





Ingenia Hallidays Point proposal

HAVE YOUR SAY

Ingenia Communities is planning a new over 55s land lease community at 303 and 323 Blackhead Road, Hallidays Point.

We're sharing the early plans with the community to hear what matters to local residents before we submit a Development Application to MidCoast Council.

We want to hear from you

Your feedback will help Ingenia understand local priorities as the proposal develops.

Attend the drop in session, join the webinar or complete the online survey to learn more and have your say.

Consultation is open from 2 - 25 November 2026.

About the proposal

The concept proposal includes:

More housing choice
Around 180 homes within a professionally managed land lease community. Residents would own their home and lease the land it sits on.

Shared spaces
Community facilities, landscaped areas and open spaces where residents can relax, stay active and connect with neighbours.

A plan designed for the site
The proposal responds to the site's natural features and setting. It also includes around 19 residential lots and 2 larger rural residential lots outside the over 55s community.

Drop in session

Drop in any time to find out more.

16 NOVEMBER 2026

3:00 - 6:00 PM

BLACK HEAD SURF LIFE SAVING CLUB
1 MAIN STREET
HALLIDAYS POINT

Take the survey

Take the survey using the QR code.

SURVEY CLOSES
22 NOVEMBER 2026

Webinar

RSVP to receive a link to the online meeting.

10 NOVEMBER 2026

6:00 - 7:00PM

Email Mara Consulting to register.

For more information, visit https://www.maraconsulting.com.au/projects/hallidayspoint
Email: projects@maraconsulting.com.au

Frequently asked questions

What is proposed?
The early plans include around 180 homes in an over 55s land lease community, shared facilities and landscaped open spaces. Around 19 residential lots and 2 larger rural residential lots are also proposed.

What is a land lease community?
Residents own their home and lease the land it sits on. They pay a site fee that covers the land rental, use of shared facilities and maintenance of common areas. Residents are responsible for maintaining their own home.

Ingenia Lifestyle offers resort-style living designed for people over 55 across New South Wales Queensland and Victoria.

Why is this location being considered?
The site is close to the existing Hallidays Point and Tallwoods communities, local shops, health services, recreation facilities and beaches.

The proposal would provide more housing choice for over 55s who want to downsize and stay in the local area.

Why is this proposal important?
The proposal would provide more housing choice for over 55s who want to downsize and stay in the local area. It would also help free up larger homes for local families.

Has the proposal been approved?
No. The proposal is still being developed. Ingenia is completing technical studies and seeking community feedback before submitting a Development Application to MidCoast Council.

Council will assess the proposal and the community will have another opportunity to comment during the formal exhibition period.

How will traffic and access be considered?
Traffic, road access and the surrounding road network will be assessed as part of the Development Application.

Access arrangements will be refined following engineering and traffic investigations.

What about bushfire risk and the environment?
Specialist investigations will consider bushfire risk, biodiversity, vegetation, water management and other environmental matters.

The proposal will need to show how these issues can be appropriately managed before Council determines the Development Application.

How will the proposal fit with the local area?
The plans will consider the site's natural features and how the development will look and feel within Hallidays Point.

This includes retaining vegetation where possible, providing landscaped open spaces and considering views from Blackhead Road and nearby homes.

When would construction start?
There is no confirmed start date. Construction can only begin if the proposal is approved and the detailed plans are completed.

How can I have my say?
Mara Consulting is seeking community feedback on behalf of Ingenia. You can attend the drop in session, join the webinar or complete the online survey.

Feedback will help inform the proposal and be included in the engagement report submitted with the Development Application.

mara.

To get involved

Visit: maraconsulting.com.au/projects/hallidayspoint
Email: projects@maraconsulting.com.au