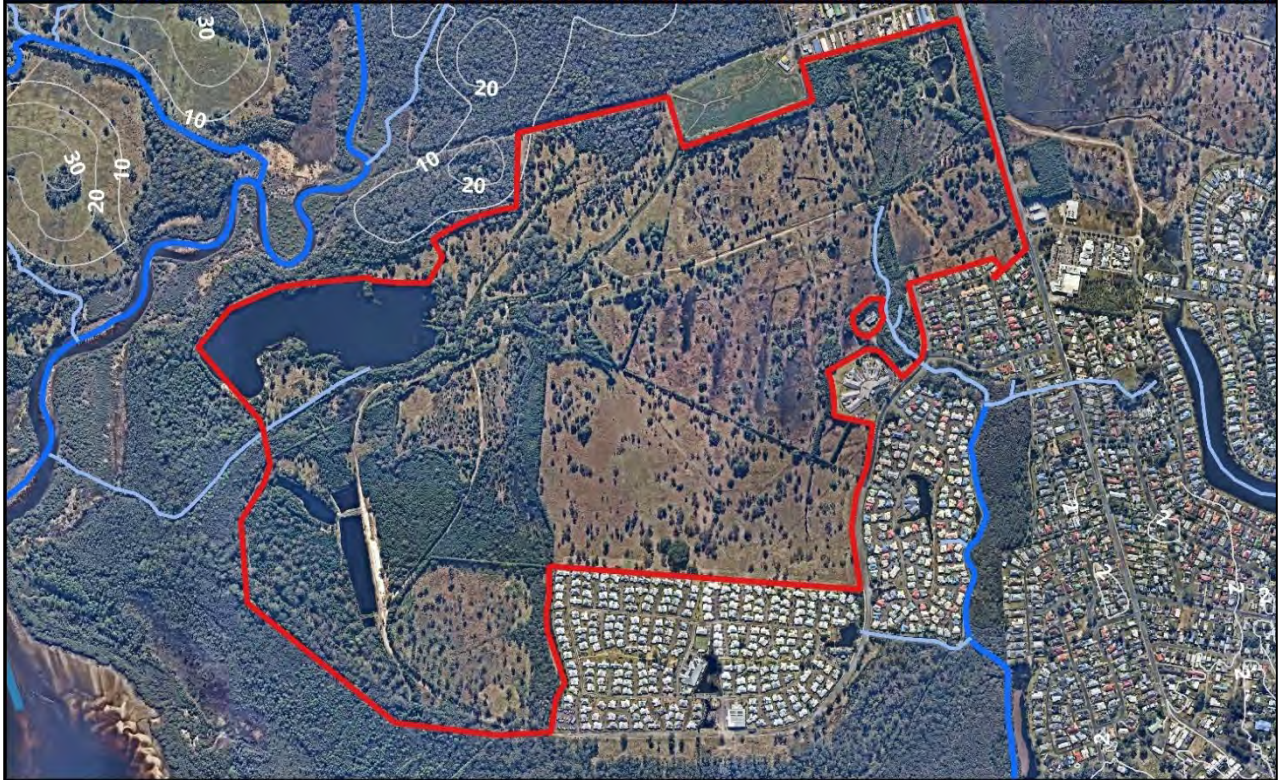
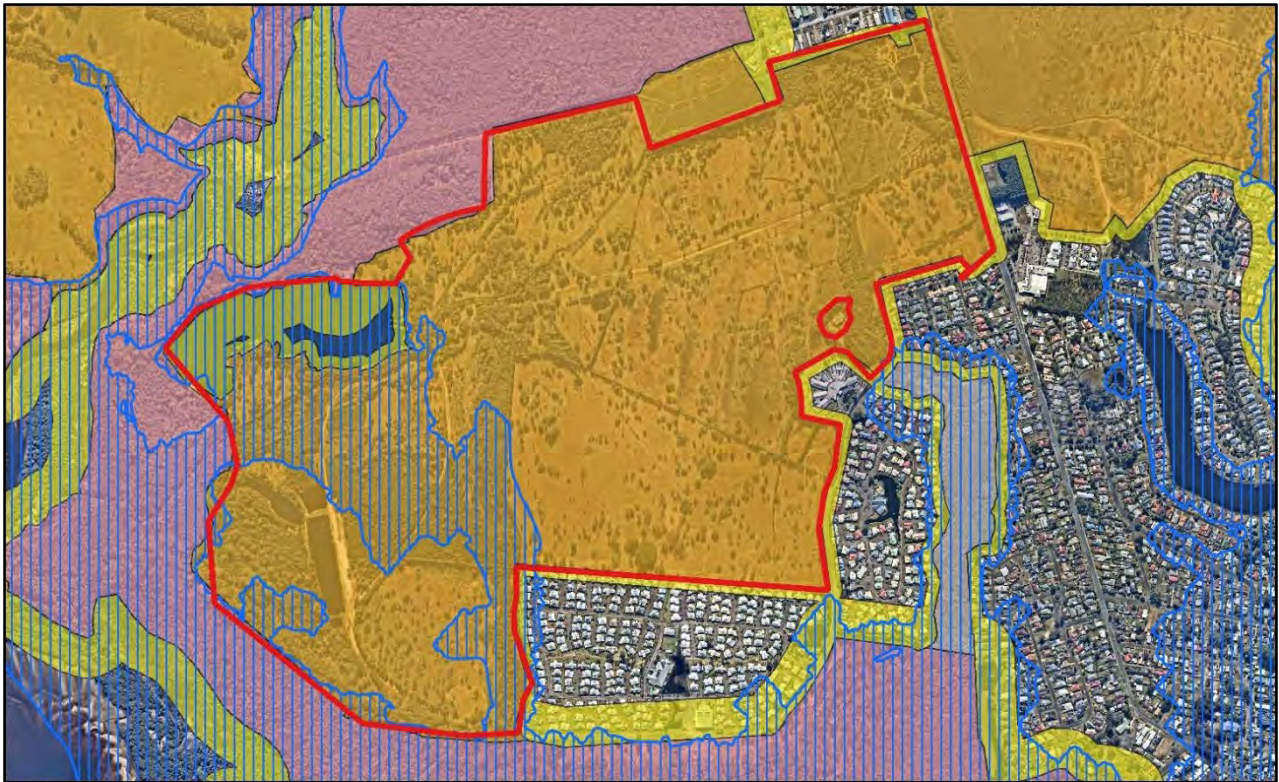
Key site considerations:

- Logical expansion of Tea Gardens to provide additional housing
- Vegetation scattered throughout, with some significant dense concentrations and corridors and coastal wetlands
- Bushfire
- Adjoins industrial estate
- Flooding and sea level rise
- Stormwater and water quality
- Filling of land

Outcome:

A planning proposal could be lodged to consider the site for residential development and address the above key considerations





Tea Gardens URA 1 (TG1) - Myall River Downs



2.4.2 Tea Gardens URA 2 (TG2) - Myall Way

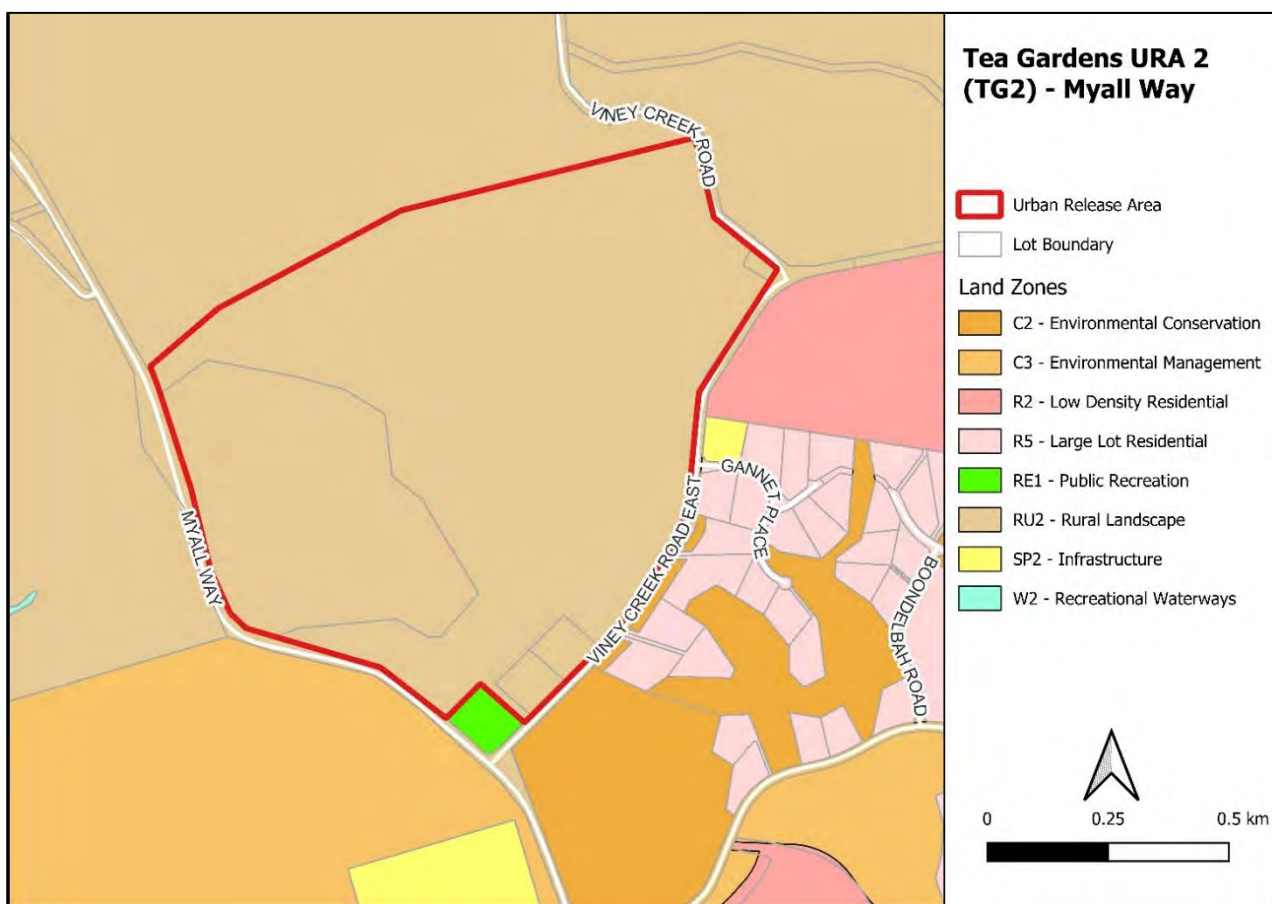
Overview

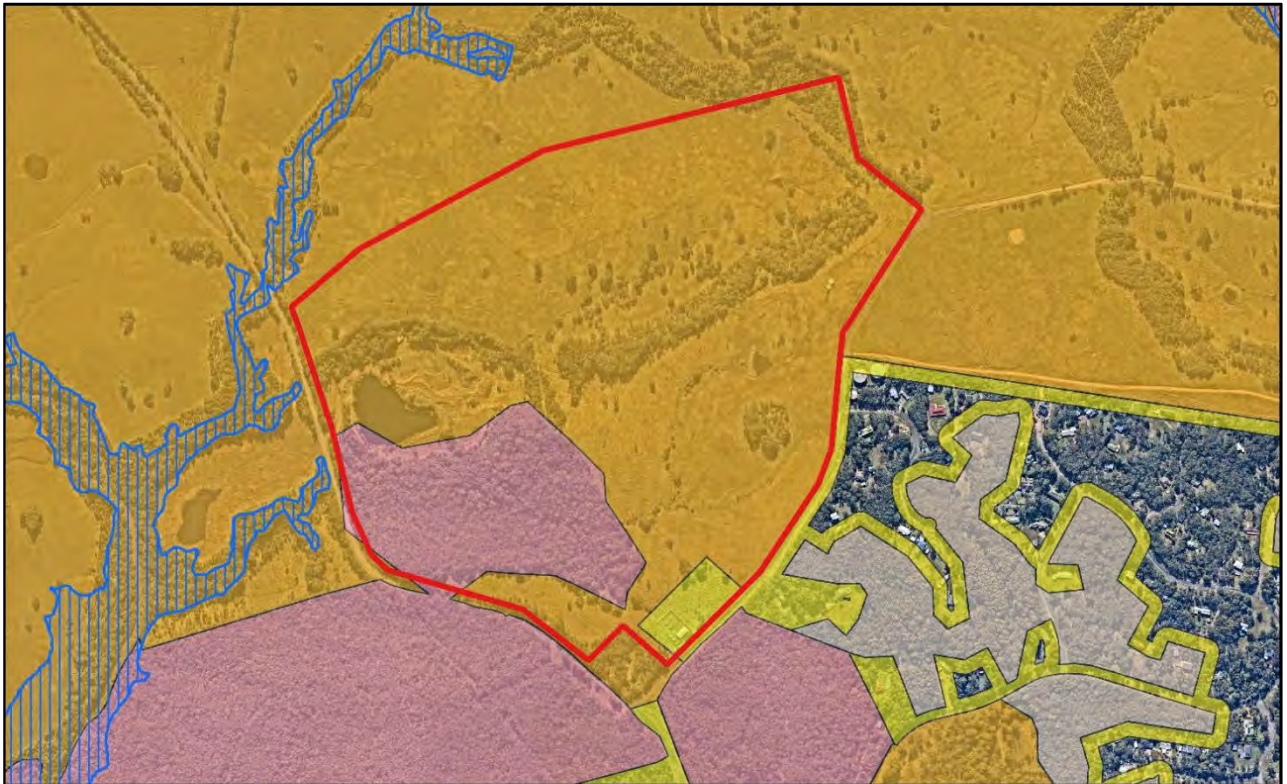
Key site considerations:

- Logical expansion of Tea Gardens to provide additional housing
- A significant stand of vegetation and corridors
- Bushfire
- Stormwater/water quality
- Connection to Tea Gardens residential neighbourhoods and services/facilities
- Infrastructure servicing
- Quarry impacts in terms of stability of geology and potential contamination

Outcome:

A planning proposal could be lodged to consider the site for residential development and address the above key considerations





Tea Gardens URA 2 (TG2) - Myall Way



3. RURAL TOWNS

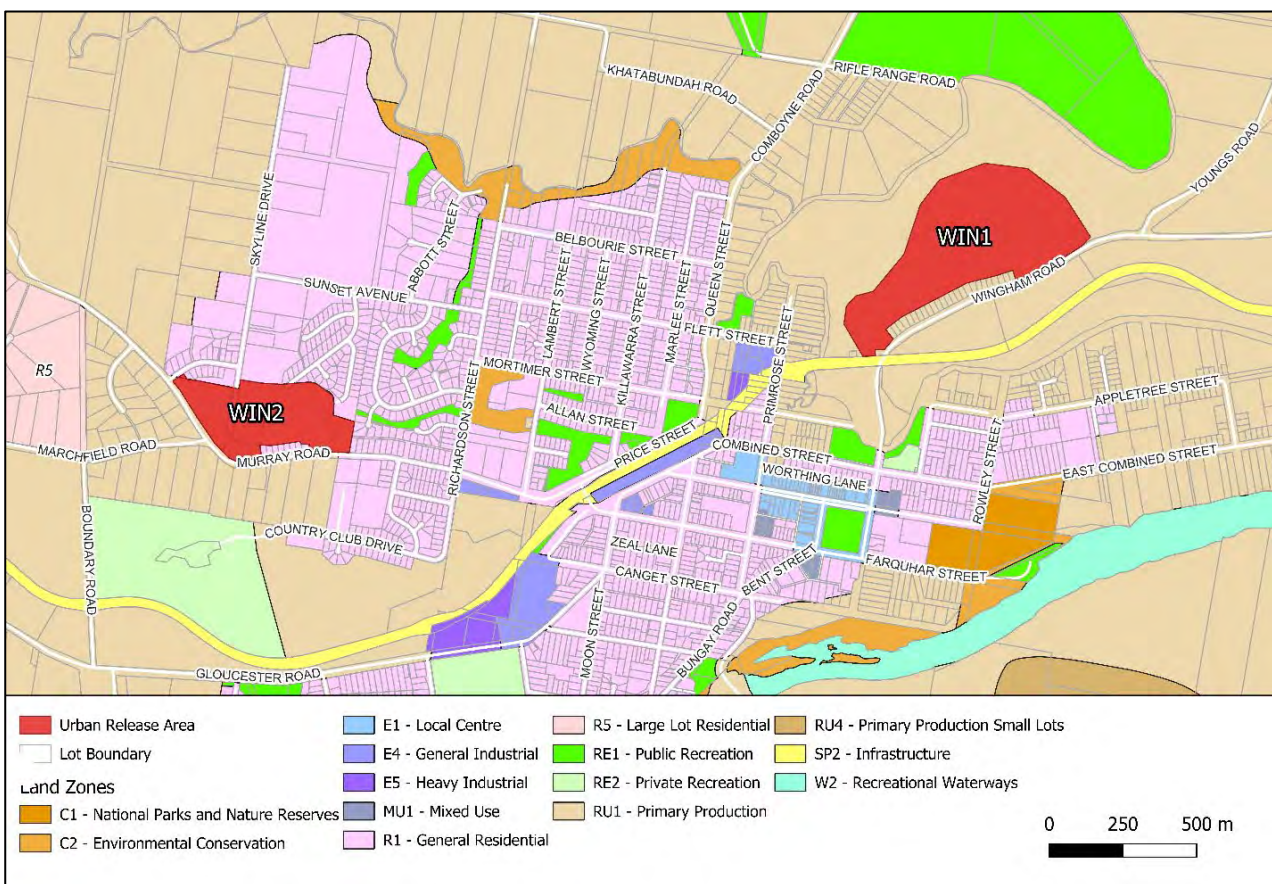
Rural towns are located to the west of The Pacific Highway. These rural towns service the rural communities across the MidCoast.

3.1 WINGHAM

In 2026, the estimated population for Wingham was 5,197 and is anticipated to increase to 5,427 by 2046.

Wingham has two urban release areas, that will cater for future residential development.

Wingham has large tracts of land currently included in a residential zone that are to be developed in the future. Wingham will continue to be subject to infill development, where larger lots are either subdivided or units are established.



3.1.1 Wingham URA 1 (WIN1) - Lot 11 Wingham Road

Overview

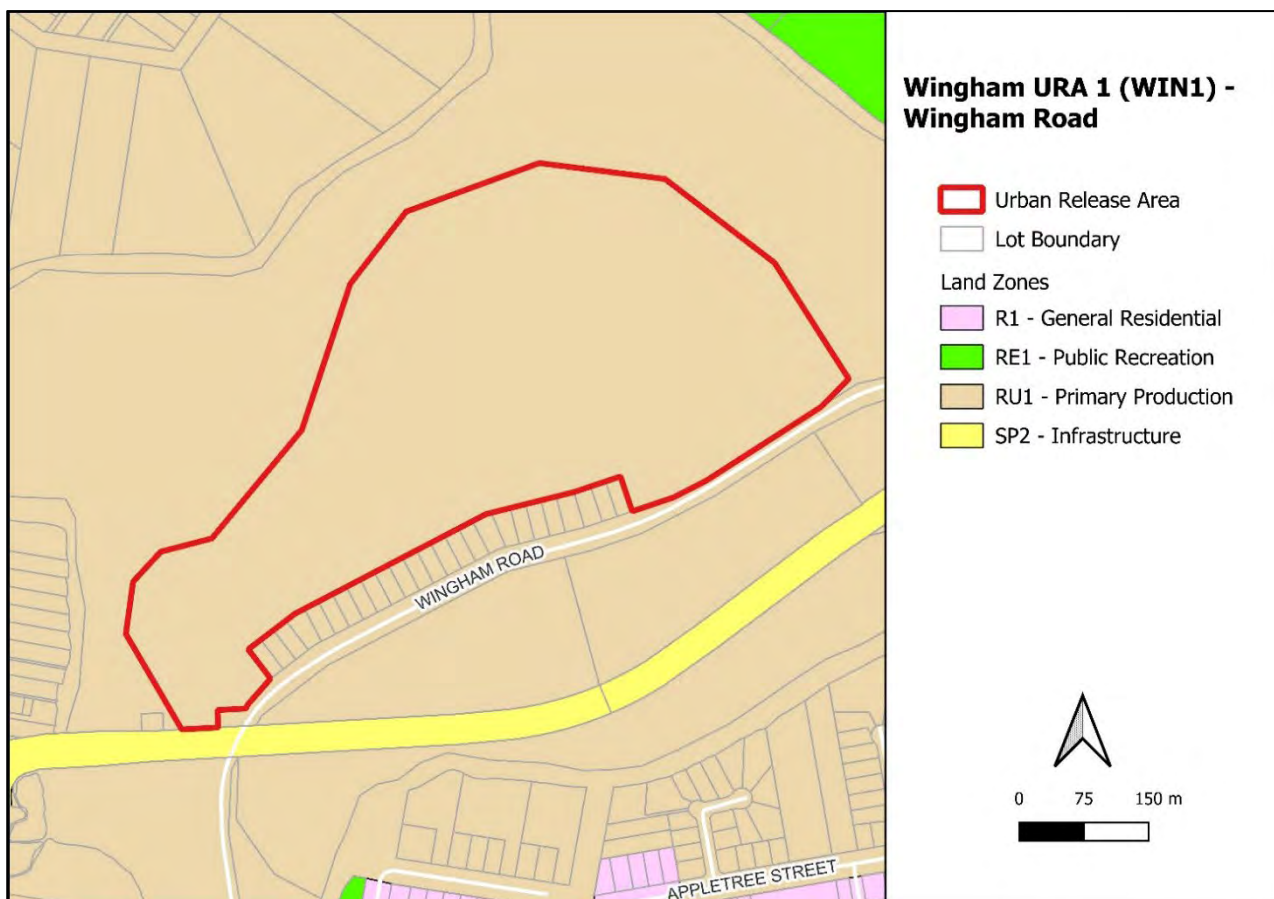
Key site considerations:

- Logical expansion of Wingham to provide additional housing
- Walk/cycleway connection to town centre
- Flooding
- Bushfire
- Biodiversity along the creek and through scattered vegetation
- Physical separation from Wingham township
- Railway line impacts
- Impacts from shooting range

Outcome:

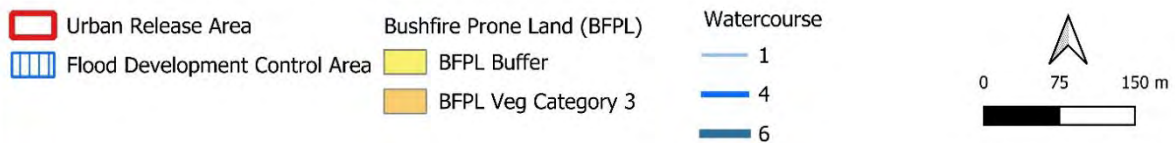
A planning proposal could be lodged to consider this site for residential development and address the above key considerations

Note: A planning proposal is currently being considered for this site





Wingham URA 1 (WIN1) - Wingham Road



3.1.2 Wingham URA 2 (WIN2) - Murray Road and Skyline Drive

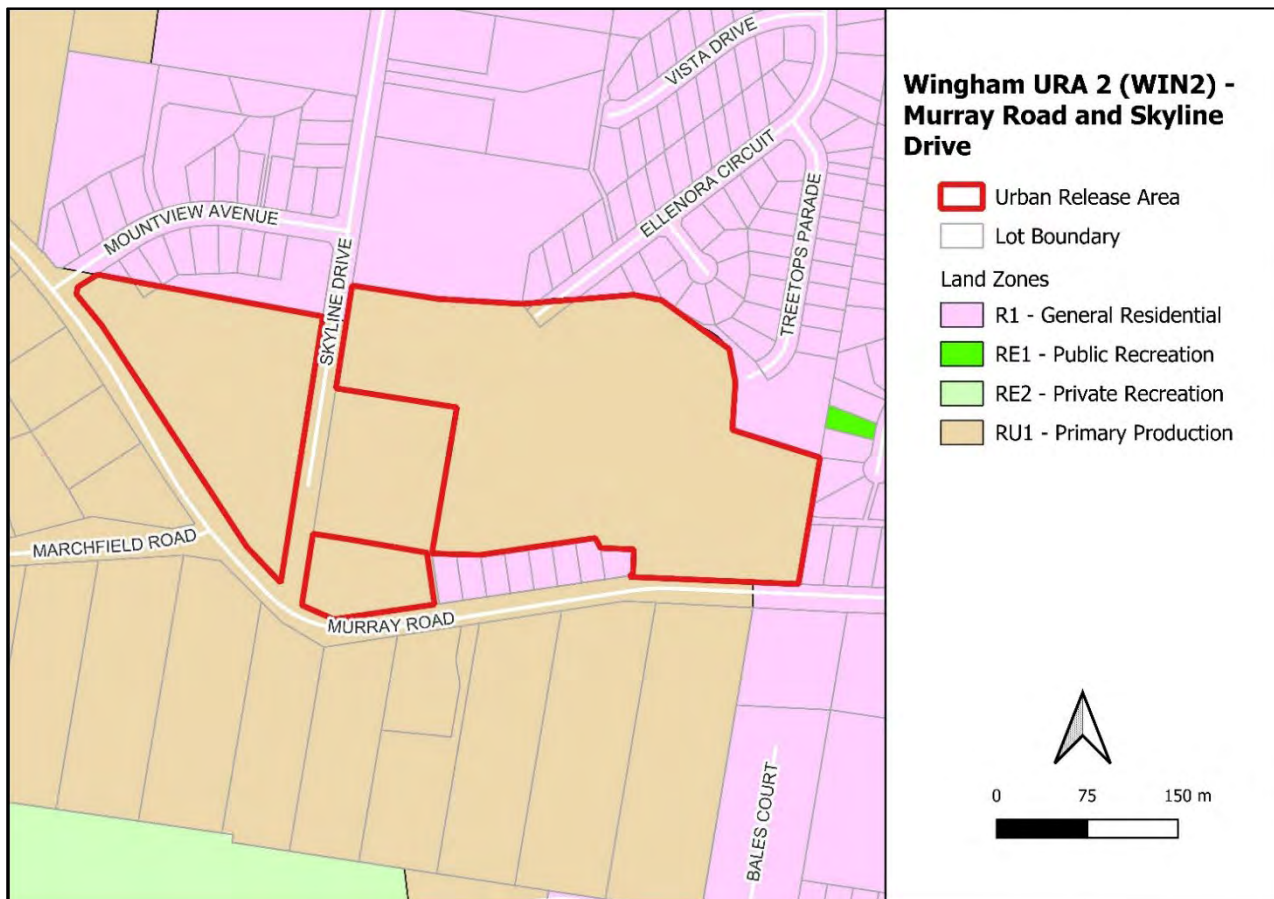
Overview

Key site considerations:

- Logical expansion of Wingham to provide additional housing
- Servicing constraints. The water reservoir in the middle of site is an issue as adequate water pressure requires 25m of head-pressure which will need to be resolved
- Scattered vegetation
- Steep and sloping land


Outcome:


A planning proposal could be lodged to consider this site for residential development and address the above key considerations





Wingham URA 2 (WIN2) - Murray Road and Skyline Drive


 Urban Release Area

 Bushfire Prone Land (BFPL)

 Watercourse

 BFPL Buffer

1

 BFPL Veg Category 3

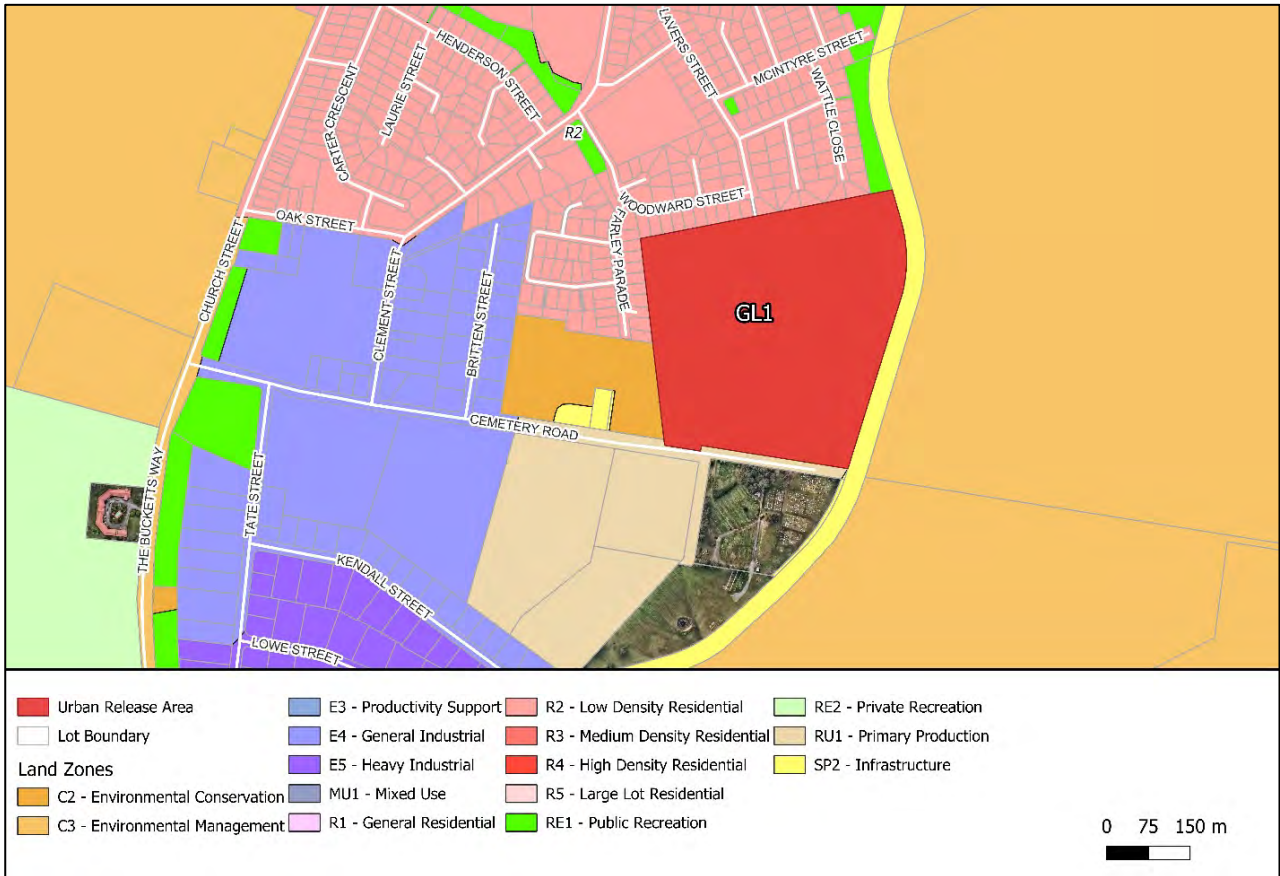


3.2 GLOUCESTER

In 2026, the estimated population for Gloucester was 3,152 and is anticipated to increase to 3,322 by 2046.

Gloucester has one urban release area, that will cater for future residential development.

Gloucester will continue to be subject to infill development, where larger lots are either subdivided or units are established.



3.2.1 Gloucester URA 1 (GL1) - Lavers Street

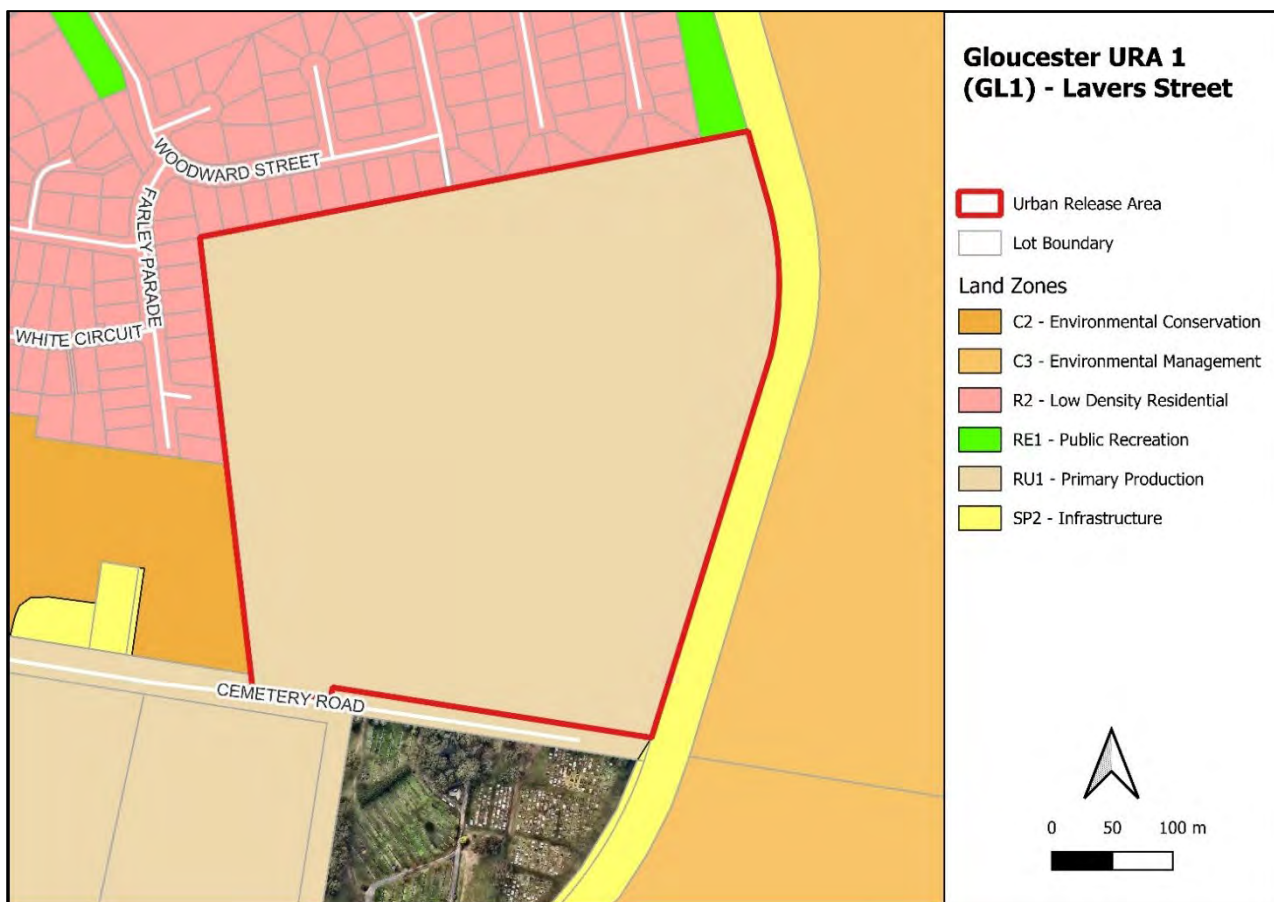
Overview

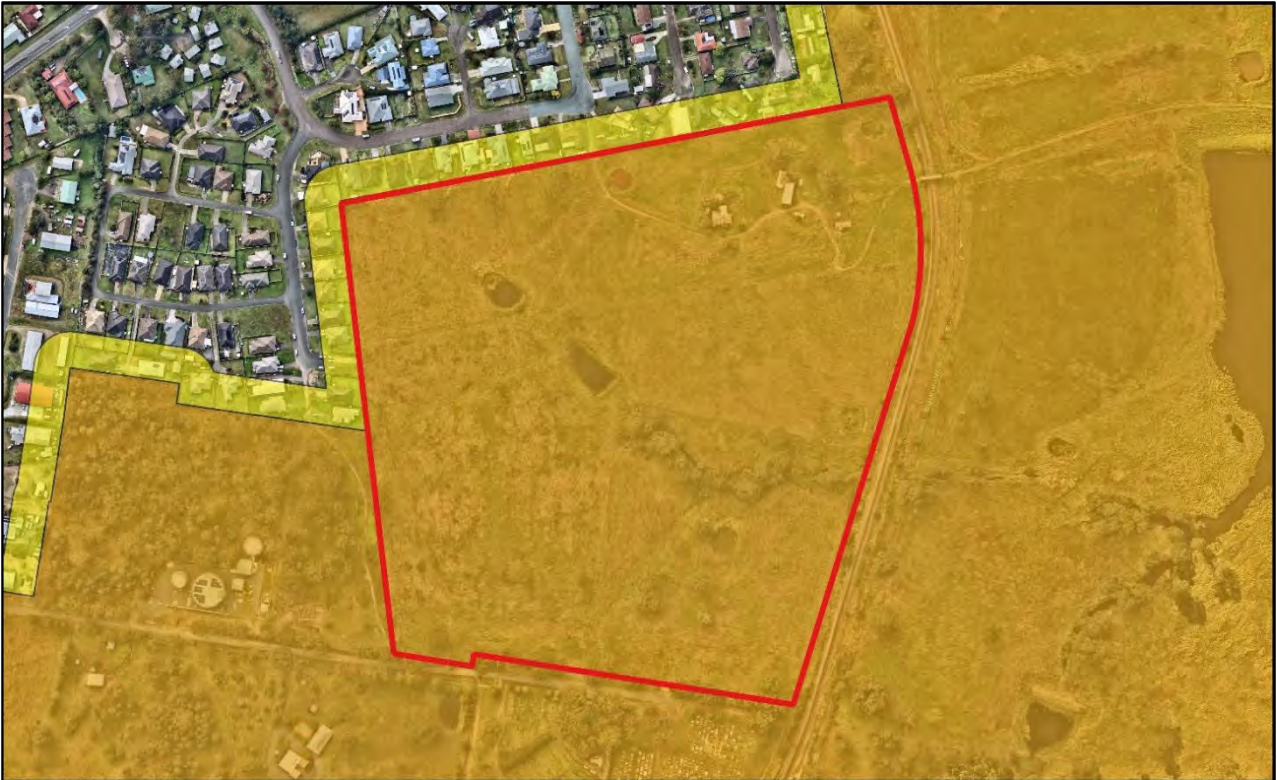
Key site considerations:

- Logical expansion of Gloucester to provide additional housing
- Scattered vegetation
- Potential contamination
- Railway corridor impacts
- Steep and sloping land
- Biodiversity along the drainage lines and Grey Crowned Babblers

Outcome:

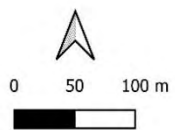
A planning proposal could be lodged to consider this site for residential development and address the above key considerations





Gloucester URA 1 (GL1) - Lavers Street

- Urban Release Area
- BFPL Buffer
- BFPL Veg Category 3
- Watercourse 2
- 1



4. VILLAGES

These village are included in the RU5 Village zone and are located both within inland and coastal environments.

4.1 COOPERNOOK

4.1.1 Coopernook URA 1 (COOP1) - Lot 7 Bangalow Road

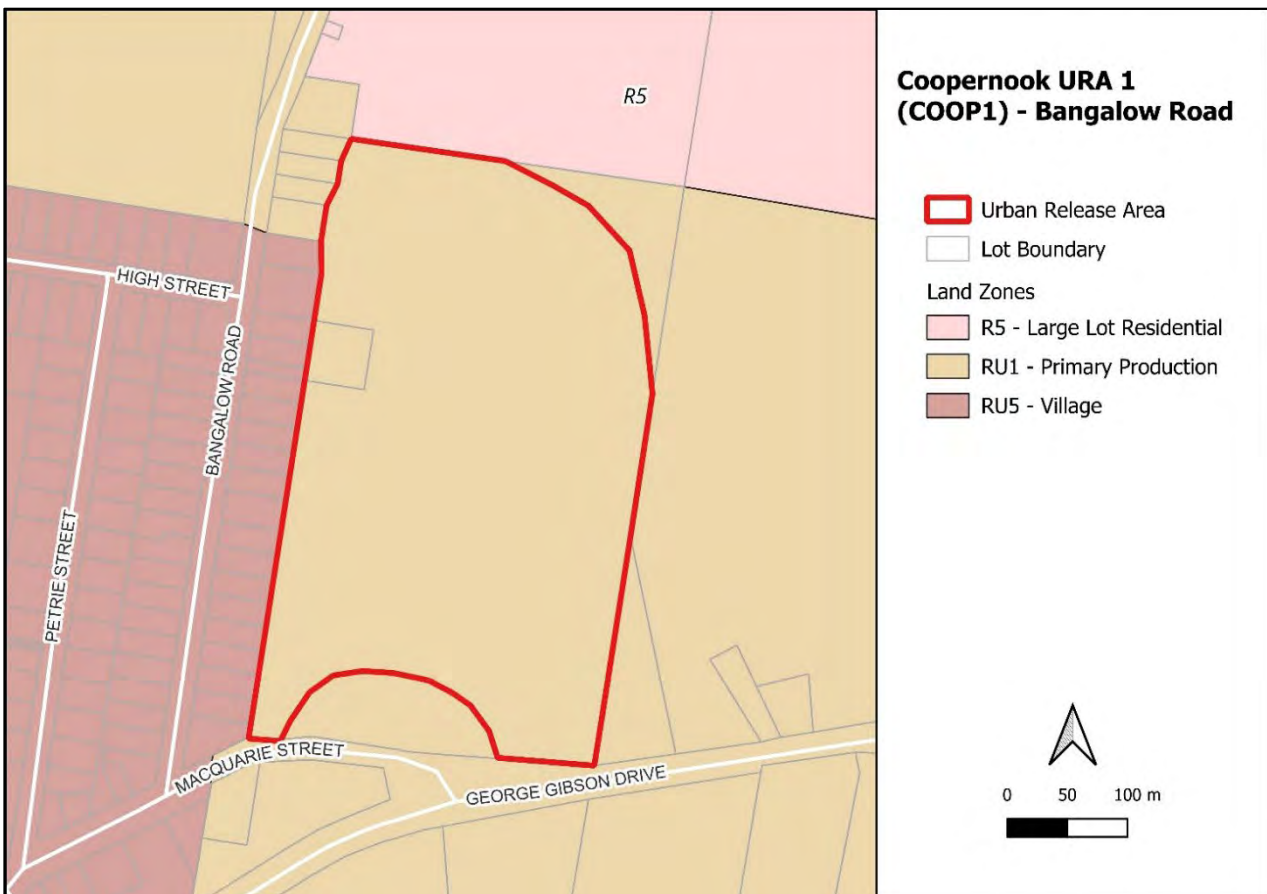
Overview

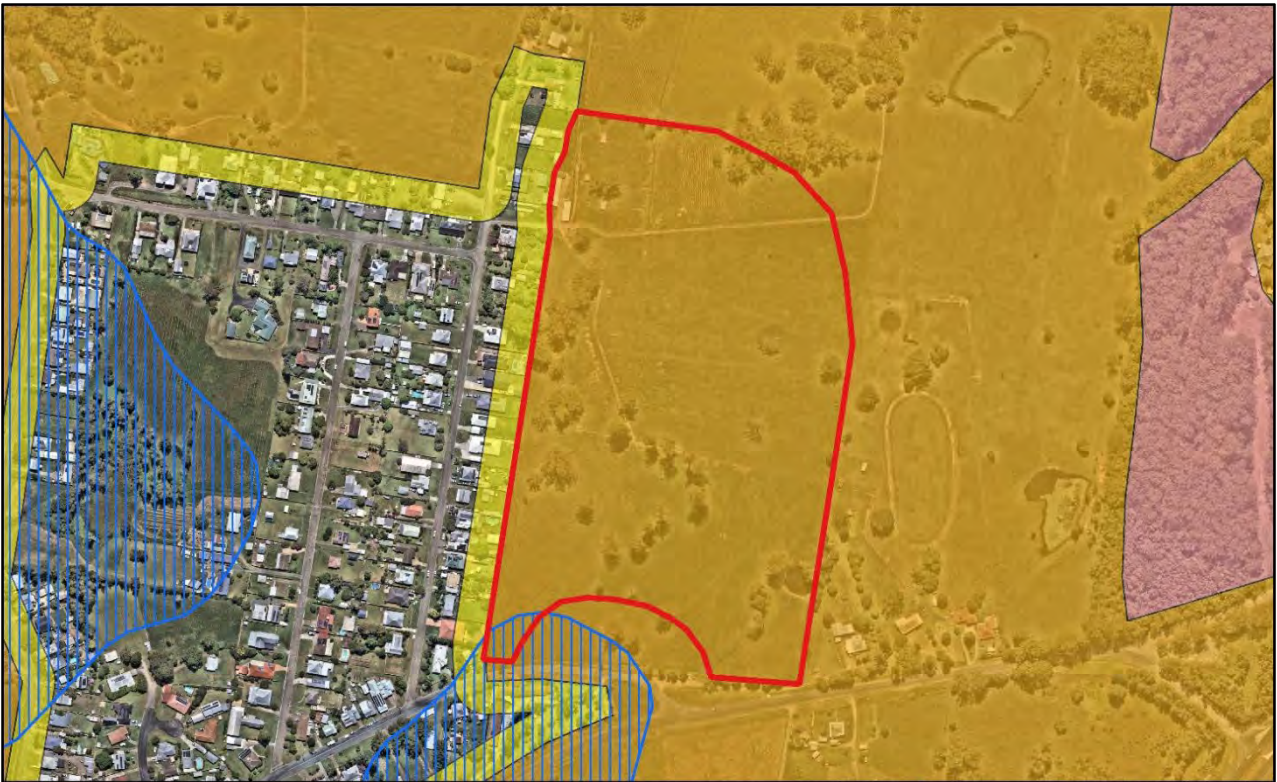
Key site considerations:

- Logical expansion of Coopernook to provide additional housing
- Scattered vegetation
- Flooding
- Possible contamination

Outcome:

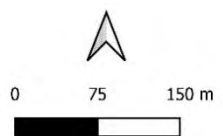
A planning proposal could be lodged to consider this site for village expansion and address the above key considerations





Cooperbrook URA 1 (COOP1) - Bangalow Road

- Urban Release Area
- Flood Development Control Area
- Bushfire Prone Land (BFPL) Buffer
- BFPL Veg Category 1
- BFPL Veg Category 3
- Watercourse 1



4.2 BULAHDELAH

4.2.1 Bulahdelah URA 1 (BUL1) - Lee Street

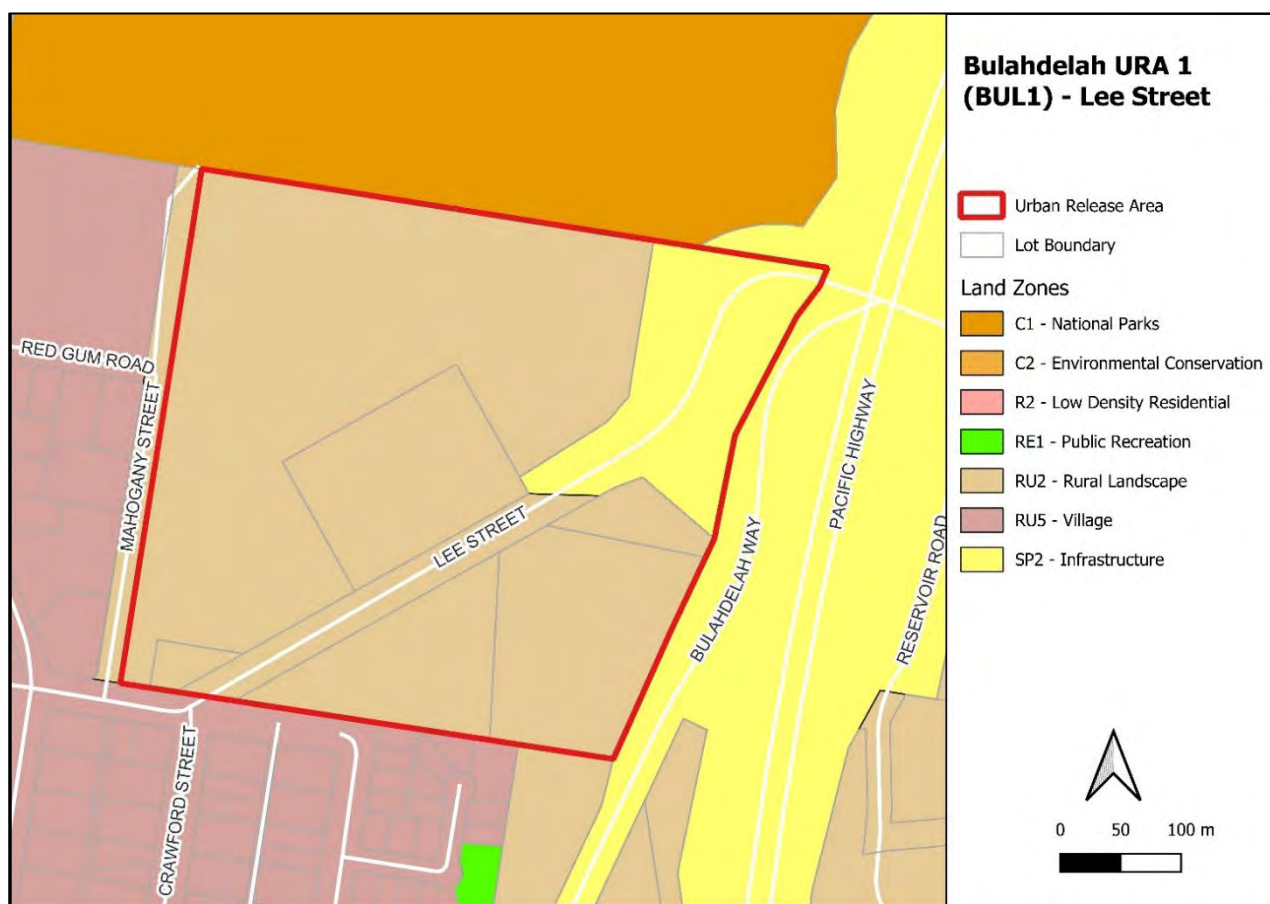
Overview

Key site considerations:

- Logical expansion of Bulahdelah to provide additional housing
- Proximity to the Pacific Highway
- Vegetation and corridors
- Bushfire
- Buffer to National Park
- Possible contamination

Outcome:

A planning proposal could be lodged to consider this site for village expansion and address the above key considerations





Bulahdelah URA 1 (BUL1) - Lee Street

- | | | |
|--|---|---|
|  Urban Release Area |  Bushfire Prone Land (BFPL) Buffer |  Watercourse 1 |
|  Flood Development Control Area |  BFPL Veg Category 1 | |
| |  BFPL Veg Category 3 | |



4.3 NABIAC

4.3.1 Nabiac URA 1 (NAB1) - Pacific Highway

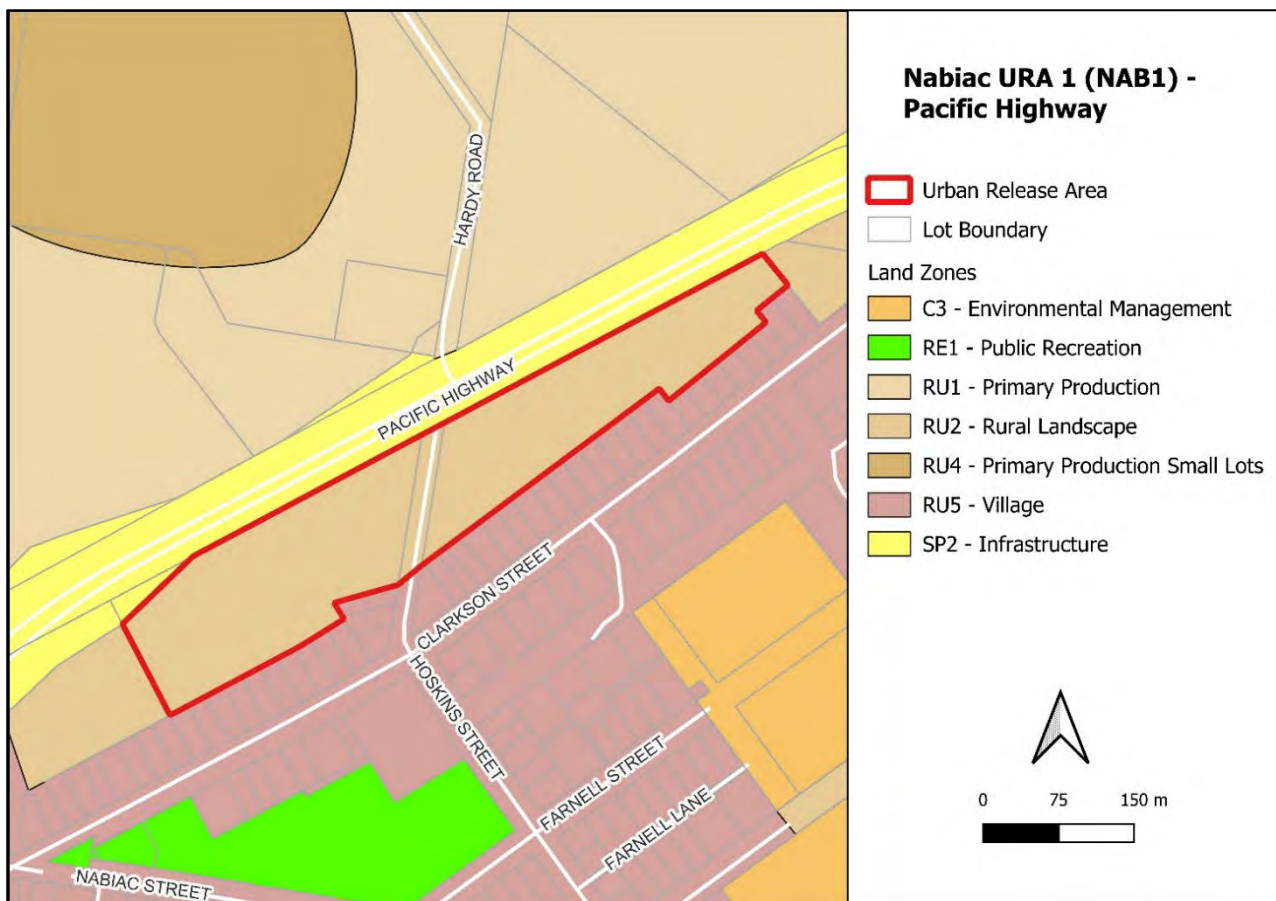
Overview

Key site considerations:

- Opportunity to build upon existing industrial and business developments occupying the land (ice factory and motorcycle museum)
- Proximity of the Pacific Highway
- Proximity to residential development
- Flooding

Outcome:

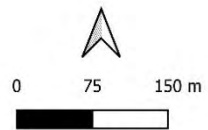
A planning proposal could be lodged to consider this site for village expansion for employment uses and address the above key considerations





Nabiac URA 1 (NAB1) - Pacific Highway

- | | | |
|--------------------------------|-----------------------------------|-------------|
| Urban Release Area | Bushfire Prone Land (BFPL) Buffer | Watercourse |
| Flood Development Control Area | BFPL Veg Category 1 | 1 |
| | BFPL Veg Category 3 | 2 |
| | | 3 |



4.4 STROUD

4.4.1 Stroud URA 1 (STR1) - Boundary Street

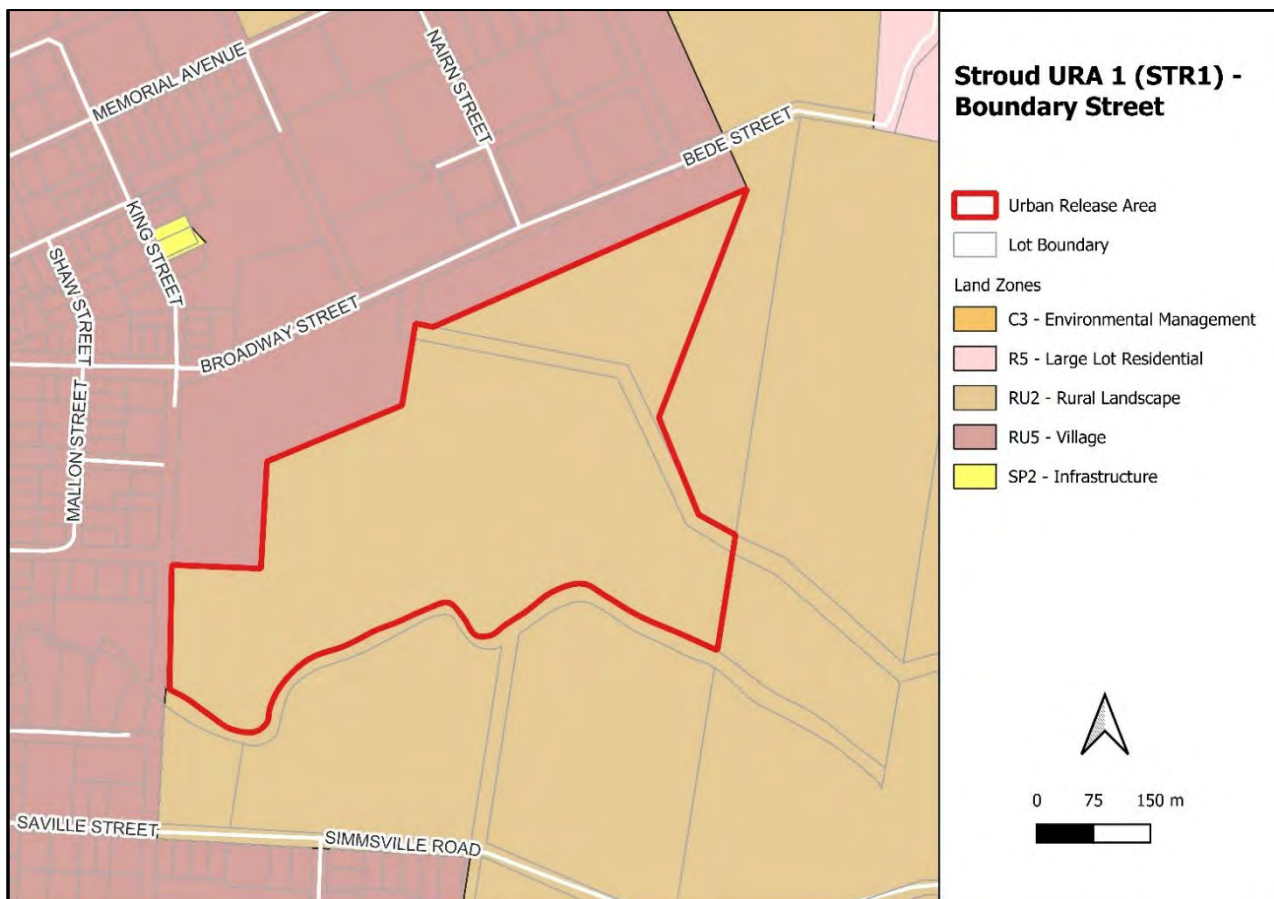
Overview

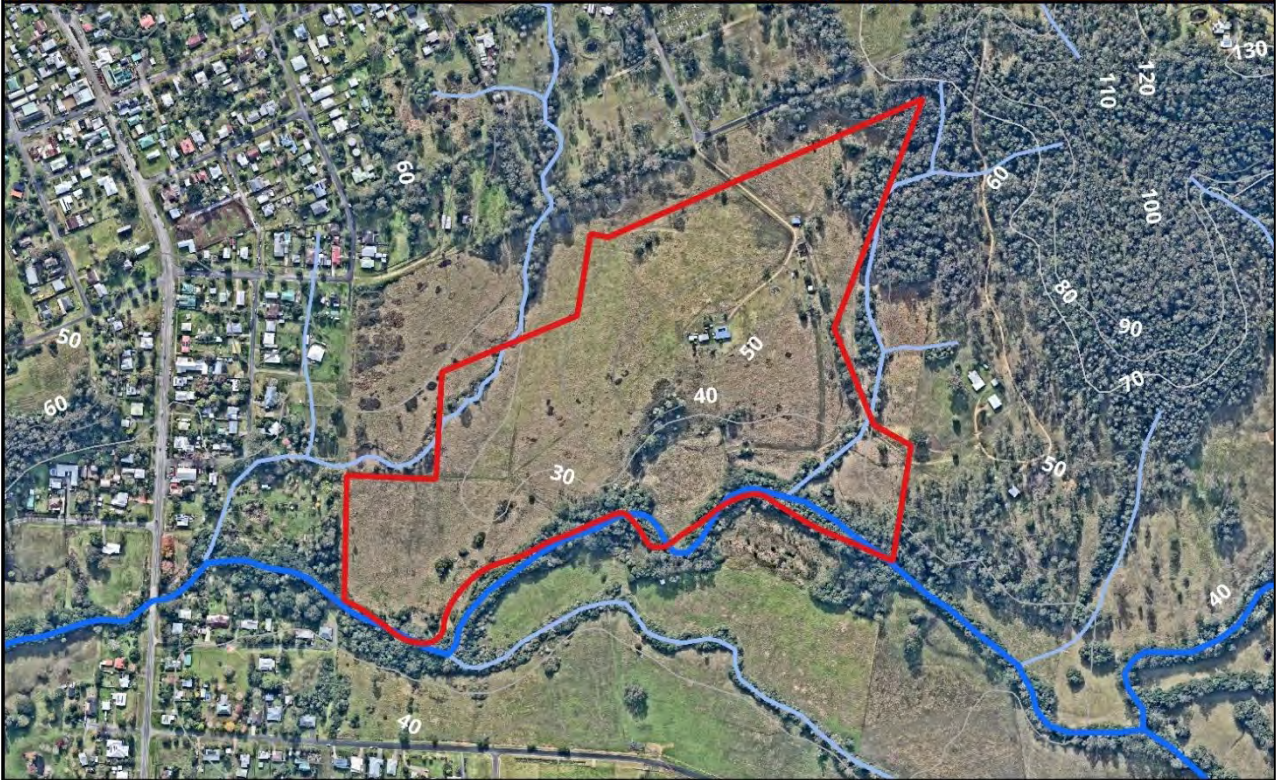
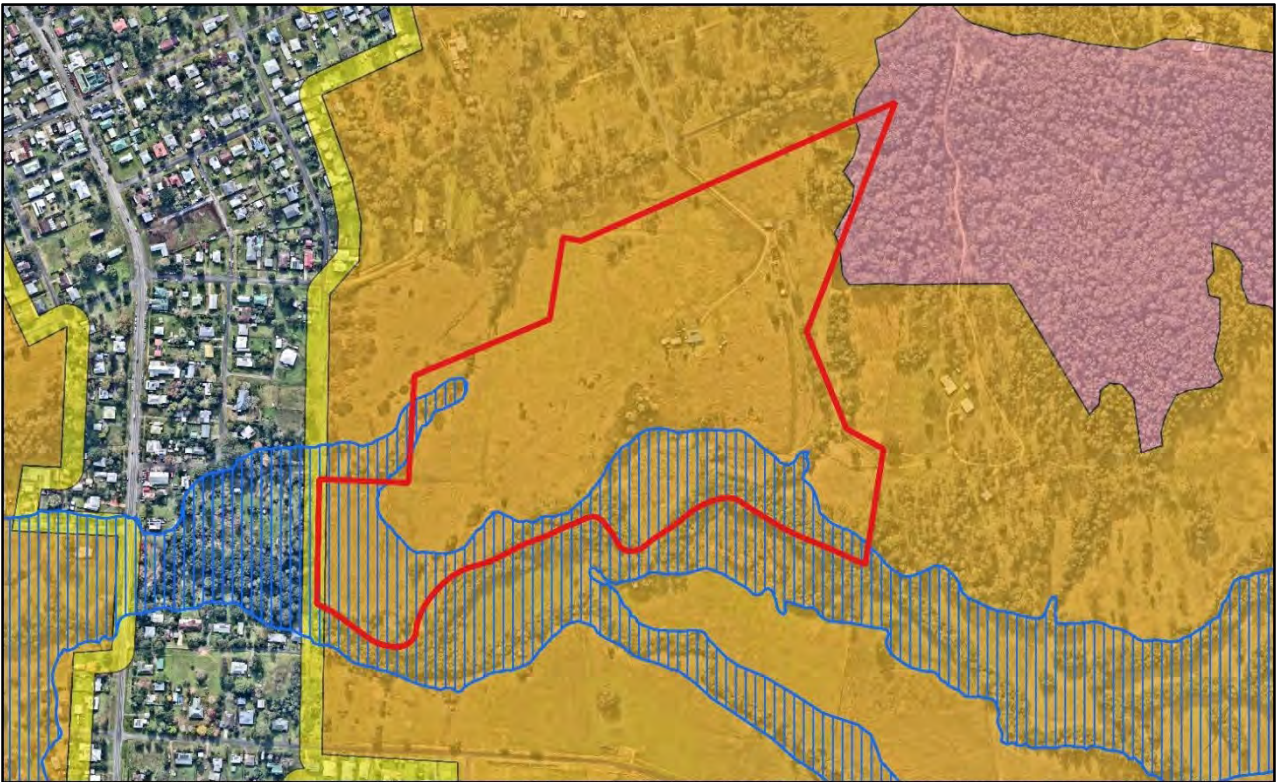
Key site considerations:

- Logical expansion of Stroud to provide additional housing
- Flooding
- Bushfire
- Riparian vegetation and setbacks

Outcome:

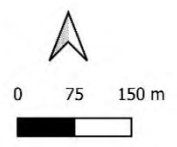
A planning proposal could be lodged to consider this site for village expansion and address the above key considerations





Stroud URA 1 (STR1) - Boundary Street

- | | | |
|--|---|---|
|  Urban Release Area |  Bushfire Prone Land (BFPL) Buffer |  Watercourse 3 |
|  Flood Development Control Area |  BFPL Veg Category 1 |  1 |
| |  BFPL Veg Category 3 |  4 |
| | |  2 |



APPENDIX A

APPENDIX A – CHANGES TO URBAN RELEASE AREAS (2021-2026)

The MidCoast Urban Release Areas Report has been subject to several changes, which is likely to continue through future reviews. The following table provides information on:

- the status of each urban release area, in terms of where they have been removed (shaded orange). Urban release areas have either been removed through the MidCoast Urban Release Area Report 2021 or through this revision. Comments provide the reason for the removal (e.g. not identified in the *Hunter Regional Plan 2041* or if the site has been rezoned)
- changes to the numbering or naming of the urban release areas. The MidCoast Urban Release Area Report 2021 referred to the sites as 'growth areas' which has been changed to 'urban release areas'. Also, where urban release areas have been removed, the numbering has been changed to ensure they remain consecutive.

The grouping of the urban release areas can be subject to change based on how the statistical information is collected or how the NSW Government categorises centres in the respective regional plan. The table below follows the grouping from the MidCoast Urban Release Area Report 2021, but it is important to note that the grouping of urban release areas has changed.

2021 URA REPORT	STATUS / 2026 REVIEW
Taree (including Cundletown)	
Taree Growth Area 1 Edinburgh Drive	Taree URA 1 (TAR1) - Edinburgh Drive
Taree Growth Area 2 (Kanangra Drive)	Taree URA 2 (TAR2) - Kanangra Drive
Taree Growth Area 3 (former Peter's Dairy Factory)	Taree URA 3 (TAR3) - former Peter's Dairy Factory
Cundletown Growth Area 1 (Taree Regional Airport)	Cundletown URA 1 (CUN1) - Taree Regional Airport
Cundletown Growth Area 2 (Taree Regional Airport)	Cundletown URA 2 (CUN2) - Taree Regional Airport
Taree South Growth Area 1 (Glenthorne Road/Eriksson Lane)	Removed – land was rezoned in 2021
Taree South Growth Area 2 (The Bucketts Way)	Taree South URA 1 (TARS1) - The Bucketts Way
<i>Note: Tinonee is now included in this grouping</i>	
Forster/Tuncurry	
Forster Growth Area 1 (Lakes Way)	Forster URA 1 (FOR1) – The Lakes Way
Forster Growth Area 2 (Southern Parkway)	Forster URA 2 (FOR2) – The Southern Parkway
Forster Growth Area 3 (Burrawan St)	Forster URA 3 (FOR3) - Burrawan Street
Forster Growth Area 4 (Fairview West)	Removed – land was rezoned in 2023
Forster Growth Area 5 (Cape Hawke Drive)	Forster URA 4 (FOR4) - Cape Hawke Drive
Forster Growth Area 6 (Bert's Farm)	Removed – not identified in <i>Hunter Regional Plan 2041</i>
Tuncurry Growth Area 1 (Landcom)	Removed – land was rezoned in 2023

2021 URA REPORT	STATUS / 2026 REVIEW
Gloucester	
Gloucester Growth Area 1 (Lavers Street)	Gloucester URA 1 (GL1) – Lavers Street
Gloucester Growth Area 2 (Cemetery Road)	Removed – not identified in <i>Hunter Regional Plan 2041</i>
Wingham	
Wingham Growth Area 1 (Lot 11 Wingham Road)	Wingham URA 1 (WIN1) - Lot 11 Wingham Road
Wingham Growth Area 2 (Murray Road and Skyline Drive)	Wingham URA 2 (WIN2) - Murray Road and Skyline Drive
Hallidays Point	
Diamond Beach Growth Area 1 (Tourist Precinct)	Diamond Beach URA 1 (DB1) - Tourist Precinct
Diamond Beach Growth Area 2 (Diamond Beach Road/Old Soldiers Road)	Removed following 2026 review in response to Council resolution 2025/425 from Council meeting on 5 December 2025
Diamond Beach Growth Area 3 (Old Soldiers Road Realignment)	Removed following 2026 review in response to Council resolution 2025/425 from Council meeting on 5 December 2025
Red Head Growth Area 1 (14 Red Head Road)	Red Head URA 1 (RH1) - 14 Red Head Road
Red Head Growth Area 2 (180 Diamond Beach Road)	Red Head URA 2 (RH2) - 180 Diamond Beach Road
Red Head Growth Area 3 (16 Meers Drive and Lot 3 Hope Street)	Red Head URA 3 (RH3) - 16 Meers Drive and Lot 3 Hope Street
Black Head Growth Area 1 (438 Blackhead Road and 21 Greenview Drive)	Black Head URA 1 (BH1) - 438 Blackhead Road and 21 Greenview Drive
Tallwoods Growth Area 1 (Redefining the village centre)	Removed – refer to Council resolution 2025/425 from Council meeting on 5 December 2025 and not identified in the <i>Hunter Regional Plan 2041</i>
Tallwoods Growth Area 2 (205 Blackhead Road)	Tallwoods URA 1 (TW1) - 205 Blackhead Road
Harrington	
Harrington Growth Area 1 (812 & 822 Harrington Road)	Harrington URA 1 (HAR1) - 812-822 Harrington Road
Harrington Growth Area 2 (Glacken Street)	Removed – assessment undertaken in MidCoast Urban Release Area Report 2021
Harrington Growth Area 3 (High Street)	Removed – assessment undertaken in MidCoast Urban Release Area Report 2021
Old Bar/Wallabi Point	
Old Bar/Wallabi Point Growth Area 1 (Red Gum Road)	Old Bar/Wallabi Point URA 1 (OB/W1) - Red Gum Road
Old Bar/Wallabi Point Growth Area 2 (Lot 50 Shantull Drive)	Old Bar/Wallabi Point URA 2 (OB/W2) - Lot 50 Shantull Drive
Tea Gardens	
Hawks Nest Growth Area 1 & 2 (known as North Hawks Nest)	Removed – not identified in the <i>Hunter Regional Plan 2041</i>
Tea Gardens Growth Area 1 (Myall River Downs)	Tea Gardens URA 1 (TG1) - Myall River Downs
Tea Gardens Growth Area 2 (Myall Way)	Tea Gardens URA 2 (TG2) - Myall Way

2021 URA REPORT	STATUS / 2026 REVIEW
Tea Gardens Growth Area 3 (Parry's Cove Marina)	Removed – not identified in the <i>Hunter Regional Plan 2041</i>
Tinonee	
Tinonee Growth Area 1 (Ridge Road/Bull Hill Road/The Bucketts Way)	Removed Bull Hill Road site and split (see below) – assessment undertaken in MidCoast Urban Release Area Report 2021
	Tinonee URA 1 (TIN1) - Ridge Road/Winter Street
	Tinonee URA 2 (TIN2) - The Bucketts Way
Wingham	
Wingham Growth Area 1 (Lot 11 Wingham Road)	Wingham URA 1 (WIN1) - Lot 11 Wingham Road
Wingham Growth Area 2 (Murray Road and Skyline Drive)	Wingham URA 2 (WIN2) - Murray Road and Skyline Drive
Bulahdelah	
Bulahdelah Area 1 (Lee Street)	Bulahdelah URA 1 (BUL1) - Lee Street
Bulahdelah Growth Area 2 (both sides of the Pacific Highway)	Removed – assessment undertaken in MidCoast Urban Release Area Report 2021
Coopernook	
Coopernook Growth Area 1 (Lot 7 Bangalow Road)	Coopernook URA 1 (COOP1) - Lot 7 Bangalow Road
Green Point	
Green Point Growth Area 1	Removed – assessment undertaken in MidCoast Urban Release Area Report 2021
Karuah	
Karuah Growth Area 1	Removed – assessment undertaken in MidCoast Urban Release Area Report 2021
Lansdowne	
Lansdowne Growth Area 1 (Central Lansdowne Road)	Removed – assessment undertaken in MidCoast Urban Release Area Report 2021
Nabiac	
Nabiac Growth Area 1 (Showground Lane)	Removed – assessment undertaken in MidCoast Urban Release Area Report 2021
Nabiac Growth Area 2 (Cowper Street and Evergreen Close)	Removed – assessment undertaken in MidCoast Urban Release Area Report 2021
Nabiac Growth Area 3 (Pacific Highway – South)	Removed – assessment undertaken in MidCoast Urban Release Area Report 2021
Nabiac Growth Area 4 (Pacific Highway - North)	Nabiac URA 1 (NAB1) - Pacific Highway
Stroud	
Stroud Growth Area 1 (Boundary Street)	Stroud URA 1 (STR1) - Boundary Street