

Rural Zones

FACT SHEET

2024

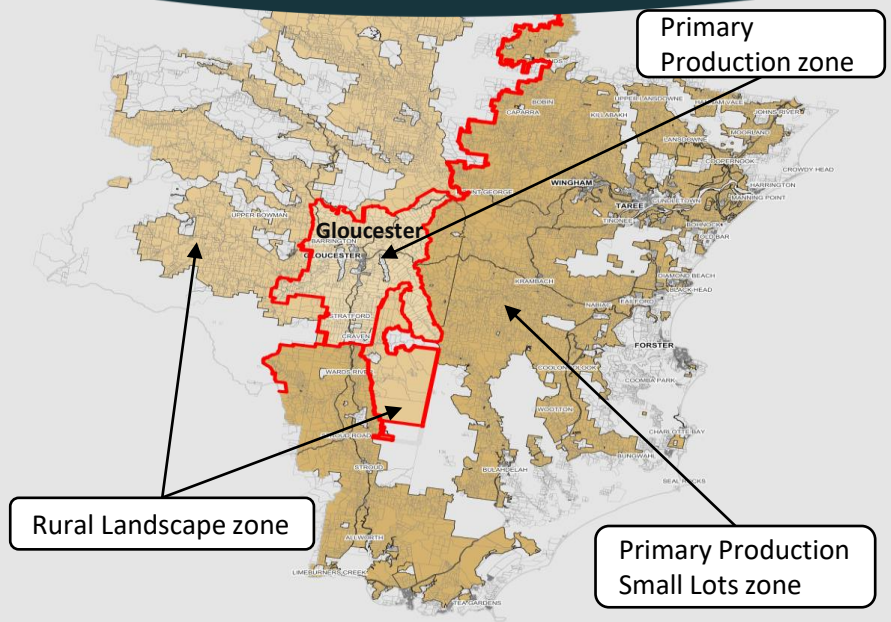


Figure 1: Proposed Rural zoned land across the MidCoast

Key changes:

The proposed approach is to develop a new consistent and more transparent suite of zones. While the existing names of zones will remain; the permitted and prohibited uses within the new suite of rural zones may change.

The new approach to applying rural zones across the MidCoast is shown in the map above. Generally:

- rural areas to the west and a small portion south of Gloucester Basin are proposed to be included in the Rural Landscape zone, with a 100ha minimum lot size
- rural areas in the Gloucester Basin are proposed to be included in the Primary Production zone, with a 60ha minimum lot size
- rural areas east of the Gloucester Basin are proposed to be included in the Primary Production Small Lots zone, with a 40ha minimum lot size (existing 20ha lot sizes will remain)

ZONING IN ON RURAL

Our rural and natural lands contain a diverse range of resources and amenities that underpin our lifestyle and livelihoods.

Our aim is to protect rural areas by managing how land is used and developed to deliver balanced outcomes for our community.

The plan provides additional flexibility for landowners to diversify on-farm activities and enables agricultural producers to utilise their land and water resources in the most effective and sustainable manner possible.

For further information on specific rural zones, please refer to the relevant fact sheet.

Zone	Greater Taree	Great Lakes	Gloucester	MidCoast
Primary Production	✓	✗	✓	✓
Rural Landscape	✗	✓	✗	✓
Forestry	✓	✓	✓	✓
Primary Production Small Lots	✓	✗	✗	✓



Planning controls for rural zoned land

Rural landscapes are experiencing change with pressure from growth, being a sought-after destination to visit or live, changing rural practices and recent natural disasters.

We have researched and reviewed our planning framework for rural lands, to meet these changing circumstances and keep what is important. Extensive reviews have been undertaken with the NSW Government, and these have influenced the planning controls for rural lands. Below is the process we followed to get to where we are now:

- August 2021: Draft MidCoast Rural Strategy proposed the use of one rural zone, being the Rural Landscape zone with a minimum lot size of 40ha. Concern was raised by the NSW Government that the viability of agriculture would be compromised by the reduction of the minimum lot size from 100ha to 40ha and that it was inappropriate to use one rural zone across a diverse rural landscape.
- December 2022: MidCoast Rural Strategy - The Way Forward re-examined rural lands, using an evidence-based approach to identify the range of values that apply to rural lands. The strategy proposed three rural zones across the MidCoast:
 - Rural Landscape (west) – 100ha minimum lot size
 - Primary Production (Gloucester Basin) – 60ha minimum lot size
 - Primary Production Small Lots (south and east) – 40ha (existing 20ha minimum lot sizes will remain)
- October 2023: Rural Strategy - Supplementary Report, responded to concerns raised by the NSW Government about the revised approach to the rural zones. This report concluded that there is no evidence that the viability of the rural lands would be impacted by the application of the three rural zones and proposed minimum lot sizes. Some minor zone boundary changes were made, and the zones were included in the draft MidCoast LEP that is now available for community consultation.



We're zoning in on our future by reviewing the zones used across the MidCoast to develop a clear, consistent planning framework.

Make sure you know what's proposed for your zone and have your say online before 14 July 2024.