

MidCoast Rural Strategy

Housing and Accommodation Background Report

Version 6 / Date: May 2021



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Table of Contents

1	INTRODUCTION	7
2	CONTEXT	8
3	EVIDENCE BASE	11
4	STRATEGIC PLANNING CONSIDERATIONS	12
4.1	National Level Considerations	13
4.1.1	National Housing and Homelessness Agreement	13
4.2	State Level Considerations	13
4.2.1	NSW RFS Planning for Bushfire Protection	15
4.3	Crown Land - Roads	16
4.4	Regional Level Considerations	17
4.4.1	Hunter Regional Plan 2036	17
4.4.2	MidCoast Regional Economic Development Strategy 2018-2022	23
4.5	Local Level Considerations	25
4.5.1	MidCoast 2030: Shared Vision, Shared Responsibility	27
4.5.2	MidCoast Destination Management Plan	29
4.5.3	MidCoast On-site Sewage System Management (OSSM) Development Assessment Framework (DAF)	30
4.6	Environmental Planning Instruments and other regulatory considerations	31
4.6.1	SEPP (State and Regional Development) Amendment (Social Housing) 2021	32
4.6.2	SEPP (Exempt and Complying Development Codes) 2008	33
4.6.3	SEPP (Housing for Seniors or People with a Disability) 2004	34
4.6.4	SEPP No.21 Caravan Parks	35
4.6.5	SEPP No.36 Manufactured Home Estates	36
4.6.6	Standard Instrument Principal Local Environment Plan	38
	Dwelling houses and Dwelling Entitlements	42
	Dual occupancies and Secondary dwellings	43
	Rural workers dwellings	44
	Seniors housing	45
	Caravan parks and manufactured housing estates	46
	Subdivision for housing and accommodation	48
	Ancillary residential uses in rural areas	49
	Rural land sharing community provisions	49
4.6.7	Land use permissibility within a Local Environmental Plan	50
4.6.8	Council as Consent Authority	51
4.6.9	Development controls	51
5	POPULATION, HOUSING AND DEMOGRAPHIC TRENDS	52
5.1	Demographic Trends	52



5.1.1	Growing Rural Communities	54
5.1.2	Declining Rural Communities	55
5.1.3	All rural communities.....	55
6	RECOMMENDED PLANNING FRAMEWORK	56
6.1	Rural zones	56
6.1.1	RU1 Primary Production	56
6.1.2	RU2 Rural Landscape.....	57
6.2	Environmental Zones	58
6.2.1	E2 Environmental Protection.....	59
6.2.2	E3 Environmental Conservation.....	61
6.3	Rural Lifestyle Zones.....	62
6.3.1	RU5 Village Zone.....	63
6.3.2	R5 Large Lot Residential Zone.....	65
6.3.3	E4 Environmental Living Zone	68
6.3.4	RU4 Primary Production Small Lot.....	70
7	REFERENCES	73
8	APPENDIX – RURAL COMMUNITIES (ABS 2016)	75
	Allworth	80
	Barrington	83
	Bobin	85
	Booral	87
	Bulahdelah	89
	Bulgong	91
	Bundabah	93
	Bundook	95
	Bungwahl	97
	Bunyah	99
	Burrell Creek	101
	Carrington	103
	Charlotte Bay	105
	Coolongolook	107
	Coopernook	109
	Coomba Park	111
	Copeland	113
	Craven	115
	Croki	117
	Crowdy Head	119
	Dyers Crossing	121

Elands	123
Green Point	125
Hannam Vale	127
Johns River	129
Karuah East	131
Killabakh	133
Krambach	135
Lansdowne	137
Limeburner's Creek	139
Manning Point	141
Markwell	143
Melinga	145
Mitchells Island	147
Moorland	149
Moorland South (Jericho Road)	151
Mount George	153
Nabiac	155
Nerong	158
Newells Creek	160
North Arm Cove	162
Oxley Island	164
Pindimar	166
Purfleet	170
Rainbow Flat	172
Seal Rocks	174
Smiths Lake	176
Stratford	178
Stroud	180
Stroud Road	182
Tarbuck Bay	184
Upper Lansdowne	186
Wards River	188
Waitui	190
Wherrol Flat	192
Wootton	194

Table of Tables

Table 1. Significant Towns and Villages, based on the Hunter Regional Plan MidCoast Narrative	9
Table 2. Hunter Regional Plan MidCoast Population, Housing and Employment projections	18
Table 3. Rural Housing Goals and Actions from MidCoast 2030	27
Table 4. Clause 4.2A date to establish an existing holding	43
Table 5. Range of minimum lot sizes in existing holding clauses, by LEP and zone	43
Table 6. Rural communities with greater than 500 people	52
Table 7. Growing rural communities in the MidCoast	53
Table 8. Declining rural communities in the MidCoast	53
Table 9. Rural communities with non-comparable demographic data	53
Table 10. Recommended E2 Environmental Conservation Zone Criteria	59
Table 11. Recommended E3 Environmental Management Zone Criteria	61
Table 12. General Principles for Rural Zones	76
Table 13. General Principles for Environmental Zones	77
Table 14. General Principles for Rural Living Zones	78

Table of Figures

Figure 1. Towns and Villages of the MidCoast, excluded from Rural Strategy	8
Figure 2. Rural, Environmental and Waterway areas in Rural Strategy	10
Figure 3. Location Quotients and Employment Growth for MidCoast Industries	24
Figure 4. MidCoast OSSM DAF Catchment Zones	31

1 Introduction

This Background Report has been prepared by MidCoast Council with assistance from City Plan Strategy and Development, in partnership with Aurora Research and Development and MJD Environmental as part of the MidCoast Rural Strategy Project ('the Project') to assist with the formulation of the MidCoast Rural Strategy ('the Rural Strategy').

This Report presents the findings of the consultant team's review of land use and development planning considerations relating to housing and accommodation within the rural areas of the MidCoast Local Government Area ('LGA'). This includes small villages, rural residential areas, individual dwellings on rural and environmental land and the various forms of 'temporary' accommodation in these areas, to the extent that it has a primarily residential, not tourist purpose.

This review is intended to identify a planning framework to identify consistently and guide residential activities within the rural landscape.

This Report should be considered in conjunction with other Background Reports prepared as part of the Project. At the time of writing, these include Report focusing on the following topics as relevant to rural areas:

- 1. Accommodation and housing (this Report)**
2. Agriculture and rural-based industries
3. Land based conservation
4. Marine activities
5. Mining & Energy
6. Tourism
7. Transport
8. Rural Waterways

This report should also be considered in conjunction with the following documents that were exhibited as part of the Urban Areas *Zoning In* consultation program during February – April 2020 and adopted by Council with amendments in December 2020:

- Urban Land Monitor
- Housing Strategy
- R5 Large Lot Residential Supply and Demand Analysis Report

As a result of the findings and recommendations the following additional reports have been prepared and form addendums to this report:

- E4 Environmental Living Snapshot Report
- RU4 Primary Production Small Lot Snapshot Report
- Paper Subdivisions in the MidCoast Analysis Report

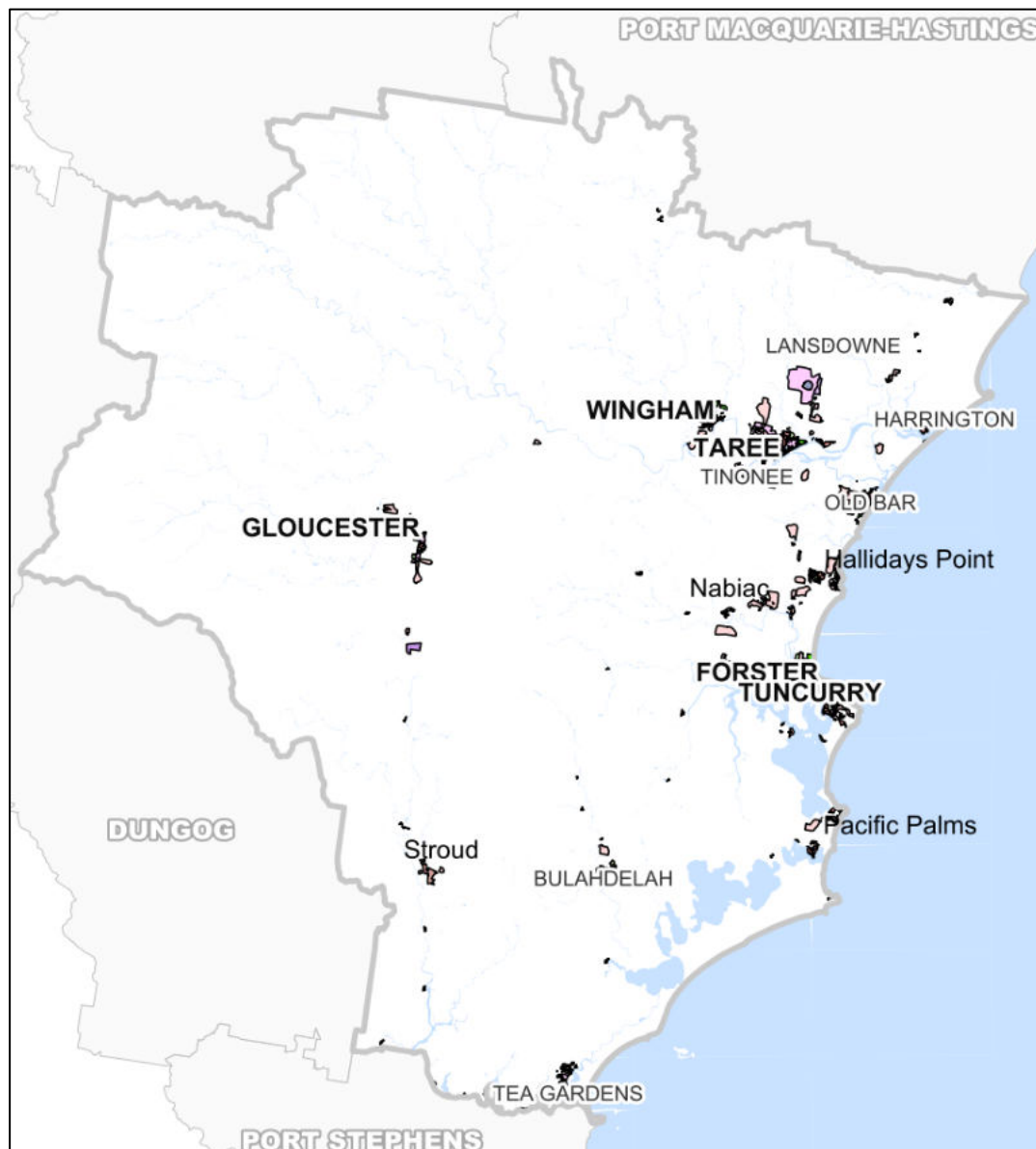
The conclusions and recommended planning framework described in all Background Reports and supplementary documents, are presented for consideration and once finalised, will form part of the Rural Strategy information presented for public exhibition.

2 Context

This section provides a context for long-term planning associated with land use and development assessment decision-making. It recognises that residential development across the rural landscape is diverse and influenced by a range of state, regional and local planning policies.

The directions and initiatives described by the Rural Strategy are to be applied generally, to land outside of the towns and villages of the MidCoast.

Figure 1. Towns and Villages of the MidCoast, excluded from Rural Strategy



In this regard 'urban areas' may be considered as land that has already been zoned for urban uses. These areas have been reviewed and considered as part of concurrent strategic work including the: Draft Housing Strategy, Draft Manning Health & Taree CBD Precinct Plan, Employment Zone Review, Recreation Zone Review and Infrastructure Zone Review, as exhibited in early 2020.

The Rural Strategy will work in concert with these documents, and while the intention is not to identify additional land for rezoning to urban purposes, where the existing occupation and

use of land is inconsistent with the current zoning, the most appropriate land use zone, as proposed within these other strategic documents, may be applied to the land.

Critically, this may result in:

- historic rural parcels located within an otherwise urban area, that is not and cannot be used for rural purposes, may be allocated an alternative zone based on the current use, capacity and occupation of that site; and
- for rural residential land, where the existing R5 Large Lot Residential, RU5 Village, RU4 Primary Production Small Lot or E4 Environmental Living does not reflect the current use, capacity and occupation of that site, the zone may also be modified to ensure clear and consistent application of these zones across the MidCoast.

These amendments are not proposed to facilitate additional development or subdivision on any identified lands and are not aimed at providing any significant amendments to the existing controls that apply to that land.

These amendments are also not expected to significantly impact upon the urban areas described in and mapped within the Urban Land Monitor ('ULM') that was also prepared in conjunction with the Draft Housing Strategy. Collectively, these locations reflect the towns and villages most likely to accommodate housing and employment-related uses in the coming decades.

Planning directions for urban areas, such as those listed in Table 1 below, are more heavily influenced by the preceding urban review documents and the major initiatives of the Hunter Regional Plan and other relevant State-wide Strategy documents, than the waterways, rural and environmental lands considered within this paper. Note, the lists of towns and villages in Table 1 are not intended to be exhaustive.

Table 1. Significant Towns and Villages, based on the Hunter Regional Plan MidCoast Narrative

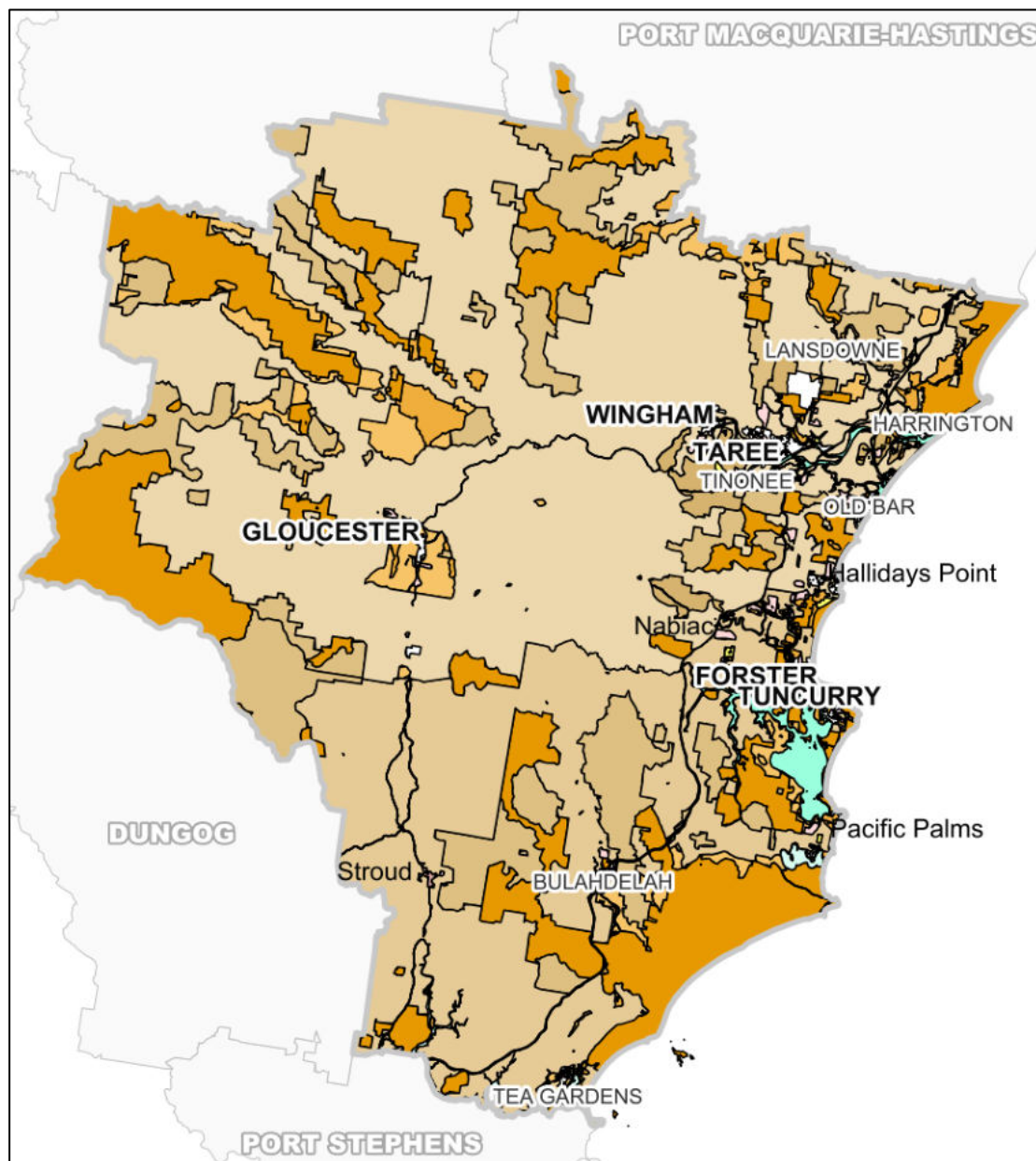
Regional Significant Centres	Centres of Local Significance	Locally Significant Villages
<i>Expected to accommodate the highest-order of housing and employment associated with regional-level growth.</i>	<i>Expect growth and change in housing and employment, but to a lesser degree than regionally relevant centres.</i>	<i>Settlements within commuting distance of strategic centres, variable services and facilities.</i>
<i>Directions for planning is heavily influenced by State and Regional policy.</i>	<i>Directions for planning in these areas is influenced by Regional and Council policy.</i>	<i>Directions for planning in these areas is primarily influenced by Council policy.</i>
<ul style="list-style-type: none"> • Taree (including Cundletown) • Forster-Tuncurry 	Coastal centres <ul style="list-style-type: none"> • Old Bar - Wallabi Point • Tea Gardens - Hawks Nest • Hallidays Point (Red Head, Diamond Beach, Black Head and Tallwoods) • Harrington • Smiths Lake • Pacific Palms (including Blueys Beach, Boomerang Beach and Elizabeth Beach) 	<ul style="list-style-type: none"> • Coopersnook • Lansdowne • Manning Point • Barrington • Seal Rocks • Johns River • Green Point • Coomba Park

Regional Significant Centres	Centres of Local Significance	Locally Significant Villages
	Inland centres <ul style="list-style-type: none"> • Bulahdelah • Gloucester • Nabiac • Stroud • Tinonee • Wingham 	

The majority of the MidCoast's population live and work along the coast, within reasonable commuting distance to Forster-Tuncurry, Taree and Greater Newcastle, which provide the highest order of employment and services.

The Rural Strategy will consider how to support rural communities, which tend to be more dispersed and can experience much lower level access to employment and other important services.

Figure 2. Rural, Environmental and Waterway areas in Rural Strategy



3 Evidence base

The review underpinning this report considered publicly available information contained in a range of State, Regional and Local strategies, plans and guidelines as relevant to housing and accommodation in rural areas of the MidCoast. It also considered the Australian Bureau of Statistics census data (2016), predominantly using State Suburb (SSC) data, to analyse demographic trends occurring in rural communities.

Views from selected stakeholders and the general community have been provided through the following initiatives undertaken as part of the Rural Strategy Project.

- Telephone interviews conducted by the consultant team between May 2018 and January 2019. In total, 60 interviews were conducted with several participants representing larger groups or peak organisations. Most participants referred to transport-related issues in some form.
- A Public Workshop focusing on Tourism ('Tourism Workshop') in the MidCoast, facilitated by the consultant team on 14 June 2018 in Gloucester. This was attended by over 30 people, with a focused discussion on how the planning framework regulates tourism in rural areas, and issues currently considered most relevant to the MidCoast.
- A public survey ('Rural Strategy survey'), conducted by Council with inputs from the consultant team. This was made available online and in hard copy and was open to the public between September and November 2018. In total, 63 surveys were returned.

Where relevant, views raised by participants have been incorporated into this report for discussion.

The review has identified the following data gaps, which limited the extent to which higher-level assessments could be completed:

- This Report relies on State Suburbs (SSC) data to analyse demographic trends. SSC data is collated based on an approximation of statistical data for an area. Meaning - the smaller the population of an SSC area, the higher the level of inaccuracy, due to the margin of
- ABS statistical data boundaries do not always align with the 'rural community' boundaries. In some cases, more than one 'rural community' may exist within a single SSC.
- SSC boundaries may be modified between each census year, noting of the 36 'rural communities' within the MidCoast, only 16 have a directly comparable SSC boundary between the 2011 and 2016 census years. In most cases, the SSC boundary has reduced in size between 2011 and 2016.

We acknowledge that analysis trends using non-comparable SSC boundaries over a longer period (appropriate longitudinal analysis) may skew population and dwelling changes to suggest higher levels of decline than was experienced.

4 Strategic planning considerations

This section sets out the basis for local strategic planning in relation to rural-based transport within the MidCoast. It addresses the policy directions for plan-making in NSW, including the following Ministerial Directions issued under section 9.1 of the [Environmental Planning and Assessment Act 1979](#):

- **Direction 1.2 Rural Zones.** This direction aims to protect the agricultural production value of rural land, by only allowing rural land to be rezoned to a residential, business, industrial, village or tourist zone unless consistent with a local or regional strategy or the rezoning is of minor significance.
- **Direction 1.5 Rural Lands.** This direction works to ensure the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State; minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses, and support delivery of the [NSW Right to Farm Policy](#).
- **Direction 2.1 Environment Protection Zones.** Aims to protect and conserve environmentally sensitive areas but does not apply to changes in minimum lot size for a dwelling under Direction 1.5 Rural Lands.
- **Direction 3.1 Residential Zones.** This direction requires consideration of: efficient use of existing infrastructure; variety and choice of housing; and impacts of residential development on environmental and natural resource lands. The
- **Direction 3.2 Caravan Parks and Manufactured Home Estates.** This provides instructions for planning authorities to consider when identifying suitable zones, locations and provisions for [caravan parks](#); noting considerations set out in [State Environmental Planning Policy No. 36 \(Manufactured Home Estates\)](#).
- **Direction 5.10 - Implementation of Regional Plans.** Within the MidCoast, this direction gives legal effect to the [Hunter Regional Plan 2036](#), requiring any amendments to planning controls to be consistent with its vision, land use strategy, goals, directions and actions.

Other Ministerial Directions may also be relevant, based on locational or environmental factors, including but not limited to:

- **Direction 2.2 Coastal Management**, which relates to the Coastal Management Act 2016 and State Environmental Planning Policy (Coastal Management) 2018 ('Coastal SEPP').
- **Direction 3.5 Development Near Regulated Airports and Defence Airfields.** In the MidCoast, this requires additional considerations for residential developments as a sensitive use, in proximity to Taree Airport and Gloucester Airfield.
- **Direction 4.3 Flood Prone Land.** Prohibits the rezoning of flood prone land from special use or purpose, rural or environmental to residential, business, industrial, special use or purpose.
- **Direction 4.4 Planning for Bushfire Protection** requires authorities to apply planning controls to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas and encouraging sound management of bush fire prone areas.

It is also noted that **Direction 5.11 Development of Aboriginal Land Council land** (February 2019) may also apply, but additional consideration and consultation between Council and the Land Councils is required to identify potential locations and development

proposals appropriate to use of the corresponding [State Environmental Planning Policy \(Aboriginal Land\) 2019](#).

Discussion predominantly focuses on Government-endorsed policy directions described in long-term strategies and plan at national, state, regional and local-levels. Where relevant, reference is also made to other technical studies or reports.

4.1 National Level Considerations

4.1.1 National Housing and Homelessness Agreement

The Department of Social Services established the National Housing and Homelessness Agreement (NHHA) with all states and territories, which aims to improve Australians' access to secure and affordable housing across the housing spectrum.

Under the NHHA, to receive funding, state and territory governments will need to have publicly available housing and homelessness strategies and contribute to improved data collection and reporting.

The NHHA targets jurisdiction specific priorities including supply targets, planning and zoning reforms and renewal of public housing stock while also supporting the delivery of frontline homelessness services.¹

The housing strategies must address the NHHA housing priority policy areas relevant to the state or territory. The housing priority policy areas include affordable housing, social housing, encouraging growth and supporting the viability of the community housing sector, tenancy reform, home ownership and planning and zoning reform initiatives.

The homelessness strategies must address the NHHA priority cohorts, and outline reforms or initiatives that reduce the incidence of homelessness. Priority homelessness cohorts include women and children affected by family and domestic violence, children and young people, Indigenous Australians, people experiencing repeat homelessness, people exiting from care or institutions into homelessness and older people.²

These issues are not exclusive to cities, towns and villages. Council, in considering housing and accommodation across the LGA must be mindful of all opportunities to provide safe and secure housing to all members of the community, irrespective of location and circumstance.

4.2 State Level Considerations

State policy considerations are set out in a range of documents endorsed by the NSW Government. The 20 Year Economic Vision for Regional NSW (2018) provides a good overview of how the MidCoast LGA is considered by the State as a Functional Economic Region, with "Coastal" geographic, population and economic features.

This document, along with those listed below, offer goals, directions and actions for transport and infrastructure planning that complement, and in some instances provide more detail, than those provided in the Hunter Regional Plan 2036.

The following documents are relevant to long-term planning for rural and residential development in the MidCoast and have been reviewed by the consultant team.

¹ <https://www.dss.gov.au/housing-support/programmes-services/housing>

² <https://www.dss.gov.au/housing-support-programs-services-homelessness/national-housing-and-homelessness-agreement>

- A 20-Year Economic Vision for Regional NSW - Chapter 5, Direction 10 (NSW Government, 2018)
- Mid North Coast Regional Strategy 2006-2031 (Department of Planning, 2009)
- Local Housing Strategy Guideline (NSW Department of Planning and Environment, 2018)
- Draft Urban Design Guide for Regional NSW (Government Architect's Office NSW, 2018)
- [NSW Ageing Strategy 2016-2020](#)
- [Increasing social connection for older people in marginalised communities](#)
- Future Directions for Social Housing in NSW - Chapter 3.5: Rural Options (NSW Family & Community Services, 2015)
- [Caravan Parks, Manufactured Home Estates and Camping Grounds Discussion Paper](#) (NSW Department of Planning and Environment, 2015)
- [Planning for paper subdivisions](#) and associated [Guidelines](#) (NSW Department of Planning and Infrastructure, 2013)

Collectively, these documents offer the following insights for rural housing, which will assist with formulating the MidCoast Rural Strategy.

- In NSW, regional development and housing policies tend to be separate i.e. Housing policy tends to focus on the needs of metropolitan and other urban areas (e.g. regional centres, towns or villages).
- The NSW Government generally promotes a place-based approach to identify and facilitate the housing development needs relevant to a specific area. This generally directs Councils to prepare local strategies to identify and describe localities and current characteristics of areas within their jurisdiction.
- The Mid North Coast Regional Strategy (2009) provides guidance on rural residential development in the former Greater Taree and Great Lakes LGAs. Concepts of restricting rural residential development around existing settlements, away from coastal areas and away from future urban expansion areas are explored in the document.
- Outside of towns and villages, there is a strong emphasis on ensuring new housing does not result in the fragmentation of rural lands, particularly where lands have potential value for agricultural production or biodiversity conservation.
- Rural and regional areas are recognised as having different social housing requirements than metropolitan areas. The Future Directions for Social Housing in NSW document considers the renewal and expansion of social housing supply across major regional centres in NSW.
- While the Urban Design Guide for Regional NSW predominately applies to urban areas, the flow-on impacts of better amenity in those areas can influence rural development and rural living. The Guide also provides discourse on the impacts of greenfield development on rural lands and discourages the fragmentation of biodiverse and rural areas; instead encouraging compact urban form and preserving rural areas and amenity.
- The ageing population of Australia presents unique issues such as isolation, housing affordability and ageing-in-place, which can be exacerbated in rural areas. The NSW Ageing Strategy 2016-2020 has prioritised support for those living in rural areas, in order to ensure stable, accessible and affordable housing is available to older people.

4.2.1 NSW RFS Planning for Bushfire Protection

Since 2001, Planning for Bush Fire Protection has been considered industry best practice in the provision of bush fire protection standards. Improved government policy, industry standards, technology and research following significant fire events now sees Planning for Bush Fire Protection 2019 continue to evolve and provide improved protection for people and their properties in bush fire prone areas.

The National Disaster Resilience Strategy (COAG 2011) emphasises the importance of the strategic planning system in contributing to the creation of safer and sustainable communities. The National Disaster Resilience Strategy identifies risk-based land management and planning arrangements as a vital component in building disaster resilient communities.³

[Planning for Bush Fire Protection 2019](#) (PBP) provides development standards for designing and building on bush fire prone land in New South Wales. Of relevance to the Rural Strategy, the PBP provides clear standards and guidance for strategic land use planning to ensure that new development is not exposed to high bush fire risk. These provisions are reproduced directly from the PBP for clarity and transparency:

2.3 Strategic planning

Strategic planning is the preparation of planning instruments and policies and includes the making of Local Environmental Plans (LEPs), Development Control Plans (DCPs), housing strategies and other planning instruments that identify proposed uses and land zonings. This also includes any associated strategic proposals and studies.

The strategic planning phase of development is particularly important in contributing to the creation of safer and sustainable communities (COAG 2011). It is an effective way of achieving bush fire protection objectives in new developments.

Strategic bush fire planning and studies are needed to avoid high risk areas, ensure that zoning is appropriate to allow for adequate emergency access, egress, and water supplies, and to ensure that future compliance with this document is achievable.

The most important objective for strategic planning is to identify whether new development is appropriate subject to the identified bush fire risk on a landscape scale. An assessment of proposed land uses and potential for development to impact on existing infrastructure is also a key element of the strategic planning process in bush fire prone areas. Land use planning policies can be introduced to limit the number of people exposed to unacceptable risk.

4.1 Strategic principles

Local land use strategies and LEPs should consider and identify land affected by natural hazards and direct development away from inappropriate and constrained lands.

In a bush fire context, strategic planning must ensure that future land uses are in appropriate locations to minimise the risk to life and property from bush fire attack.

Strategic planning should provide for the exclusion of inappropriate development in bush fire prone areas as follows:

- the development area is exposed to a high bush fire risk and should be avoided;*
- the development is likely to be difficult to evacuate during a bush fire due to its siting in the landscape, access limitations, fire history and/or size and scale;*
- the development will adversely affect other bush fire protection strategies or place existing development at increased risk;*

³ [Planning for Bush Fire Protection 2019 \(nsw.gov.au\)](#)

- *the development is within an area of high bush fire risk where density of existing development may cause evacuation issues for both existing and new occupants; and*
- *the development has environmental constraints to the area which cannot be overcome.*

For the purposes of the Rural Strategy, the key considerations for any form of housing or accommodation within the bushfire prone rural landscape of the MidCoast, must take into consideration those issues identified as critical to a Bush Fire Strategic Study:

- Bush fire landscape assessment - risk based on vegetation, topography, weather etc
- Land use assessment – risk profile of development
- Access and egress - existing road networks to and within the location
- Emergency services – availability and ability to deal with a major event
- Infrastructure – availability and suitability of reticulated water systems
- Adjoining land – impact of new or additional development on bush fire management.⁴

These issues are particularly relevant to the increasing prevalence of tourism activities across the rural landscape, and the PBP provides additional guidance on the requirements for caravan parks, camping, primitive camping, bed and breakfast accommodation, farm stay accommodation, holiday rentals and ecotourism facilities.

These high-level matters must also be taken into consideration as part of Council's review of: individual villages' capacity for growth, documented in the Appendix of this report; and the potential of existing paper subdivisions, as documented in the associated Paper Subdivisions Analysis Report.

4.3 Crown Land - Roads

Crown Roads comprise land corridors set aside for legal access and were established during the settlement of NSW, they can also be referred to as 'paper roads' or 'road reserves'. When they were first established, they provided legal access routes to parish portions and allotments established in the subdivision of the Crown estate⁵.

The MidCoast LGA is replete of many 'paper roads', many associated with subdivision and land use in the 1800s and early 1900s by the Australian Agricultural Company. Crown Roads were also created as laneways for the provision of sanitary services ("dunny cart" laneways) in many towns and villages.

Presently, many of the residue Crown Roads provide access to leasehold or freehold land where little or no subdivision has occurred.

Crown Roads are the management responsibility of the NSW Department of Industry – Lands and Water and are primarily managed through both the [Roads Act 1993](#) and the [Crown Land Management Act 2016](#).

Crown Roads can also be transferred to another roads authority to manage if it is considered the most suitable option. This could occur when the intended use of a Crown road has changed and by transferring the road over to another responsible authority, such as a Council, the road can be maintained to a suitable standard thereby providing access to local communities and the public.

⁴ [Planning for Bush Fire Protection 2019 \(nsw.gov.au\)](#)

⁵ NSW Department of Industry – Land and Water 2018(a)

The criteria for determining whether a Crown Road is suitable for transfer to Council or another roads authority are outlined in the Requirements section of Administration of Crown Roads Policy and each proposed transfer is considered on a case by case basis⁶.

Crown Roads may also be sold or closed. Roads may be sold in two ways. Firstly, the department administers Crown road sales in accordance with Section 152B of the Roads Act ('Road purchases'). Sale of a Crown road under this section is suitable when the purchaser of the road is an adjoining landholder. Alternatively, when a person wants to purchase a Crown road does not own the adjoining land, the department may consider closing the road under Section 37 of the Roads Act before administering the sale of the land ('Road closure and purchase')⁷. The sale of a closed road would then be administered in accordance with the Crown Land Management Act 2016.

The NSW land registry guidelines also state that's roads in the Australian Agricultural Company's land grant (former Shires of Gloucester and Great Lakes) may only be closed if they have been dedicated to the public as public road by means of a notice in the Government Gazette or by prescription. Roads not dedicated as public roads remain in the name of the Company. Title to these lands may only be obtained by the preparation of a Primary Application claiming the road by possession.

It is noted that in some locations the Australian Agricultural Company has also sold 'road reserves' and that these lands remain in separate, private ownership.

4.4 Regional Level Considerations

4.4.1 Hunter Regional Plan 2036

The vision, land use strategy, goals, directions and actions described in the [Hunter Regional Plan](#) (the Plan) are considered generally reflective of current Government policy directions at National and State levels. On that basis, the Hunter Regional Plan was used as a platform for identifying top-down considerations for local strategic planning.

Vision: The leading regional economy in Australia with a vibrant new metropolitan city at its heart.

The Hunter is the leading regional economy in Australia, with thriving communities and a biodiversity-rich natural environment. The Hunter is home to more than 860,000 people and is still growing due to its reputation as one of the great places to live and work.

Beyond Greater Newcastle are vibrant centres, towns and villages, many of which have benefited from emerging job opportunities in the health, agriculture, tourism, defence, energy and transport sectors. Faster inter-regional transport and digital technology are making it easier for residents and businesses to interact and do business.

Greater housing choice is available in existing and new communities, close to jobs and services and well supported by public transport and walking and cycling options. More housing has reduced the upward pressure on house prices.

Communities are enjoying a green grid of open space and recreational facilities – including more walking and cycling networks – as well as the distinctive character and heritage of their areas.

The region's protected natural environment enriches the experience of living in the region, sustains the region's water supply and protects biodiversity.⁸

⁶ NSW Department of Industry – Land and Water 2018(a)

⁷ NSW Department of Industry – Land and Water 2018(a)

⁸ <https://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/Hunter/Hunter-regional-plan/Vision>

The Plan also includes specific local government narratives which identify:

- *housing and employment projections;*
- *strategic intent, opportunities and regionally significant priorities;*
- *locations for growth for dwellings; and*
- *jobs and communities of regional significance.*

and a commitment that the NSW Government will assist councils to translate these into local plans. The MidCoast narrative identified population and housing outcomes relevant to this paper as follows:

Table 2. Hunter Regional Plan MidCoast Population, Housing and Employment projections

	2016	2036 (Projected)	Projected Increase
Population	91,250	96,250	+5,000
Dwellings	49,750	54,750	+5,000
Employment	30,936	36,873	+5,937

The new MidCoast Council will have to consider the needs of diverse communities within a regional setting. It will have to capitalise on the opportunities provided by urban centres, rural areas and the natural environment to form a thriving economy based on food production, tourism, manufacturing and services that meet the needs of an ageing and growing population.

Regional priorities

Provide housing, services and facilities, as well as accessible public spaces for an ageing population.

Centres and employment

Regionally significant centres and employment land clusters:

Strategic centres: Forster–Tuncurry, Taree

Centres of local significance: Gloucester, Old Bar, Wingham, Tea Gardens–Hawks Nest, Harrington, Diamond Beach, Bulahdelah, Nambucca, Hallidays Point and Stroud.

Housing

Future housing and urban renewal opportunities:

Deliver existing Urban Release Areas at Fig Trees on the Manning, Brimbin, Hallidays Point, Old Bar, Manning River Drive Business Park (employment), Tea Gardens and South Forster.

Manage environmental values and residential growth in North Tuncurry.

Investigate renewal and infill housing opportunities in Taree, Forster–Tuncurry, Old Bar and Tea Gardens–Hawks Nest that respond to changing demographics.⁹

The narrative clearly implies that there is an expectation for residential development and housing to remain concentrated within the existing urban areas of the MidCoast through a program of urban consolidation and renewal.

⁹ <https://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/Hunter/Hunter-regional-plan/Local-government-narratives>

However, the Plan does recognise the importance of housing diversity, location and development in rural areas to regional economic development and sustainability. The following directions and actions are particularly relevant to high-level planning for rural housing within the MidCoast:

Goal 1 – The Leading regional economy in Australia

Direction 13: Plan for greater land use compatibility

Ongoing investment in rural and resource industries will underpin the sustainable growth, economic prosperity and ongoing productivity of the Hunter region. As the Hunter continues to grow and new economic development opportunities emerge for rural and resource industries, there is potential for compatibility issues to arise and for competition to develop for water resources and for infrastructure to support other uses.

There is also potential for conflict if new housing encroaches into rural and resource areas, leading to increased management costs. Conflict could also affect the potential to sustain or grow rural and resource industries. The expansion of rural and resource industries can also affect established urban activities if not managed appropriately. Land use planning can provide greater certainty for investment in rural and resource industries by establishing clear parameters and transparent processes to support new development.

The NSW Government will continue to engage with communities, interest groups and industry around land use conflict to better understand all sides of the debate. This will assist with future policymaking and initiatives that balance the economic, social and environmental needs of the Hunter community.

Actions

13.1 Identify and protect important agricultural land, including intensive agricultural clusters, in local plans to avoid land use conflicts, particularly associated with residential expansion.

13.2 Limit urban and rural housing encroachment into identified agricultural and extractive resource areas, industrial areas and transport infrastructure when preparing local strategies.

13.3 Amend planning controls to deliver greater certainty of land use.¹⁰

Goal 3 – Thriving communities

The Hunter is home to some of the most diverse communities in NSW and their distinctive character is a significant competitive advantage for the region.

Many communities are set within and around the Hunter's natural features and open space, which are among the region's best assets. The quality of these areas and the ability to access them gives residents an array of unique experiences and the opportunity for a healthy lifestyle.

The Hunter contains natural features that are important cultural heritage for Aboriginal communities. Conserving these assets and respecting the Aboriginal communities' right to determine how they are identified and managed will preserve some of the world's longest-standing spiritual, historical, social and educational values.

Protecting built heritage values through revitalisation will create thriving communities that are great places to live.

¹⁰ [Hunter Regional Plan 2036 Goal 1 - The leading regional economy in Australia - \(nsw.gov.au\)](https://www.nsw.gov.au/hunter-regional-plan-2036/goal-1-the-leading-regional-economy-in-australia)

Direction 20: Revitalise existing communities

The region is home to diverse communities located throughout the Hunter's urban areas, towns, villages and rural localities. These places have unique histories and a strong sense of identity.

Concentrating development in existing areas will revitalise communities. It can reinforce and enhance the sense of community and belonging.

As the population grows there is potential to provide more social infrastructure, including health, education, community facilities and public transport, as well as opportunities to enhance open spaces, civic squares and other gathering places.

The design of centres can make them more attractive for residents. There are ways to do this, such as transforming traditional main streets through place-making and other small-scale improvements. Good design can help to create accessible, safe and attractive local areas.

Actions

20.1 Accelerate urban revitalisation by directing social infrastructure where there is growth.

20.2 Undertake planning and place-making for main streets and centres.

20.3 Enhance the amenity and attractiveness of existing places.¹¹

Goal 4 – Greater housing choice and jobs

An additional 70,000 dwellings will be needed in the region by 2036. Providing the land and the infrastructure to meet this demand is central to the Plan. New housing will be focused in established areas through infill development and will also continue to be provided through greenfield development.

Housing supply will be influenced by growth and change in the population across the region, and by the community's desire for greater housing choice. By 2036, the percentage of people aged over 65 years is projected to increase from 19 per cent to 25 per cent.

Direction 21: Create a compact settlement

Focusing development in locations with established services and infrastructure increases the appeal of these places for new residents.

Small-scale renewal can be achieved across urban areas through single-lot redevelopment. Consultation with the community and industry will assure this type of development occurs in the right locations.

Actions

21.1 Promote development that respects the landscape attributes and the character of the metropolitan areas, towns and villages.

21.4 Create a well-planned, functional and compact settlement pattern that responds to settlement planning principles and does not encroach on sensitive land uses, including land subject to hazards, on drinking water catchments or on areas with high environmental values.

21.5 Promote small-scale renewal in existing urban areas, in consultation with the community and industry to ensure that this occurs in the right locations.

¹¹ [Thriving communities - \(nsw.gov.au\)](https://www.nsw.gov.au/thriving-communities)

21.6 Provide greater housing choice by delivering diverse housing, lot types and sizes, including small-lot housing in infill and greenfield locations.

21.7 Promote new housing opportunities in urban areas to maximise the use of existing infrastructure.

Direction 22: Promote housing diversity

Trends that will shape housing demand in the Hunter region to 2036 include an increase in the ageing population. There are also discrete sectors of the community that are seeking particular types of housing; for example, students, older people, short term visitors, visitors accessing health services and low-income households. Better understanding of the needs of these groups and how they differ across the region will help inform strategic and infrastructure planning and delivery.

By 2036, the Hunter is expected to be home to around 69,500 more people aged over 65 years. While the majority of these people are expected to live in Greater Newcastle, coastal communities in Port Stephens and the MidCoast, and many rural towns are also expected to age more rapidly than other parts of the Hunter.

Weekend and seasonal visitors will continue to influence local housing markets in coastal locations, driving demand for short term accommodation and holiday homes. The number of single and couple-only households is growing; however, most houses in the Hunter region are three and four-bedroom detached homes. More studio and one and two-bedroom dwellings will be required to meet growing demand.

Similarly, social and affordable housing will be necessary to meet the needs of people on low incomes. Each community will have different housing needs and local solutions will have to be developed. Increasing the overall supply of housing will help to reduce pressure on the cost of housing.

Actions

22.1 Respond to the demand for housing and services for weekend visitors, students, seasonal workers, the ageing community and resource industry personnel.

22.2 Encourage housing diversity, including studios and one and two-bedroom dwellings, to match forecast changes in household sizes.

22.3 Develop local housing strategies to respond to housing needs, including social and affordable housing, and support initiatives to increase the supply of affordable housing.

22.5 Include guidance in local land use strategies for expanding rural villages and rural-residential development so that such developments will:

- not impact on strategic or important agricultural land, energy, mineral or extractive resource viability or biodiversity values;
- not impact on drinking water catchments;
- not result in greater natural hazard risk;
- occur on land that is unlikely to be needed for urban development;
- contribute to the conservation of important biodiversity values or the establishment of important corridor linkages; and
- facilitate expansion of existing and new tourism development activities in agricultural or resource lands and related industries across the region.

Direction 23: Grow centres and renewal corridors

The Plan identifies regionally significant centres known as strategic centres. These and other smaller local centres operate as part of a network. Each centre provides a different service, role and/or function in the region. Strategic centres will be the focus for population and/or economic growth over the next 20 years.

There are other locally significant centres with administrative and service roles that will support surrounding communities. The capacity of these local centres to accommodate additional housing will need to be investigated where plans are not already in place.

Actions

23.1 Concentrate growth in strategic centres, local centres and urban renewal corridors to support economic and population growth and a mix of uses.

23.5 Focus commercial and retail development within existing centres and transport hubs and ensure that locations for new centres are integrated with existing or planned residential development; do not undermine existing centres; encompass high quality urban design; and consider transport and access requirements.

Strategic Centres - Forster-Tuncurry and Taree

Direction 25: Monitor housing and employment supply and demand

Regular monitoring of land supply and demand will permit the timely release of land for development. Over time, it will also contribute to better planning and infrastructure decision-making.

Up-to-date data will be provided to infrastructure providers, including councils, to better inform future infrastructure needs, priorities and service planning. Data will also be publicly available to inform private development and infrastructure investment decisions.

Actions

25.1 Establish and implement an Urban Development Program to develop data on existing zoned land supply and its servicing status, monitor dwelling production and take-up rates, and coordinate the staged release and rezoning of land.

25.2 Establish and implement an Employment Lands Development Program to develop data on existing and future planned stocks of employment land.

25.3 Sequence new greenfield urban development that makes efficient use of infrastructure networks and capacity.

25.4 Maintain an adequate supply of employment land that is appropriately serviced and to respond to changing industry demands for land use, location and floor space.

Direction 27 – Strengthen the economic self-determination of Aboriginal communities

Opportunity, Choice, Healing, Responsibility and Empowerment (OCHRE) is the NSW Government's plan for Aboriginal affairs. It focuses on:

- revitalising and promoting Aboriginal languages and culture;*
- creating opportunities;*
- increasing the Aboriginal community's capacity;*
- providing choice and empowering Aboriginal people to exercise that choice; and*
- giving Aboriginal people the tools to take responsibility for their own future.*

The planning system can support the OCHRE process by helping Local Aboriginal Land Councils identify how their landholdings can best be planned, managed and developed. This gives the Aboriginal community greater opportunities for economic independence and is consistent with the overall aim of the Aboriginal Land Rights Act 1983 (NSW), which lays the foundations for a more secure economic and self-reliant future for all Aboriginal people in NSW.

Actions

27.1 Work with the Purfleet–Taree, Forster, Karuah, Worimi, Mindaribba, Awabakal, Bahtabah, Biraban and Wanaruah Local Aboriginal Land Councils to identify priority sites that can create a pipeline of potential projects.

27.2 Identify landholdings and map the level of constraint at a strategic scale for each site to develop options for the potential commercial use of the land.¹²

Collectively, these directions provide the following insights, which are considered in more detail in this Report.

- Several of the Hunter Regional Plan's directions call for consideration of land use compatibility through the planning process. This recognises the potential for residential uses to affect (positively or negatively) opportunities to sustain or grow other rural or resource industries. The Plan describes several actions to assist in this regard, including the identification of lands important for agriculture, conservation, and extractive industries.
- The Hunter Regional Plan directs local land use strategies, such as the Rural Strategy, to provide guidance in relation to expanding rural villages and rural residential development in recognition of employment land requirements and environmental constraints.
- The Hunter Regional Plan directs most of the residential growth to be contained within urban areas and, around existing strategic centres and local centres of significance.
- The preparation of Council's inaugural Urban Land Monitor already provides a better understanding of the current capacity of land zoned for residential development to accommodate the housing growth and diversity demands anticipated within the LGA. Ongoing review and transition of this document into an Urban Development Program will assist in determining where and when any further urban expansion is required.

4.4.2 MidCoast Regional Economic Development Strategy 2018-2022

The development of Regional Economic Development Strategies across New South Wales was the initiative of the NSW Department of Premier and Cabinet, through the Centre for Economic and Regional Development (CERD). These Strategies were developed with strong linkages to the findings and recommendations of the 20 Year Economic Vision for Regional NSW strategy document.

CERD worked closely with local councils to the Strategies, which apply standardised regional economic development methodology to identify existing economic strengths; new opportunities to enhance the region's development performance and competitiveness; and to set the region on a path to sustainable economic development.

The MidCoast Regional Economic Development Strategy (REDS) was released in July 2018. The process included a series of well-attended workshops held across the region, aimed at collaborating to build sustainable economic development. The strategy includes an action plan for the next three years, leveraging regional strengths such as our land and water assets, our infrastructure, and our location, lifestyle and amenity.

The MidCoast REDS is linked with Council's Community Strategic Plan and Destination Management Plan, and provides a strategic platform for community, business and Council to work with the State Government in driving economic growth. It is an important plan that will help attract State resources to underpin economic projects and create employment in the region.

¹² [Greater housing choice and jobs - \(nsw.gov.au\)](https://www.nsw.gov.au/greater-housing-choice-and-jobs)

REDS identified key strengths of the MidCoast regional economy that can be capitalised upon, including our *Location*:

The main population centres in the MidCoast Region are all within a short distance to the Pacific Highway. This provides direct access to the Sydney market (3–4 hours) and to the Port of Newcastle and Newcastle Airport (~2 hours).

The Region (via Gloucester, Wingham and Taree) has rail services (via North Coast line) and local air services from Taree airport that fly direct to Sydney. Connectivity to other markets is enhanced by the NBN which has been rolled-out in key townships in the Region.

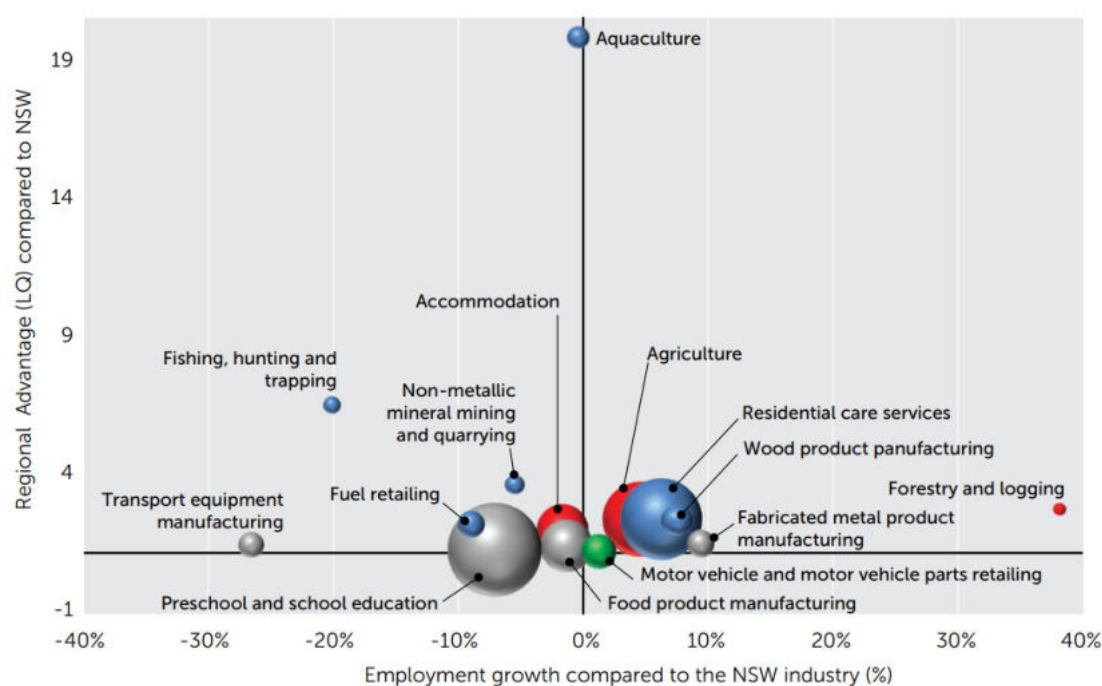
Gloucester is also conveniently located and has a rural setting. It has good access to key markets to the South (less than 3.5 hours to Sydney and 1.5 hours to Newcastle Airport) and is a gateway from the coast to the New England North West Region.

The availability and affordability of land (for employment and non-employment uses) is a key positive for the Region, particularly for industry wishing to establish in Gloucester and Taree.¹³

REDS also examined the region's competitive advantage (Location Quotient) by industry and comparing these findings to the same sector across NSW. The top five industries in the MidCoast were identified as:

- Aquaculture (LQ of 19.5);
- Fishing, Trapping and Hunting (LQ of 6.6);
- Non-Metallic Mineral Mining and Quarrying (LQ of 3.7);
- Forestry and Logging (LQ of 2.9); and,
- Agriculture (LQ of 2.5).

Figure 3. Location Quotients and Employment Growth for MidCoast Industries



Source: Census 2011, 2016. See the Supporting Analysis for notes regarding the analysis.

¹³ <https://www.midcoast.nsw.gov.au/Part-of-your-every-day/Council-Projects/Regional-Economic-Development-Strategy>

However, as illustrated by the size of the ‘bubbles’ in the chart above, these industries do not generally employ many people when compared to other industries; and may not be experiencing growth when compared to the same industry across NSW.

For example - Aquaculture is a specialised industry where the MidCoast has a significant regional advantage however, it employs a relatively small number of people and this number was in slight decline compared to the rest of NSW at the time of analysis (2018).

Based on this analysis, the Strategy then identifies key opportunities within the MidCoast and how infrastructure maintenance and development can ensure they are realised.

Strengthening the Region as a location of choice:

While the Region has strong existing endowments, further work and investment is required to maximise its potential. This includes improvements to core infrastructure (e.g. road and telecommunications) that are important for each of the key industry sectors and industry specific assets (e.g. tourism assets).

One of the key initiatives identified in the Strategy recommends that Council and other public agencies:

- *improve the core foundation infrastructure, in particular the roads and bridges but also other infrastructure relating to telecommunications and water;*¹⁴

In recognising and facilitating increased employment, education and visitation to the MidCoast, opportunities to attract new residents, retain key workforce age groups and diversify investment and housing opportunities may also be achieved, particularly in rural areas and smaller settlements attractive to families migrating away from metropolitan areas.

4.5 Local Level Considerations

At the local level i.e. applying exclusively within the local government area (LGA), additional policy considerations are set out in a range of documents endorsed by the State Government and/or Council. Again, these offer goals, directions and actions that complement, or provide more detail, than those provided in the Hunter Regional Plan 2036.

It is important to note here that the MidCoast Regional Economic Development Strategy, while it applies exclusively to the MidCoast LGA, has been recognised as a regional strategy as it has this intention and purpose. The fact that the MidCoast LGA was found to be an effectively independent Functional Economic Region during preparation of the Strategy, is informative as both an opportunity and a challenge for the MidCoast.

The following Council documents, which will be discussed in additional detail below, have been identified as particularly relevant to long-term planning housing in the MidCoast and have been reviewed by the consultant team.

- [MidCoast 2030: Shared Vision, Shared Responsibility](#)
- [MidCoast Destination Management Plan](#)
- Gloucester Shire Council Local Environmental Study 2006
- Great Lakes Rural Living Strategy: Strategic Environmental Assessment and Strategy 2004
- Great Lakes Council Heritage Study 2007

¹⁴ <https://www.midcoast.nsw.gov.au/Part-of-your-every-day/Council-Projects/Regional-Economic-Development-Strategy>

- Greater Taree City Council Rural Villages Study 1996
- Greater Taree City Council Rural Residential Strategy & Release Program 2002
- MidCoast Council's Caravan Park for Long Term Residence Policy 2017
- Council's Urban Land Monitor (working draft)
- Draft Housing Strategy 2019-2020
- Draft On-Site Sewage Management Development Assessment Framework (OSSM DAF)

Collectively, these documents offer the following insights into rural housing and accommodation, which will assist with formulating the MidCoast Rural Strategy:

- Common themes occurring between all three former councils include the appropriate release, rezoning and policies relating to existing rural land. Strategies tended to focus on considerations for the location, size, and densities of new subdivisions. These recurring themes indicate shared priorities and issues between the three former councils.
- Previous strategies for Gloucester indicate a desire to increase density within Gloucester in order to provide for the ageing population, while still providing rural amenity to residents. This approach also addressed issues surrounding the fragmentation of agricultural land, predominately caused by Sydney, Newcastle and Central Coast metropolitan residents purchasing land in the Gloucester-Barrington area for hobby farming purposes. Additional focus on the release of appropriate types and amounts of land for development was also a common theme.
- The Great Lakes Rural Living Strategy focussed on determining the appropriate policy and zoning for development on rural land releases. It also identifies service centres and a settlement hierarchy, with the aim of providing social, environmental and agricultural sustainability for the LGA in the future. Like Gloucester, an additional focus on the release of appropriate types and amounts of land for development was also a common theme.
- The Great Lakes Heritage Study - while not immediately connected to rural housing - provides insight into the heritage sites and controls that were in place in the LGA. The impacts of these heritage sites will need to be considered when determining future land releases and options for renewal and expansion of existing villages. Similar heritage studies for Taree and Gloucester have been reviewed/undertaken since amalgamation and while the findings and recommendations may be similar, this cannot be confirmed until these documents are released for consultation.
- The focus of the Greater Taree Rural Residential Strategy & Release Program is similar to that of the strategies already considered: the appropriate layout and release of rural land for development, especially over a 10-year time frame.
- The Caravan Park for Long Term Residence Policy provides information regarding requirements for Caravan Parks to ensure residents' amenity. It applies to the entire MidCoast, providing a uniform policy, which enables caravan parks to provide long-term accommodation to seniors and those from disadvantaged backgrounds. This will diversify housing types and locations in the LGA.
- The Draft OSSM Development Assessment Framework is key to considering minimum lot sizes, potential village expansion and application of rural and environmental zones in the Rural Strategy. This draft document applies across the MidCoast and provides hazard classification mapping, illustrating existing levels of risk associated with the provision of on-site sewage systems.

4.5.1 MidCoast 2030: Shared Vision, Shared Responsibility

MidCoast 2030 was the first Community Strategic Plan prepared for the new 10,000 square kilometre MidCoast local government area created in May 2016.

Our Vision: We strive to be recognised as a place of unique environmental and cultural significance. Our strong community connection, coupled with our innovative development and growing economy, builds the quality of life we value.

Within this Plan we valued: our unique, diverse and culturally rich communities; a connected community; our environment; our thriving and growing economy; strong leadership and shared vision¹⁵. Critically, we also recognised that our rural areas and transport infrastructure were key to establishing and maintaining these connections:

We have a strong sense of community. We want our towns and villages to reflect the vibrancy and individuality of the people within them and provide opportunities for us to connect and socialise.

Much of the rural area is used for farming, primarily dairy and beef cattle with a growing poultry industry. Oyster farming and fishing are important industries on our coast.

Our region is also a key holiday destination.

During the summer months the population swells with tourists coming to enjoy the region's pristine coastline and beaches, coastal lakes, lagoons and other attractions.

Table 3. Rural Housing Goals and Actions from MidCoast 2030

WE VALUE... our unique, diverse and culturally rich communities		
Where do we want to be?	How will we get there?	Who can help?
We are a diverse community that works together to care for all our members	Provide equitable access to services, programs, spaces and facilities. Acknowledge, celebrate and empower our local Aboriginal communities. Support a diverse housing mix that provides choice and meets the needs of our community. Empower our towns and villages to retain and celebrate their unique identity, while working towards a shared community vision.	MidCoast Council NSW and Federal Government Community groups Local Aboriginal groups and organisations Social housing services Disability support services and advocacy groups Child, youth and family services Aged care services
We will embrace the uniqueness and creativity of our communities	Support communities to identify priorities for ensuring they are sustainable into the future. Support the preservation and uniqueness of our history and cultural heritage in our towns, villages and significant places.	Health providers and advocacy groups
How will we know we are on track?		

¹⁵ <https://www.midcoast.nsw.gov.au/Council/Plans-and-reports>

2 The community is satisfied with the overall services council provides

3 The community is satisfied with land use planning decisions

WE VALUE... a connected community

Where do we want to be?	How will we get there?	Who can help?
It is safe and easy to get around our region	Encourage the use of alternative transport options through the provision of a safe, accessible and connected walking and cycling network. Advocate for the provision of community and public transport to meet the needs of our growing and ageing communities.	MidCoast Council NSW and Federal Government Regional Development Australia Local Aboriginal groups and organisations Disability support services and advocacy groups
We utilise technologies to connect us locally and beyond	Use technology and innovation to improve the way we live, work, learn and connect. Advocate for improved telecommunications and utilities to provide consistency across the region.	Chambers of Commerce and business community Health providers and advocacy groups
We protect the health and safety of our communities	Continue to develop a sustainable network of water, sewer and storm water systems to meet community needs and health and safety standards.	Utility providers Transport providers
How will we know we are on track?		
3 The condition of our sealed roads has improved		
4 There is an increase in the number of new developments connected by footpaths and cycleways		

WE VALUE... our environment

Where do we want to be?	How will we get there?	Who can help?
We balance the needs of our natural and built environments	Ensure growth and new development complements our existing natural assets, cultural assets and heritage sites. Optimise land use to meet our environmental, social, economic and development needs. Promote greater utilisation of sustainable design in new developments.	MidCoast Council NSW and Federal Government Environmental groups Local Aboriginal groups and organisations Chambers of Commerce and business community
How will we know we are on track?		
4 The community is satisfied with land use planning decisions		

WE VALUE... our thriving and growing economy

Where do we want to be?	How will we get there?	Who can help?
Our region is a popular place to visit, live, work and invest	Provide an environment to grow and strengthen local businesses and attract new business. Advocate and identify opportunities for increased workforce participation.	MidCoast Council NSW and Federal Government Regional Development Australia Local Aboriginal groups and organisations
Our villages and business precincts are vibrant commercial, cultural and social hubs	Ensure strategies and processes recognise, maintain and support sustainable economic growth.	Chambers of Commerce and business community
<p>How will we know we are on track?</p> <p>1 There is a reduction in the MidCoast unemployment rate</p> <p>2 The net number of new businesses has increased</p> <p>3 Annual visitor numbers have increased</p>		

4.5.2 MidCoast Destination Management Plan

The MidCoast Regional Economic Development Strategy endorses the MidCoast Destination Management Plan (DMP) and recommends its implementation to support investment in key tourism assets to increase yield and visitation, particularly in the off season.

Several of the signature visitor experiences and 'Game Changer' projects described in the DMP and discussed in more detail in the Tourism paper, will rely on enhanced access to rural areas. This may include for example, improving road conditions, providing public facilities, and/or improving signage and trail markers along certain road corridors.

Local-level rural transport infrastructure related and dependent priorities identified in the DMP are summarised below:

- Provide access to natural areas generally, but particularly waterways, rivers and wetlands.
- Identify and promote 'themed trails', focusing on cycling tours, horse-riding and farm gate experiences. Specific reference is made to the farm gate trail at Wootton.
- Destinations underpinning the initiative to establish the MidCoast as a World-class equestrian destination, leverage existing horse studs, racing and rodeo facilities.
- The Nabc Agricultural Hub (economic development initiative) is understood to centre on the showground, which is home to events such as the Agricultural Show, rodeos and farmer's markets¹⁶.

The enhanced tourism offers, particularly those based in and reliant upon the services and facilities available in rural villages and areas, is considered a viable opportunity to both diversify the demographics of the MidCoast, and the housing and accommodation available to satisfy residents and visitors alike.

¹⁶ <https://www.midcoast.nsw.gov.au/Part-of-your-every-day/Council-Projects/Tourism-Destination-Management-Plan>

4.5.3 MidCoast On-site Sewage System Management (OSSM) Development Assessment Framework (DAF)

One of the critical issues within all unsewered villages is the management of on-site sewage disposal. Recent investigations reveal many village allotments are too small to adequately manage on-site disposal and in sensitive locations this can impact on receiving environments such as drinking water catchments and priority aquaculture areas.

The MidCoast On-site Sewage System Management Development Assessment Framework (OSSM DAF) technical information includes hazard classification mapping, identifying locations with topography, proximity to water bodies and other physical constraints that increase the risk associated with on-site sewage disposal. The key purpose of the DAF is to assist in the management of potential environmental impacts of on-site disposal by ensuring the appropriate system is located on the site, based on the potential hazard.

Historic subdivision patterns have resulted in significant environmental impacts and many existing sites in unsewered villages are too small to accommodate both development and the on-site sewage disposal system required to service the development.

For example, many existing unsewered villages across the MidCoast have a minimum lot size (for subdivision) of 1000sqm. However, the findings of the OSSM DAF indicated that:

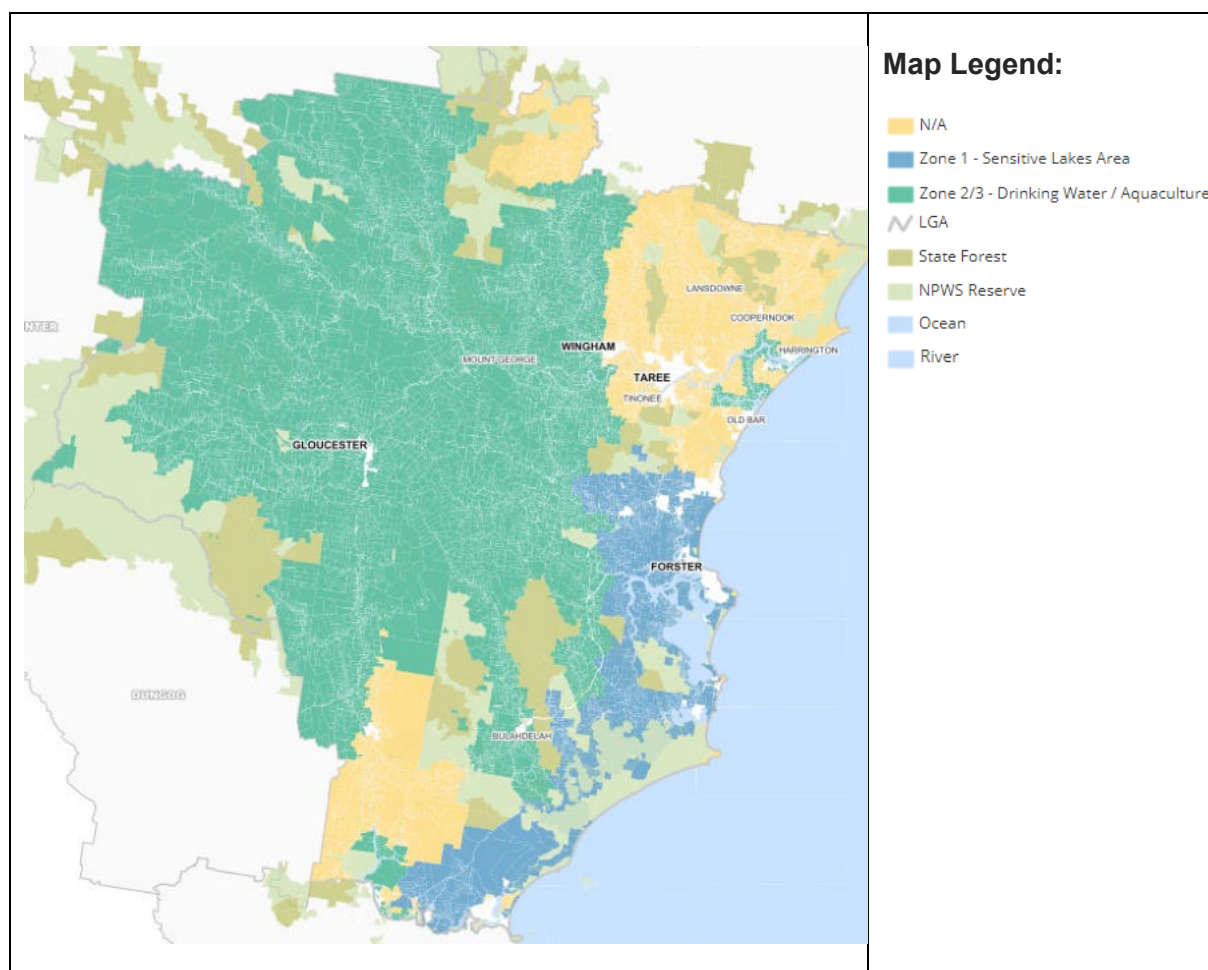
“based on previous experience across a number of DAF projects and the major influence of watercourses, dams and other receiving environments, it is recommended that 4,000 sqm of useable land should be considered a minimum criterion.

Useable land (for the purpose of on-site sewage management) can be:

“Total allotment area excluding dams, intermittent and permanent watercourses and open stormwater drains and pits in addition to the relevant buffer distances prescribed in the MidCoast Council Development Assessment Framework for those objects. Other standard setbacks including property boundaries need to be considered as part of the design process but are not included in total Useable Land.”¹⁷

¹⁷ [Draft MidCoast Housing Strategy 2020](#)

Figure 4. MidCoast OSSM DAF Catchment Zones



In this regard the study clarifies that in considering unsewered greenfield land release and subdivisions, the useable land area requirements remain critical to the consideration of cumulative impact analysis:

7,000sqm for properties located within the Great Lakes direct hydraulic catchments – Catchment Zone 1. Based on maintaining sensitive ecological receptors;

4,000sqm for properties in Catchment Zone 2 or 3 (Potable Water or Aquaculture Catchments respectively).

In consideration of these findings and the extensive rural areas identified within Catchment 2/3 above, it is considered appropriate for the recommendations of the report to be incorporated into future:

- local environmental plan provisions, potentially as a component of a merit-assessment subdivision clause and
- within the development control plan, to provide additional guidance and information on how environmental impacts are to be managed through the installation of on-site management systems appropriate to the receiving environment.

4.6 Environmental Planning Instruments and other regulatory considerations

The way housing and accommodation is considered through various State and Local environmental planning instruments, is relevant to long-term planning and plan making considerations.

These environmental planning instruments are: State Environmental Planning Policies (SEPP) and Local Environmental Plans (LEP). The content and format of an LEP is required to be consistent with the Standard Instrument Principal Local Environmental Plan (2006) and not inconsistent with, or repetitious of, the provisions of any relevant SEPP.

This section briefly describes how these types of activities are permitted (with or without consent), and relevant considerations relating to the assessment and determination of development applications within the MidCoast.

4.6.1 SEPP (State and Regional Development) Amendment (Social Housing) 2021

Development, predominantly infrastructure, can be classed as state or regionally significant under the [State Environmental Planning Policy \(SEPP\) State and Regional Development](#).

Two consent authorities may assess and determine development projects under this SEPP – the Independent Planning Commission for certain State significant development; and the Joint Regional Planning Panel for certain Regionally significant development.

Schedule 1 identifies a broad range of State Significant transport and infrastructure development categories, including but not limited to: port facilities or wharf or boating facilities (not including marinas) that has a capital investment value of more than \$30 million;

The most recent amendment to Schedule 1 of the SEPP makes provision for:

26 Development carried out by or on behalf of New South Wales Land and Housing Corporation for purposes of Housing Act 2001

*Development carried out by or on behalf of the New South Wales Land and Housing Corporation for the purposes of the Housing Act 2001 if the development has a capital investment value of more than \$100 million.*¹⁸

The only site that has been historically identified as a potential Schedule 2 State significant development¹⁹ – identified site within the MidCoast, is the [North Tuncurry site](#) owned by Landcom. The identification of the site within the SEPP would require a legislative amendment by the Minister. The site was discussed in the Housing Strategy as a potential extension of the existing urban settlement of Tuncurry and therefore will not be considered further within this paper.

Schedule 7 also allows for Regionally significant development in broad categories including but not limited to:

- General development that has a capital investment value of more than \$30 million.
- Council related development that has a capital investment value of more than \$5 million if Council is the applicant, owner of the land to be developed, the developer or party to an agreement relating to the development.
- Development carried out by or on behalf of the Crown that has a capital investment value of more than \$5 million.
- Private infrastructure and community facilities that has a capital investment value of more than \$5 million for specific purposes including but not limited to: affordable housing and group homes.
- Coastal subdivision within the coastal zone for the purposes of subdivision: for more than 100 lots if not connected to an approved sewage treatment work or system; for

¹⁸ [State Environmental Planning Policy \(State and Regional Development\) 2011 - NSW Legislation](#)

¹⁹ [State Environmental Planning Policy \(State and Regional Development\) 2011 - NSW Legislation](#)

residential purposes into more than 100 lots in a sensitive coastal location; or for more than 25 rural-residential lots in a sensitive coastal location.²⁰

4.6.2 SEPP (Exempt and Complying Development Codes) 2008

The provisions of the [State Environmental Planning Policy Exempt & Complying Development \(Codes SEPP\)](#) apply specifically to housing and accommodation and have provisions that facilitate the development of dwellings across the LGA. However, it is the provisions of the Rural Housing Code within the Codes SEPP that will be the focus of this portion of the paper.

Part 3A of the Codes SEPP is referred to as the Rural Housing Code²¹. In this section one and two storey dwellings may be permissible as complying development within the following zones: RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition and R5 Large Lot Residential.

However, the land where the dwelling is proposed must not be affected by one or more of the following:

- state heritage item, interim heritage order, draft heritage item, heritage item in a LEP or SEPP, draft heritage conservation area or heritage conservation area
- coastal waters of the state or coastal lake - Myall, Wallis, Smiths
- coastal wetlands or littoral rainforest and associated 100m buffers
- aquatic reserve or marine park or RAMSAR wetland and associated 100m buffers
- land of high Aboriginal cultural significance in a LEP or SEPP
- land of high biodiversity significance in a LEP or SEPP
- National Parks, wilderness area, protected area or land reserved for public purpose
- Crown land flora, fauna, geological formation or environmental protection reserves
- critical habitat or critical habitat of threatened species
- mine subsidence area
- acid sulfate soils class 1 or 2
- significantly contaminated land
- biobanking agreement & biodiversity stewardship sites
- property vegetation plan (NV Act) or private land conservation agreement (BC Act) or native vegetation set aside area (LLS)
- riverfront area or foreshore area
- ecologically sensitive area or environmentally sensitive land (Code SEPP C11.17A)
- coastline hazard, coastal hazard or coastal erosion hazard
- ANEF 25 contour or higher
- special area (Water NSW Act) or unsewered land in a drinking water catchment

In addition, there are distinct criteria that the new dwelling must comply with, including but not limited to: location and design response to flood controls, lot size, cut and fill, ancillary development such as pools and detached studios, out buildings, landscaping, parking and access.

The Code also includes specific requirements for bushfire prone land including the provision of static water supply, access from and proximity to a “public road or road vested in or maintained by the Council”.

²⁰ [State Environmental Planning Policy \(State and Regional Development\) 2011 - NSW Legislation](#)

²¹ [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008 - NSW Legislation](#)

The complexity of these provisions and broad application of the land-based exclusions listed above, often result in the lodgement of a development application with Council instead of lodgement of a Complying Development application. This may change over time as the Code SEPP and development control plans become more consistent over time.

4.6.3 SEPP (Housing for Seniors or People with a Disability) 2004

The provisions of the [State Environmental Planning \(SEPP\) Housing for Seniors or People with a Disability](#) apply primarily to “land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes but only if development for the purpose of any of the following is permitted on the land: dwelling houses; residential flat buildings; hospitals; development of a kind identified in respect of land zoned as special uses including (but not limited to) churches, convents, educational establishments, schools and seminaries; or land being used for the purposes of a registered club”.

Given the challenges associated with prohibiting a dwelling house, this therefore enables Housing for Seniors or people with a Disability to be proposed in any rural land adjoining a town or village, unless that land is environmentally sensitive land (Schedule 1)²².

This relatively broad interpretation of application of the SEPP did result in the introduction of the need for land owners and applicants wanting to establish this form of housing and accommodation on the outskirts of towns and villages to apply for a Site Compatibility Certificate from the Department of Planning prior to lodgement of a development application.

Site Compatibility Certificate applications are assessed by a panel under the jurisdiction of the Department, with the input of the relevant Council, as to the suitability of the site against set criteria including but not limited to the following:

- the natural environment, existing uses and approved uses of land in the vicinity of the proposed development,
- the impact of the development on the likely future uses of the land,
- the services and infrastructure that are or will be available (particularly, retail, community, medical and transport services),
- for land that is zoned open space or special uses, the impact on the provision of land for open space and special uses in the vicinity of the development,
- the impact of the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,
- the impact that the proposed development is likely to have on the conservation and management of native vegetation, and
- the impacts identified in any cumulative impact study provided in connection with the application for the certificate.

After consideration of these issues, any Site Compatibility Certificate that is issued only remains current for a period of 24 months. This enables the landowner or applicant to submit a complete development application, associated plans and supporting documents for assessment, but does not guarantee an approval.

Therefore, to ensure this form of housing and accommodation is only proposed and developed in appropriate locations, the onus remains with individual Councils to identify constrained land.

²² [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004 - NSW Legislation](#)

4.6.4 SEPP No.21 Caravan Parks

The provisions of the [State Environmental Planning \(SEPP\) No.21 – Caravan Parks](#) which has been in force since 1992, broadly allow for short and long term occupation of sites within a caravan park. Historically this has enabled the use of caravan parks for both tourist accommodation and as a form of low-cost accommodation within or near urban settlements with the associated services, facilities and infrastructure.

This is clear from the contents of Clause 10 Matters to be considered by Councils:

A Council may grant a development consent required by this Policy only after it has considered the following:

- a) whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,*
- b) whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,*
- c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,*
- d) whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park,*
- e) any relevant guidelines issued by the Director, and*
- f) the provisions of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.*

On this basis the permissibility of caravan parks and camping grounds has also generally been broad, across all residential, rural and environmental zones. (Note: development consent is not required for caravan parks or camping grounds on land dedicated or reserved under the [National Parks and Wildlife Act 1974](#) and its associated [Regulation \(2009\)](#) and therefore LEP and SEPP provisions are generally silent in these areas.)

However, this is undermined by the provisions in Clause 5(4) which states that *nothing in State Environmental Planning Policy No 36—Manufactured Home Estates prevents development consent from being granted pursuant to this Policy for the use of land as a caravan park in which manufactured homes are or are to be installed or placed.*

Within the MidCoast this has seen a significant transition of traditional caravan park operations with a mix of tourist and low-cost accommodation facilities, being replaced with land lease communities targeted at retirees looking at ‘resort-style’ and secure community living that is not a ‘retirement home’ that may be developed under the Housing for Seniors and People with a Disability SEPP.

The loss of this form of tourist accommodation in locations where nature, event and adventure-based tourism may otherwise be available; or where there is already a limited range of housing available for permanent residents in rural towns and villages, may have an ongoing employment and economic impact across the MidCoast.

The Housing Strategy has already in part addressed this by recommending increased housing diversity within the urban residential zones.

The Rural Strategy may then look to identify and zone existing caravan parks to a recreation zone and exclude this form of development from rural and environmental zones, with a move to only permitting camping grounds in these areas to limit the loss of rural land and activities to residential development.

4.6.5 SEPP No.36 Manufactured Home Estates

The provisions of the [State Environmental Planning No.36 Manufactured Home Estates](#) came into legislation in 1997 and aims to “*facilitate the establishment of a manufactured home estates as a contemporary form of medium density residential development*” in suitable, serviced estates.

On the surface, this would appear to exclude rural and environmental lands however, the SEPP goes on to state that this was to be enabled by allowing manufactured home estates where caravan parks were permitted, if the land met “*suitable location criteria*”, anywhere outside of the Sydney region.

Some of the criteria outlined in the SEPP excluding the development of manufactured estates includes:

- National Parks and Crown reserves;
- land unsuitable for residential development due to coastal hazards or flooding;
- within a water catchment;
- impacted by offensive or hazardous industries or pollution;
- land affected by or identified as extractive resources, service corridors, airport/industry buffers, and other environmental constraints;
- zoned for public open space, environmental protection, scenic protection or rural (not adjacent or adjoining urban land); and
- not identified in a Coastal Urban Planning Strategy or Residential Strategy (in the former Great Lakes and Greater Taree local government areas)²³.

However, if the land is not excluded, matters for consideration by Councils are like those identified previously for caravan parks.

In addition, the existing Ministerial Directions for Planning Proposals specifically identify in 3.2 Caravan Parks and Manufactured Home Estates:

What a relevant planning authority must do if this direction applies

(4) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:

(a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and

(b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.

(5) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:

²³ [State Environmental Planning Policy No 36—Manufactured Home Estates \(1993 EPI 320\) - NSW Legislation](#)

- (a) take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located,
- (b) take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and
- (c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent.²⁴

There is also an extended framework for regulating these types of facilities, with regulatory considerations predominantly provided under the [Environmental Planning and Assessment Act 1979](#) (EP&A Act) and its associated [Regulation \(2000\)](#) and the [Local Government Act 1993](#) (LG Act) and its associated [General Regulation \(2005\)](#) and [Manufacture Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings Regulation \(2005\)](#).

This framework has been under review for several years, with reform considerations last outlined in the *Improving the Regulation of Manufactured Homes, Caravan Parks, Manufactured Home Estates & Camping Grounds Discussion Paper* released in 2015²⁵. This generally recognises that these types of uses can provide accommodation for two types of occupiers: holidaymakers; and longer-term residents, noting these types of facilities may be associated with: crisis accommodation; low-income accommodation; and seniors housing (e.g. retirement villages).

Therefore, the definition and permissibility for caravan parks, camping grounds and manufactured home estates is of significance when making recommendations for the zones, land use tables and local clauses that govern housing and accommodation across the rural landscape.

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

moveable dwelling has the same meaning as in the [Local Government Act 1993](#).

Note - The term is defined as follows:

moveable dwelling means—

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the [Local Government Act 1993](#)) for the purposes of this definition.²⁶

In this regard, given the intended form of manufactured home estates is as medium density development, it would be appropriate to exclude this potential form of development from rural and environmental zones, villages and other rural residential areas that are not supported by appropriate infrastructure, water, sewer and social services.

²⁴ [Directions issued under section 9.1\(2\) Environmental Planning and Assessment Act \(nsw.gov.au\)](#)

²⁵ [Improving the Regulation of Manufactured Homes, Caravan Parks, Manufactured Home Estates & Camping Grounds Discussion Paper November 2015 \(nsw.gov.au\)](#)

²⁶ [Standard Instrument—Principal Local Environmental Plan \(2006 EPI 155a\) - NSW Legislation](#)

The options available to Council are discussed within the next section of this paper.

4.6.6 Standard Instrument Principal Local Environment Plan

The [Standard Instrument LEP](#) contains the following relevant definitions relating to housing and accommodation, the most broadly relevant being that of “residential accommodation”:

attached dwelling means a building containing 3 or more dwellings, where—

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

Note — Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

backpackers’ accommodation means a building or place that—

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

Note — Backpackers’ accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where—

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests’ rooms, and
- (c) dormitory-style accommodation is not provided.

Note — See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.

Bed and breakfast accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

boarding house means a building that—

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers’ accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Note — Boarding houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

building has the same meaning as in the Act.

Note — The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated

structure (or part of a manufactured home, moveable dwelling or associated structure).

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

Note — Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Note — Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Note — Dual occupancies (detached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

Note — Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

group home means a permanent group home or a transitional group home.

Note — Group homes are a type of **residential accommodation**—see the definition of that term in this Dictionary.

group home (permanent) or permanent group home means a dwelling—

(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and

(b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies.

Note — Permanent group homes are a type of **group home**—see the definition of that term in this Dictionary.

group home (transitional) or transitional group home means a dwelling—

(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and

(b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies.

Note — Transitional group homes are a type of **group home**—see the definition of that term in this Dictionary.

hostel means premises that are generally staffed by social workers or support providers and at which—

(a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and

(b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

Note — Hostels are a type of **residential accommodation**—see the definition of that term in this Dictionary.

moveable dwelling has the same meaning as in the [Local Government Act 1993](#).

Note — The term is defined as follows — **moveable dwelling** means—

(a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or

(b) a manufactured home, or

(c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the [Local Government Act 1993](#)) for the purposes of this definition.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note — Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—

(a) attached dwellings,

(b) boarding houses,

(c) dual occupancies,

(d) dwelling houses,

(e) group homes,

(f) hostels,

(g) multi dwelling housing,

(h) residential flat buildings,

(i) rural workers' dwellings,

(j) secondary dwellings,

(k) semi-detached dwellings,

(l) seniors housing,

(m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

residential care facility means accommodation for seniors or people with a disability that includes—

(a) meals and cleaning services, and

(b) *personal care or nursing care, or both, and*

(c) *appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,*

but does not include a dwelling, hostel, hospital or psychiatric facility.

Note — Residential care facilities are a type of **seniors housing**—see the definition of that term in this Dictionary.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Note — Residential flat buildings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

Note — Rural workers' dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

secondary dwelling means a self-contained dwelling that—

(a) *is established in conjunction with another dwelling (the **principal dwelling**), and*

(b) *is on the same lot of land as the principal dwelling, and*

(c) *is located within, or is attached to, or is separate from, the principal dwelling.*

Note — See clause 5.4 for controls relating to the total floor area of secondary dwellings.

Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

Note — Semi-detached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

seniors housing means a building or place that is—

(a) *a residential care facility, or*

(b) *a hostel within the meaning of clause 12 of [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#), or*

(c) *a group of self-contained dwellings, or*

(d) *a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for—*

(e) *seniors or people who have a disability, or*

(f) *people who live in the same household with seniors or people who have a disability, or*

(g) *staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,*

but does not include a hospital.

Note — Seniors housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

shop top housing means one or more dwellings located above ground floor retail premises or business premises.

Note — Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.²⁷

Most of the forms of “residential accommodation” defined above, relate to development within an urban context and will not be discussed in any detail within this paper, including residential flat buildings, shop top housing and the like.

The focus of this paper is on the predominant form of accommodation in rural landscapes, that of single dwelling houses, dual occupancies, secondary dwellings and rural workers dwellings.

However, caravan parks will also be discussed, noting that this form of development is specifically excluded from the Standard Instrument LEP definition of both “residential accommodation” and “tourist and visitor accommodation”. Even though existing caravan parks do provide for both residential and tourist accommodation across the rural landscape of the MidCoast and they are recognised within State policy as a form of low-cost residential accommodation.

Within this paper, it is critical to note that under the combined provisions of SEPP No.21 and SEPP No.36: ‘manufactured homes’ may be constructed within a caravan park; and a caravan park may be converted into a ‘manufactured home estate’ (at the time of writing). The “tourist and visitor accommodation” definition is provided below for context:

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- (a) backpackers’ accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include—

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

Dwelling houses and Dwelling Entitlements

Under the Standard Instrument LEP, dwelling houses are:

- identified as “permitted with consent” within the land use tables of the RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lot, E3 Environmental Management and E4 Environmental Living zones;
- but not identified in the RU3 Forestry, E1 National Parks and Reserves or the E2 Environmental Protection zones;

²⁷ <https://www.legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2006-155a#dict>

meaning Council only has discretion within the E2 Environmental Protection zone (at the time of writing)²⁸.

However, across the MidCoast the provisions of *Clause 4.2A Erection of dwelling houses on land in certain rural and environmental protection zones* does limit the development potential of any allotment that has an area less than the existing minimum lot size specified within the zones listed above.²⁹

The Greater Taree, Great Lakes and Gloucester LEP's all contain a variation of this clause and additional, related restrictions on other forms of residential, tourist and visitor accommodation on land without a dwelling entitlement.

The three existing LEPs are inconsistent in both Minimum Lot Size for rural areas and the dates by which an existing holding may exist. This is discussed in greater detail in the Paper Subdivision Report, but is illustrated in Table 4 and Table 5 below.

Table 4. Clause 4.2A date to establish an existing holding

Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010
17 October 1969	15 May 1964	2 June 1967

Table 5. Range of minimum lot sizes in existing holding clauses, by LEP and zone

Gloucester LEP 2010		Great Lakes LEP 2014		Greater Taree LEP 2010	
RU1	100ha	--	--	RU1	40ha and 100ha
--	--	RU2	40ha	--	--
--	--	--	--	RU3	40ha and 100ha
--	--	--	--	RU4	10ha, 15ha and 20ha
E2	100ha	E2	40ha	E2	40ha and 100ha
E3	100ha	E3	40ha	E3	40ha and 100ha

One of the key challenges associated with replacing the three existing local environmental plans with one clear and consistent MidCoast LEP is to address the inconsistencies associated with the dates of existing holdings/dwelling entitlements, and the resolution of long-standing issues associated with paper subdivisions.

This is discussed in more detail within the Paper Subdivision report, which has been prepared as a supplement to this paper.

Dual occupancies and Secondary dwellings

Dual Occupancies are a form of residential development in rural areas that provide legitimate forms of accommodation. Dual occupancies can either be attached or detached. The Standard Instrument LEP does not stipulate if dual occupancies should be permitted with

²⁸ [Standard Instrument—Principal Local Environmental Plan \(2006 EPL 155a\) - NSW Legislation](#)

²⁹ <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/model-local-clauses-for-standard-instrument-leps-4-2a-erection-of-dwelling-houses-on-land-in-certain-rural-and-environmental-protection-zones.pdf>

consent or prohibited within any of the rural or environmental zones listed above (at the time of writing).

Secondary dwellings are like dual occupancies, but have limitations on their size, usually being required to be substantially smaller than the existing principal dwelling; and not being able to be subdivided/separated from the existing principal dwelling.

Currently local clauses aim to ensure dual occupancies are compatible with the rural landscape:

(1) The objective of this clause is to ensure that development is compatible with the primary production potential, rural character and environmental capabilities of the land.

(2) Development consent must not be granted to development for the purpose of a dual occupancy on land in Zone RU1 Primary Production unless the consent authority is satisfied that—

(a) the development will not impair the use of the land for agriculture or rural industries, and

(b) any dwellings will be situated within 100 metres of each other, and

(c) the land is physically suitable for the development, and

(d) the land is capable of accommodating the on-site disposal and management of sewage for the development, and

(e) each dwelling will use the same vehicular access to and from a public road and share a common fire break, and

(f) the dwellings will not have an adverse impact on the scenic amenity or character of the rural environment, and

(g) the development will not have an adverse impact on any riparian areas or on the supply of water to adjoining land.

(3) Development consent must not be granted to development for the purpose of a dual occupancy on land in Zone RU1 Primary Production unless development consent for the erection of a dwelling house on that land may be granted in accordance with clause 4.2A.³⁰

In this regard, the local clause restrictions for dual occupancies may result in having a development character more similar to a secondary dwelling and Council may in applying a single rural zone and reduced 40ha lot size across the rural landscape, look to replace these provisions with secondary dwelling provisions suitable for rural land i.e. larger floor areas within each dwelling, but restrict future subdivision or fragmentation of the existing property to retain its inherent agricultural value, potential and/or productivity.

Rural workers dwellings

Rural workers dwellings provide accommodation on large working farms. Workers dwellings are predominantly associated with large scale horticulture industries where large employment bases are required such as fruit or cotton picking. The Standard Instrument LEP does not stipulate if rural workers accommodation should be permitted with consent or prohibited.

The NSW Department of Industry have developed a fact sheet, [Primefact 839](#) (December 2018), which provides information on how to determine if a rural workers dwelling is needed, recommended approaches and the development of criteria for rural workers dwellings:

³⁰ [Greater Taree Local Environmental Plan 2010 - NSW Legislation](#)

“caution is urged so that RWDs are not used as a mechanism to undermine existing provisions to control the establishment of residential dwellings on rural zoned lands – a use which is generally not consistent with RU1 and RU2 zone objectives. Factors to consider when assessing the need for RWDs include:

- *The suitability of communication infrastructure*
- *the accessibility of nearby residential zones and surplus dwellings on other properties*
- *the scale of the enterprise and need for additional resident farm labour*
- *The mobility of farm workers / managers to work on more than one property.*

To support sustainable primary industry development, all dwellings in rural areas should:

- *meet LEP and zone objectives*
- *be consistent with strategies and relevant development control guidelines*
- *have suitable site access and services*
- *avoid adverse environmental, heritage and amenity impacts.*

In Addition, RWDs should also:

- *be situated on the same legal title as the principal farm dwelling*
- *share the same road access, power and communication infrastructure as the principal farm dwelling*
- *be located within reasonable proximity to other farm buildings (e.g. within 300 m)*
- *If not relocatable, have a prescribed maximum size (under roof area); and*
- *be appropriately separated from farm boundaries and potentially conflicting land uses (e.g. intensive livestock).³¹*

Seniors housing

The ageing population of the MidCoast LGA presents unique issues for planning in the region, and urban design and future residential development must consider these issues. The Seniors Housing SEPP does not apply to land outside that which is "primarily zoned for urban purposes", resulting in no State-level statutory guidance on the development of seniors housing outside urban areas.

ABS data indicates that older people are less likely to move than younger people, suggesting that migration from rural land use areas to regional centres and key towns may be unlikely. The need to address the ways in which to house and provide for an ageing population in rural and regional areas is essential in maintaining both rural amenity and quality of life for residents.

Within the MidCoast, the limited infrastructure and services available across the rural landscape create significant barriers to seniors housing. This is reflected in the recommendations of the MidCoast Housing Strategy and support the concentration of housing for seniors and people with a disability within existing towns and villages.

Therefore, the various forms of specialised accommodation seniors housing, group homes, respite centres are not recommended within rural or environmental zones within the MidCoast.

To ensure this is consistently applied, it has also been discussed previously within this paper that the existing SEPP provisions that allow conversion of caravan park facilities to manufactured home estates, commonly marketed to an older demographic, should also be addressed. This is discussed in additional detail below.

³¹ https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0008/255977/rural-workers-dwellings.pdf

Caravan parks and manufactured housing estates

Caravan parks provide important tourist accommodation in towns and villages popular to holidaymakers. There are many caravan parks located in environmental or rural zonings within the MidCoast, they are generally located on the outskirts of existing towns or villages but can also be found in isolated areas with limited infrastructure and services.

It is important to note that some caravan parks are not tourist parks but are 'residential' parks, providing permanent low-cost housing. The following is a list of caravan parks and their current zone, correct at the time of writing:

- Reflections Holiday Parks Jimmys Beach (Coorilla St, Hawks Nest), adjoining an existing urban area and zoned E3 Environmental Management
- Reflections Holiday Parks Seal Rocks (Kinka Rd, Seal Rocks), in a relatively isolated area surrounded by National Park, although close to a small general store at Seal Rocks, zoned E3 Environmental Management
- Sandbar Caravan Park (Sandbar Rd, Sandbar), in an isolated area with single road access and zoned E3 Environmental Management
- Bushland Holiday Park and Golf Course (Sandbar Rd, Sandbar), in an isolated area with single road access and zoned RU2 Rural Landscape
- Discovery Parks Forster (Aquatic Rd, Darawank), providing both holiday and residential living, adjoining existing large lot residential estate and zoned RU2 Rural Landscape
- Great Lakes Riverside Living (Mill Rd, Failford), a residential living park adjoining an existing large lot residential estate and zoned RU2 Rural Landscape
- Hallidays Point Caravan Park (Blackhead Rd, Tallwoods Village) adjoining the residential Tallwood Village area, zoned RU1 Primary Production
- Big4 Happy Hallidays (Blackhead Rd, Hallidays Point), a tourist park adjoining a residential area and zoned RU1 Primary Production
- Beachfront Hallidays Point Holiday Park (Red Head Rd, Hallidays Point), a tourist park adjoining a residential area and zoned RU1 Primary Production
- Diamond Beach Holiday Park (Jubilee Parade, Diamond Beach), a tourist park adjoining a residential area and zoned RU1 Primary Production
- Weroona Caravan Park (Manning Point Rd, Manning Point), a tourist park adjoining a village and zoned RU1 Primary Production
- Big4 Colonial Holiday Park (Harrington Rd, Harrington), a tourist park adjoining a residential area and zoned RU1 Primary Production
- Discovery Parks Harrington (Crowdy S, Harrington), a tourist park adjoining a residential area of Harrington, zoned E2 Environmental Conservation and RE1 Public Recreation
- Bulahdelah Cabin and Van Park (Bulahdelah Way, Bulahdelah), a residential living park adjoining the village area of Bulahdelah, zoned RU2 Rural Landscape
- Gloucester Holiday Park (Denison St, Gloucester), a tourist park adjoining the rural centre of Gloucester and zoned SP1 Special Purposes
- Gloucester Tops Riverside Caravan Park (Gloucester River Rd, Invergordon), a tourist park in an isolated area and zoned RU1 Primary Production

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 including several 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.

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 RE2 - 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.³²

Therefore, there is a clear need to recognise the importance and continued use of existing caravan parks for both tourism and residential accommodation purposes.

However, to address the conflict experienced in the urban/rural interface and across the rural landscape where conversion of caravan parks to a medium density form of residential accommodation in manufactured home estates, it is considered appropriate to replace caravan parks with camping grounds as a permissible land use in rural zones.

In this regard, the Standard Instrument LEP definitions state:

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

Noting that the [Local Government Act 1993](#) includes supplementary definitions:

manufactured home means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—

(a) that comprises one or more major sections, and

(b) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the Road Transport Act 2013,

and includes any associated structures that form part of the dwelling.

manufactured home estate means land on which manufactured homes are, or are to be, erected.

And the [Local Government \(Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings\) Regulation 2005](#) makes distinctions between camping grounds and primitive camping grounds, providing additional discretion on how this land use may provide temporary accommodation to both visitors and residents of the MidCoast, without the unintended consequences of manufactured home estates in rural areas.

³² Draft MidCoast Housing Strategy, 2020

Subdivision for housing and accommodation

Historically, local environmental plans included provisions for concessional lot subdivisions, where the landowner could subdivide small allotments off the original agricultural holding to provide housing and land ownership for their children prior to succession of the farm from parent to child.

This has occurred throughout the MidCoast but was generally discontinued across NSW in the 1980s to reduce the ongoing fragmentation of agricultural land and proliferation of residential allotments across the rural landscape.

The Standard Instrument LEP no longer permits concessional lot subdivisions but does include an exemptions clause that allows residential development of under-sized allotments; and boundary adjustments; in rural areas under certain circumstances.

Under the Standard Instrument LEP, the subdivision of land in rural areas to provide a new dwelling is considered separately from subdivisions for other purposes, such as primary production or rural industries, with three key clauses providing this distinction:

- Clause 4.1 sets out the Minimum subdivision Lot Size (MLS) standard and considerations for rural residential subdivision; and
- Clause 4.2 sets out considerations for rural (non-residential) subdivision.
- Clause 4.6 sets out considerations for exceptions to development standards for MLS

The principal development standards applying through these clauses collectively strongly influence the capacity of rural areas to deliver of new housing and visitor accommodation. This is predominantly influenced by the minimum lot size, which may be supported by other local clauses providing considerations or exceptions for issues including but not limited to:

- Community Title Schemes
- Subdivision to facilitate ecological protection / conservation
- Environmental constraints such as wetlands
- Locational factors and constraints such as availability of reticulated water and sewer
- Boundary adjustments between adjoining lots or
- Land that is affected by more than one zoning (split zones), and separate MLS standards apply.

The demand for new housing and visitor accommodation in rural areas can be driven by a range of factors, including but not limited to:

- **Livelihood.** Many agricultural or rural industry operational models rely on the availability of housing on-site to accommodate labour, including family and temporary workers. The provision of visitor accommodation can also support more diversified income streams to strengthen the financial sustainability of a rural business.
- **Lifestyle.** Living in rural areas is a popular choice for many people across Australia. Demand is particularly high in locations that are exceptionally attractive, or convenient / highly accessible to jobs or services in urban centres.

There are several predominant agricultural industries in the MidCoast including: beef cattle, dairy and poultry farms; and emerging industries such as equine and horticulture.

The viable operational size of each agricultural industry varies greatly and is further influenced by environmental considerations such as steep terrain and soil capability. For example, our broad research indicates that the beef industry generally requires larger lots of land of 100ha or greater to remain commercially viable.

Lot size requirements are influenced by factors including the quality of grazing pasture and access to water. Conversely, horticultural pursuits, such as blueberry farming, can require as little as 4ha to be commercially viable. Some agricultural activities, such as poultry farming, can vary greatly in required minimum lot size depending on the scale and intensity of the operation, however land must be able to accommodate appropriate odour buffers from neighbouring land uses.

As such, there is no standardised suitable minimum lot size for any one industry and its scale. It is important to retain a variety of landholding sizes, including larger lots to support the longevity of key industries at commercial scales. This lack of available standards for determining the ideal lot size for a commercial farm feeds into other issues surrounding agricultural land and housing.

Ancillary residential uses in rural areas

Ancillary residential uses in rural areas and Minimum Lot Size standards are inherently linked, and in rural areas are also linked to agriculture. The permissibility of ancillary uses relies on the Minimum Lot Size and zoning of the land on which it is proposed.

Fragmentation of farming land due to an increase in demand for rural residential lifestyles and hobby-farming lot sizes has already resulted in a diversity of lot sizes in parts of the MidCoast area. However, smaller lot sizes do not necessarily mean fewer commercial farms.

As stated earlier, there is no consensus on the most suitable lot size for any one agricultural pursuit, particularly with emerging agricultural industries and technology that enables production and profitability on a range of landscapes, independent of bio-physical suitability i.e. soil types and access to waterways.

Additionally, even small farms may require supplementary employees during peak season. Dependent upon the location and size of a commercial farm, employees, both permanent and temporary, may need to be accommodated on-site in rural workers accommodation. However, the reduced lot sizes of modern farms or the proximity to an existing town or village where alternative accommodation is expected to be available; may affect the permissibility or grounds for Council or agency support for an additional dwelling or ancillary accommodation.

Issues with ancillary or secondary dwellings on farms can also occur when considering dual occupancies and secondary dwellings, as well as tourist and visitor accommodation. Dual occupancies and tourist and visitor accommodation may provide a secondary income for farmers, allowing them to diversify income streams, thus providing a form of income protection. Dual occupancies and secondary dwellings may also be utilised by landowners in succession planning, allowing the next generation to live on the farm without necessarily sharing a house.

Rural land sharing community provisions

One other category of rural accommodation is permitted across the rural landscape, that of a 'rural land sharing community'. Rural land sharing communities are permitted with consent on rural lands under the provisions of the Primary Production and Rural Development SEPP, rather than the local environmental plan and allow for communal living on rural lands.

While not referred to or defined within the local environmental plan, the SEPP provides clear and consistent guidance on excluding these developments on environmentally sensitive lands; the maximum density of development; and minimum land area considered appropriate for consideration of this form of development.

The critical issue is not the assessment framework for this form of development, which may be suitable in certain locations across the MidCoast, but confirmation that this form of

development is not permissible on land without a dwelling entitlement, on environmentally sensitive land, land affected by environmental hazards and steep land.

The clarification of these limitations may require an amended to the existing SEPP for consistency as Council progress development of a new MidCoast local environmental plan.

4.6.7 Land use permissibility within a Local Environmental Plan

The Standard Instrument LEP only mandates that dwelling houses must be permitted with consent in the RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lots land use zones.

Noting that the minimum lot size sets a development standard for all of these zones in Clause 4.2A of the current local environmental plans i.e. despite the land use table, if the lot does not meet the minimum lot size a dwelling can only be permitted with consent if the lot is an existing holding.

Therefore, Council has significant discretion as to whether any of the other forms of 'residential accommodation' are also permitted with consent within these rural zones.

The inconsistencies between the three LEPs, the difficulty in attempting to specify standard farm sizes, the current floor space limitations on secondary dwellings and the increasing fragmentation of agricultural land are all contributors to the issues surrounding housing and residential uses in rural areas and minimum lot size standards for subdivision in the MidCoast.

Therefore it may be considered appropriate, until such time as additional guidance on Important Agricultural Land Mapping, State Significant Agricultural Lands and standard industry land area and access requirement guidelines are provided by the Department of Primary Industries - Agriculture, that the MidCoast simplify the existing planning controls to at least ensure equity of assessment considerations between rural land owners.

In this regard:

- Identifying the extent of paper subdivisions to ensure these areas are assessed and managed separate to other rural lands;
- Provide a sunset provision to the assessment of existing holdings under Clause 4.2A to provide clarity to landowners and agencies as to the ongoing identification and management of these sites, particularly for isolated allotments outside of paper subdivisions;
- Consider application of a single rural zone for all rural lands, excluding those that have the existing land uses and characteristics that warrant the application of an environmental, employment, residential, recreation or special purpose (infrastructure) zone;
- Apply a standard 40ha minimum lot size for subdivision development standard to all rural and environmental zones where a larger minimum lot size currently applies;
- Prepare a local subdivision clause that identifies the key requirements for new allotments in the rural zone including but not limited to: response to topographical constraints, protects environmental features, does not create additional water frontage or access requirements, enables direct access and frontage to a publicly constructed and maintained public road for bushfire fighting and garbage services, identifies the useable land area for each allotment in accordance with the catchment requirement OSSM DAF recommendations.
- Retain the existing minimum lot size standards that are less than 40ha, where they currently apply and realign these to the cadastral boundaries to remove inconsistencies within a property;

- Increase the range of permissible agriculture-related land uses on rural land, to ensure production, productivity and diversity can be accommodated in accordance with the objectives of the rural zone.
- Review the use of additional rural zones only after the resolution of Important Agricultural Land Mapping and an Agricultural Land Use Strategy by the Department of Primary Industries - Agriculture.

4.6.8 Council as Consent Authority

In most circumstances a Private Certifying Authority or Council may act as the Consent Authority for dwelling houses within the rural landscape. This is dependent upon whether the site may be developed under the SEPP Exempt & Complying Development (2008) Rural Housing Code or is reliant upon the relevant local environmental plan provisions.

For other forms of residential accommodation Council is the consent authority.

4.6.9 Development controls

Specific development control plan objectives and controls are available across the MidCoast for residential development on rural lands, although these provisions are inconsistent and require review.

5 Population, Housing and Demographic trends

This section provides a high level of review of 'rural communities' within the MidCoast. Across the rural landscape towns, villages, rural residential estates, and surrounding rural landowners may all be considered and identified as a rural community.

The term 'rural community' for the context of this paper and for the purpose of determining a future planning framework for these areas across the MidCoast, is used to describe a residential settlement in a rural area that generally has a population of fewer than 500 people.

In comparison, 'urban settlements' with a population greater than 500 have generally been considered in Council's review of urban land, through urban strategies such as the Housing Strategy and Urban Land Monitor.

There are 36 rural communities in the MidCoast that collectively represent a population of around 9,200. The various types of rural communities include historic villages, rural or environmental living areas. There are some rural communities that have experienced population growth over the last 5 years and now have a population greater than 500.

These rural communities are shown in Table 6 below and have the potential to be incorporated into Council's future Urban Development Program, as new census data and property information enables further improvements and refinement of the interim findings and recommendations of the MidCoast Council Urban Land Monitor.

The remainder of the rural communities have a population ranging from as few as 30 to 500.

Table 6. Rural communities with greater than 500 people³³

Rural Community (SSC data)	Population Size (ABS, 2016)	Population change between 2011-2016
Failford	516	+21 people / 4%
Nabiac Rural Area	621	na
Rainbow Flat	671	na
Upper Lansdowne	565	+72 people / 13%

5.1 Demographic Trends

A high-level review of demographic data for each 'rural community' was undertaken to provide insights into the common characteristics of growing rural areas and declining rural areas³⁴. Table 7 and Table 8 below show which rural communities have experienced population growth or decline between 2011 and 2016.

In some cases, the demographic information available is not accurate enough to determine population change in a rural community, for example, when the statistical suburb boundary (SSC) has changed between Census years. These rural communities are listed in Table 9.

³³ ABS 2016, ABS 2011

³⁴ ABS 2016

Table 7. Growing rural communities in the MidCoast³⁵

Growing rural communities (SSC data)	Population (ABS, 2016)	size	Population change between 2011-2016
Booral	407		+9 people / 2%
Darawank	395		+70 people / 18%
Failford	516		+21 people / 4%
Killabakh	274		+18 people / 7%
Limeburner's Creek	336		+23 people / 7%
Mitchells Island	468		+23 people / 5%
Oxley Island	319		+18 people / 6%
Upper Lansdowne	565		+72 people / 13%
Wherrol Flat	319		+10 people / 3%

Table 8. Declining rural communities in the MidCoast³⁶

Declining rural communities	Population (ABS, 2016)	size	Population change between 2011-2016
Allworth	166		-30 people / -18%
Burrell Creek	219		-28 people / -13%
Dyers Crossing	337		-13 people / -1%
Krambach	378		-14 people / -4%
Moorland	495		-71 people / -14%
Tarback Bay	188		- 14 people / -7%
Wootton	195		-23 people / -12%

Table 9. Rural communities with non-comparable demographic data³⁷

Other Rural Communities	Population (ABS, 2016)	Size	Population change between 2011-2016
Bobin	155		na
Bundabah*	109		na
Bundook	102		na
Bungwahl	234		na
Bunyah	140		na
Carrington*	30		na
Coolongolook*	392		na
Copeland	64		na
Craven	115		na
Croki	43		na
Crowdy Head	77		na

³⁵ ABS 2011, ABS 2016³⁶ ABS 2016, ABS 2011³⁷ ABS 2016, ABS 2011

Other Rural Communities	Population (ABS, 2016)	Size	Population change between 2011-2016
Elands	206		na
Hannam Vale	183		na
Markwell/ Newells Creek	116		na
Mount George	288		na
Nabiac Rural Area	621		na
Nerong	105		na
North Arm Cove*	445		na
Pindimar*	336		na
Rainbow Flat	671		na
Stratford	145		na
Stroud Road	230		na
Wards River	178		na

*It is noted that there are lands within these areas that are within a Paper Subdivision. The paper subdivision may account for a significant land area within the location, but as these lands have limited to no development potential, they are unlikely to impact on demographic trends or data.

An analysis of the demographic data attributed to the growing and declining rural communities has provided the following high-level insights.

5.1.1 Growing Rural Communities

These communities are generally younger than the rest of the MidCoast. Three of the growing rural communities also have the three youngest populations (Oxley Island 42, Limeburner's Creek 43, Booral 44).

Six of the nine growing rural communities have a median age lower than the MidCoast LGA median age of 52. Only one growing rural community has a population older than the MidCoast median age (Failford, 58). These communities generally have a substantial population size for a rural residential area with all having a population greater than 300. These rural communities all have an average household size higher than the MidCoast average (2.3), except for Failford (2.2).

Agriculture is the top industry of employment in most of these areas. Dairy, beef or poultry farming is the top industry of employment in six of the nine growing rural communities. Other common industries of employment in these communities include aged care residential services, education, supermarket and grocery store retailing and road freight transport. Managers, labourers and professionals are the top three occupations in most growing rural communities. Other common occupations include technical and trades workers and clerical and administrative workers.

More than half of the growing rural communities are in the north of the LGA (Upper Lansdowne, Killabakh, Mitchells Island, Oxley Island & Wherrol Flat).

Some growing rural communities are relatively isolated from towns and larger centres indicating that proximity to these centres is not a top priority. These communities are based in areas of the upper Manning Valley with high scenic amenity (Upper Lansdowne, Killabakh

& Wherrol Flat). However, most growing rural communities are located within 20 minutes' drive from the Pacific Highway.

5.1.2 Declining Rural Communities

The population size and median age of these communities vary greatly; however, they generally have a smaller population and a higher median age than the rural communities that are growing. These rural communities all have an average household size at or lower than the MidCoast average (2.3).

Health care and social assistance is a top industry of employment in these communities. Other common industries include agriculture (poultry, beef & dairy farming) and hospitality. Technicians and trades workers are a top occupation in most declining rural communities. Other common occupations include labourers and managers.

All declining rural communities are located within 20 minutes' drive from the Pacific Highway.

5.1.3 All rural communities

The rural communities with the oldest median age are Nerong (61), Croki (60) and North Arm Cove (59). These areas share common traits as they are in the coastal environment east of the Pacific Highway and situated next to a waterbody. These features make these areas a popular choice for retirees.

The rural communities with the youngest median age are Oxley Island (42), Limeburner's Creek (43) and Booral (44). There are no clear common traits between these three communities.

In general, all rural communities in the MidCoast are 'older' than the rest of the Hunter region and NSW. The median age in the MidCoast is 52 making it the oldest LGA in NSW and the second oldest LGA in Australia. In comparison, the median age in the Hunter region is 39 and in NSW is 38.

Rural communities with the highest dwelling vacancy rates are Nerong (48%), North Arm Cove (40%) and Bundahbah (39%). These communities are also 'older' than the broader MidCoast. This indicates that these coastal rural areas are popular for holidaymakers and retirees.

Rural communities with the lowest dwelling vacancy rates are Failford (6%), Dyers Crossing (6.5%) and Limeburner's Creek (7%). Communities with the lowest dwelling vacancy rate in the LGA are generally 'younger' than the broader MidCoast, except Failford.

Rural communities with highest number of people per household are Oxley Island (2.9), Limeburner's Creek (2.8), and Killabakh (2.7). These communities are all growing in population and have an average household size much greater than the MidCoast average of 2.3.

Rural communities with the lowest number of people per household are Carrington (1.6), Croki (1.7), Allworth (1.9), and Elands (1.9). These communities have a lower household size than the MidCoast average of 2.3.

6 Recommended Planning Framework

Based on the demographic and development trends being experienced across the MidCoast this section provides high-level considerations for how rural housing and accommodation is evolving and may be managed clearly and consistently through the planning framework.

Separate considerations are provided for the range of rural and environmental zones that apply, with the findings and recommendations of the following documents replicated for transparency and completeness:

- R5 Large Lot Residential Supply and Demand Analysis Report
- RU4 Primary Production Small Lot Snapshot Report
- E4 Environmental Living Snapshot report

Excerpts from the MidCoast Housing Strategy (2019) are also included where they relate to the RU5 Village zone and R5 Large Lot Residential zone findings and recommendations.

Within the recommended framework, the provision of housing and accommodation has therefore been considered across the following three zone categories:

- **Rural Zones** – RU1 Primary Production and RU2 Rural Landscape
- **Environmental Zones** – E2 Environmental Protection and E3 Environmental Management
- **Rural Living Zones** – RU5 Village, R5 Large Lot Residential, RU4 Primary Production and E4 Environmental Living

How these recommendations may be incorporated into the inaugural MidCoast local environmental plan land use zone mapping for the rural communities of the MidCoast is then illustrated in the Appendix of this report.

6.1 Rural zones

Across the MidCoast there are two key rural zones: RU1 Primary Production and RU2 Rural Landscape, characterised by two minimum lot sizes (for subdivision and determination of existing holdings) of 100ha and 40ha respectively.

However, the RU5 Village and RU4 Primary Production Small Lot are also classified as rural zones and have a diversity of use and application across the MidCoast that must also be resolved.

6.1.1 RU1 Primary Production

It is noted that within the Agriculture and Rural Industries Background Report, the use of the RU1 Primary Production zone and its associated 100ha minimum lot sizes are recommended to be discontinued until such time as the Department of Primary Industries – Agriculture release the Agricultural Land Use Strategy, State Significant Agricultural land and Important Agricultural Land Mapping information.

When this information is release it is expected that the use and potential application of this zone within the MidCoast will be reviewed.

6.1.2 RU2 Rural Landscape

It is noted within the Agriculture and Rural Industries Background Report that the RU2 Rural Landscape zone and associated 40ha minimum lot size (for subdivision) are to be applied generally across the MidCoast rural landscape, except where environmental or urban zones are more appropriate based on existing site characteristics and land uses.

As such, the focus of this zone will be facilitating land uses and activities associated with the ongoing agricultural use of these lands, or enabling the establishment of value-add and complementary land uses and activities which can increase the inherent value, productivity and profitability of these lands.

The primary issue across the MidCoast is the transition of rural lands to rural residential activities and rezoning for expansion of urban areas. These processes are particularly prevalent within the coastal zone, east of the Pacific Highway, but increase the potential and instances of, land use conflict between exiting farm practices and the occupants of new residential areas on adjoining lands.

While these issues are being considered in greater detail by State agencies such as the Department of Primary Industries – Agriculture, Council can provide additional certainty and reduce these conflicts by permitting housing and accommodation within the rural landscape, that is complementary and consistent with the objectives of that zone.

To this end, the Standard Instrument LEP land use table indicates that the RU2 zone is an open zone, where Council has significant discretion over both the permissible with consent and prohibited land uses:

Zone RU2 Rural Landscape

Direction — The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone — Environmental protection works; Farm buildings; Roads

1 Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Aquaculture; Dwelling houses

4 Prohibited³⁸

However, as discussed previously, while this creates significant opportunities for diversification on rural lands, Council must consider the potential for unintended consequences when allowing the full scope of “residential accommodation” activities in this zone.

Therefore, it is recommended:

³⁸ [Standard Instrument—Principal Local Environmental Plan \(2006 EPI 155a\) - NSW Legislation](#)

- Consistent with the recommendations of the Housing Strategy and Recreation Zone Review, existing caravan parks within rural zones should be included within either the RE1 Public Recreation or RE2 Private Recreation zone. Caravan parks within environmental zones will remain in the most appropriate environmental zone.
- Caravan parks, which are acknowledged as an alternative form of low-cost and temporary residential accommodation, should be prohibited within the rural zone to ensure these lands, which may have limited access and services, are not transitioned into a higher density residential manufactured home estate via the existing provisions within SEPP No.21 Caravan Parks and SEPP No.36 Manufactured Home Estates.
- Camping grounds should be retained as the predominant form of temporary residential and visitor accommodation across the rural landscape.
- Alternative forms of residential accommodation for permanent occupancy could include both secondary dwellings, which cannot be separated from the principal dwelling; and dual occupancies. These dwellings provide opportunities for not only succession planning but supplementary income through short and long-term rental opportunities.

Note: if the provisions regarding the floor space limitations for secondary dwellings are relaxed, Council may wish to review the need for dual occupancies on rural lands given the inherent risks of further fragmentation via Torrens or Strata subdivision.

- Short-term and temporary accommodation may also be suitable for other farm workers or visitors in the form of backpacker's, bed and breakfast, farm stay accommodation or rural worker's dwellings. These are also discussed in additional detail within the Tourism paper.

For example, the RU2 Rural Landscape land use table would include the following housing and accommodation provisions:

3 Permitted with consent

Dwelling houses,

camping grounds, dual occupancies, secondary dwellings,

backpacker's accommodation, bed and breakfast accommodation, farm stay accommodation, rural worker's dwellings

4 Prohibited

caravan parks

6.2 Environmental Zones

Across the MidCoast there are two key environmental zones: E2 Environmental Protection and E3 Environmental Management.

Unlike the rural zones, environmental areas have a range of minimum lot sizes that have come about as a result of planning proposals and land rezoning processes that have identified development off-set areas for dedication or protection. Where this has not occurred and the land has been zoned for environmental protection or management since the transition to a Standard Instrument LEP, the land has been found to have more consistent minimum lot sizes of 100ha and 40ha, in alignment with the surrounding rural lands.

However, the E4 Environmental Living zone is also classified as an environmental but residential zone and its use and application across the MidCoast that must also be resolved.

In considering the housing and accommodation options appropriate for an environmental zone, it is critical to first consider, the purpose and intention of that zone. For the E2 and E3

zones, this has been confirmed in the recommendations of the Conservation Background Report as follows and closely follows the [Northern Councils E Zone Review Final Recommendations Report](#):

- *Councils will consider the primary use of the land before proposing an E2 or E3 zone.*
- *An E2 or E3 zone can only be applied to land which has attributes that have been verified to meet the E zone criteria.*
- *If the primary use of the land does not warrant an E zone, and the land meets the E zone criteria, then a LEP Map and associated clauses can be applied.*
- *E zones will not include buffers to the vegetation attributes that meet the E zone criteria.*

6.2.1 E2 Environmental Protection

Therefore, the key considerations are: how the zone is applied to the land using the criteria in Table 10 below, (excerpt from the Conservation Background Report) and the identification of housing and accommodation types that may be permitted with consent, that are consistent with the compulsory zone objectives.

Table 10. Recommended E2 Environmental Conservation Zone Criteria

Criteria	Description
Littoral Rainforests	Land mapped as littoral rainforest by SEPP Coastal Management 2018
Coastal Wetlands	Land mapped as coastal wetlands by SEPP Coastal Management 2018
Endangered Ecological Communities Threatened Species	Land identified in local and/or site-specific studies undertaken within the last 5yrs, as containing vegetation communities listed as Endangered Ecological Communities under the Threatened Species Conservation Act 1995 (TSC) ³⁹ and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC) ⁴⁰
Key Threatened Species Habitat	Land identified in local and/or site-specific studies undertaken within the last 5yrs, as containing: Old-growth forests where the over-storey or canopy trees are in the late mature stage of growth ⁴¹ ; Areas of predicted high conservation value for forest fauna assemblages, refugia, endemic forest fauna or endemic invertebrates ⁴² , and

³⁹ <http://www.environment.gov.au/biodiversity/>

⁴⁰ <https://www.environment.nsw.gov.au/>

⁴¹ <http://www.epa.nsw.gov.au/resources/pnf/OGRFreviewFieldIdent.pdf>

⁴² Key Habitats and Corridors for Forest Fauna, Scotts, 2003

	Habitats for threatened species or endangered populations that cannot withstand further loss where the threatened species or endangered population is present ⁴³ .
Over-cleared vegetation communities.	Land identified in local and/or site-specific studies undertaken within the last 5yrs, as containing: Over-cleared vegetation communities, where more than 70% of the original (pre 1750) extent of the native vegetation type has been cleared ⁴⁴ and Native vegetation in over-cleared Mitchell landscapes ⁴⁵ .
Culturally significant lands.	Land identified in local and/or site-specific studies undertaken within the last 5yrs, as containing: Areas of culturally significant lands such as Aboriginal object sites, Aboriginal places of heritage significance, and other significant objects identified by the local Aboriginal community ⁴⁶ .
Land subject to a conservation agreement	Lands subject to an existing conservation agreement, court required restoration/rehabilitation site, biodiversity stewardship, bio-certification off-set, development off-set, native vegetation clearing set-aside, wildlife refuge or similar, that is either registered on title or identified on a public register and reported on a planning certificate.

Land identified as E2 Environmental Protection in accordance with the above criteria is environmentally significant and sensitive and generally unsuitable for development. Consistent with this, the Standard Instrument LEP encourages the use of a 'closed' land use table, i.e. permitting land uses by exception:

Zone E2 Environmental Conservation

Direction — The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone — Environmental protection works

1 Objectives of zone

- *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*

2 Permitted without consent

(intentionally blank, as per the Standard Instrument LEP)

3 Permitted with consent

Oyster aquaculture

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based

⁴³ NSW Office of Environment and Heritage 'Threatened Species Profiles Database' <http://www.bionet.nsw.gov.au/>

⁴⁴ Ocean Shores to Desert Dunes, Keith 2006

⁴⁵ NSW Ecosystems Study: Background and Methodology, Mitchell 2002

⁴⁶ Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW, NSW Department of Environment, Climate Change & Water (2011)

aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3⁴⁷

Based on this information, the range of housing and accommodation within the E2 zone should be either very limited or excluded. Therefore, it is recommended that any form of “residential accommodation” as defined in the Standard Instrument LEP, be prohibited on land within an E2 zone.

It is noted at the time of writing only Byron Council has successfully implemented a similar exclusion within the E2 zone⁴⁸.

Finally, it is noted that while this may result in the reliance upon existing use rights where existing dwellings are already located within an E2 Environmental Protection zone, this is limited, as most areas within this zone are generally unsuitable for development as a result of the existing landform or vegetation that warrants such a zoning.

Therefore, across the MidCoast, the application of the E2 zone to entire properties in private ownership is relatively limited; more commonly, the environmental constraints typical of E2 areas affect only a portion of any given property.

6.2.2 E3 Environmental Conservation

Therefore, the key considerations are: how the zone is applied to the land using the criteria in Table 11 below, (excerpt from the Conservation Background Report) and the identification of housing and accommodation types that may be permitted with consent, that are consistent with the compulsory zone objectives.

Table 11. Recommended E3 Environmental Management Zone Criteria

Criteria	Description
Riparian and estuarine vegetation and wetlands.	Land comprising riparian and estuarine vegetation on waterfront land, defined under the NSW Water Management Act 2000, or wetland areas other than those mapped as coastal wetlands by SEPP Coastal Management 2018 . This should be undertaken as a priority where these lands are held in public ownership. The rezoning of private lands should be undertaken only with the consent of the landowner.
Rare, Endangered and Vulnerable Forest Ecosystems.	Land identified in local and/or site-specific studies undertaken within the last 5yrs, as containing areas of rare, endangered and vulnerable forest ecosystems as defined by the Joint ANZEC/MCFFA National Forest Policy Statement Implementation sub-committee (JANIS) (Commonwealth of Australia 1997) ⁴⁹ .
Native vegetation on coastal foreshores.	Native vegetation on land with frontage, or adjoining or adjacent to, a beach, estuary, coastal lake, headland, cliff or rock platform. Where this vegetation is not identified as littoral rainforest by SEPP Coastal Management 2018 .

⁴⁷ https://legislation.nsw.gov.au/view/html/inforce/current/epi-2006-155a#pt-cg1.Zone_E2

⁴⁸ https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0297#pt-cg1.Zone_E2

⁴⁹ <https://www.planning.nsw.gov.au/-/media/Files/DPE/Reports/northern-councils-e-zone-review-final-recommendations-report-2015-10-20>

Land subject to a property vegetation plan for conservation	Lands subject to an existing property vegetation plan for conservation, restoration, rehabilitation or similar, that is either registered on title or identified on a public register and reported on a planning certificate.
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Land identified as E3 Environmental Management in accordance with the above criteria is environmentally sensitive and generally unsuitable for anything other than low scale and low intensity forms of development. Consistent with this, the Standard Instrument LEP encourages the use of a 'closed' land use table, i.e. permitting land uses by exception:

Zone E3 Environmental Management

Direction — The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone — Environmental protection works; Roads

Home industries, kiosks, cellar door premises, neighbourhood shops and roadside stalls may (but need not) be included as permitted with consent.

1 Objectives of zone

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Dwelling houses; Oyster aquaculture; Pond-based aquaculture; Tank-based aquaculture

4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Based on this information, the range of housing and accommodation within the E3 zone should remain limited:

1. Consistent with the existing Standard Instrument LEP land use table, only enable a dwelling house to be 'permitted with consent'; meaning the minimum lot size and all other constraints must be satisfied through the development assessment process.
2. Land that is rezoned E3 as a result of being identified as land subject to a property vegetation plan for conservation, should be clearly identified in a 'development restriction - conservation lands' map layer within the LEP, to ensure transparent and consistent communication of this purpose within a publicly available and enforceable environmental planning instrument.

6.3 Rural Lifestyle Zones

In reviewing all existing zones, land use tables and development standards currently being applied across the MidCoast it has become clear that several standard zones have given effect to different forms of rural living:

- from residential lifestyle allotments within an R5 Large Lot Residential estate,
- to small productive farms and hobby farms in the RU4 Primary Production Small Lot zone, and
- vegetated or scenic lands in the E4 Environmental Living zone.

Within this also sits the RU5 Village zone, which often reflect the historic locations and patterns of settlement associated with timber-getting, fishing villages, road, rail and waterway transport routes.

The challenge moving forward, is to allocate the most appropriate zone to rural living areas, based on the existing characteristics of the site and surrounds, while also considering the long-term development or land use potential of these lands in the context of the MidCoast and its region.

To this end, the adopted Housing Strategy and draft Recreation Zones Review, Employment Zones Review and RU4 and E4 Snapshot reports provide recommendations that may be applied within the new local environmental plan, but also, guide further refinement of how the protection and management of rural and environmental land is balanced and complementary with the future of our settlements.

6.3.1 RU5 Village Zone

The following is an excerpt from the exhibited Draft MidCoast Housing Strategy (2020):

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 Nabadah with the remaining villages even smaller.*
- *Nabadah 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*

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.

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

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.*

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; Homebased 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.*

Note: the bold text is compulsory, as required by the Standard Instrument LEP.

While the general provisions from the Housing Strategy are supported, the maintenance of all existing village zones and zone alignments are key issues requiring consideration within the Rural Strategy, in particular:

- Ensuring where the village zone is to be retained, it is realigned to ensure a one zone – one lot principal, noting the exception for environmental zones; and
- Where properties are affected by split-zones e.g. village and rural, and minor realignment is insufficient, the property should be allocated the most appropriate rural or rural living zone, based on site characteristics and constraints.

Finally, it is acknowledged that the Village zone is an ‘open’ zone in which a broad range of permissible residential land uses can be permitted with consent. In some small villages and villages with insufficient infrastructure and services this full range of activities may be inappropriate e.g. residential flat buildings. Further consideration should be given to removing these categories of development.

To ensure consideration of land use suitability, the local environmental plan must include an essential services clause, requiring consideration of servicing constraints to residential development on a site-specific basis.

6.3.2 R5 Large Lot Residential Zone

The following is an excerpt from the exhibited Draft MidCoast Housing Strategy (2020), as informed by R5 Large Lot Residential Zone Supply and Demand Analysis Report (2019):

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.

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 (within an existing estate) would have to address the above for the whole estate.

Like village areas, the lot sizes and development potential are 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.

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

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, 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.

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.

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. (*Future large lot residential development)*

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.

Note: the bold text is compulsory, as required by the Standard Instrument LEP at the time of writing.

While the general provisions from the Housing Strategy are supported, the maintenance of all existing large lot residential zones and zone alignments are key issues requiring consideration within the Rural Strategy, in particular:

- Ensuring the zone alignment reflects the one zone – one lot principal, except where environmental zones apply;
- Where properties are affected by split-zones e.g. large lot residential and rural, and minor realignment is insufficient, the property should be allocated the most appropriate zone, based on site characteristics, constraints and existing development potential.

It is also acknowledged that strategically, where land within the rural zone has already been subdivided to such an extent that agricultural potential has been lost to a rural lifestyle outcome, these areas should be reviewed and rezoned to the most appropriate rural lifestyle zone; and where these lots are for example, less than 2ha in size and have limited environmental constraints, this may be the R5 Large Lot Residential zone.

6.3.3 E4 Environmental Living Zone

The following is an excerpt from E4 Environmental Living zone Report (2020), prepared in response to findings of R5 Large Lot Residential report and enquiries and submissions received during Urban Zoning In Consultation program, Feb-April 2020. This report is to be exhibited as an addendum to this paper and the Draft Rural Strategy to ensure transparency of findings and recommendations.

The E4 zone is intended to provide for low impact residential development in areas with special ecological, scientific or aesthetic values, and to ensure residential development does not affect these values. The E4 zone seeks to protect, enhance and manage native vegetation and corridors. The zone provides a lifestyle option that offers a unique experience that is different to living in our urban areas and is more restrictive in terms of land use than zones like the RU4 Primary Production Small Lot zone.

The ongoing development of and demand for this form of lifestyle presents several environmental, economic and social planning concerns. These concerns include environmental degradation, competition for land (lifestyle lots versus rural), as well as removal of vegetation for building envelopes and asset protection zones (APZs). These impacts can also have a cumulative impact on corridors and in the gradual creep of residential uses into vegetated areas.

Environmental impacts

Our environmental land in the MidCoast provides important habitat and corridors for native fauna. An issue is that ongoing development in these areas can also affect the natural environment through clearing, invasion of introduced species (including weeds) and land degradation. The development can also affect runoff and water quality, that has flow on effects of increased sediment and nutrient loads. This can ultimately lead to impacts on the water quality of our many waterways and vital drinking water catchments.

The development on this E4 land is generally reliant on on-site sewage management systems for effluent disposal has the potential to negatively impact on water quality. This is particularly important in the case of E4 zoned lots located on flood liable land and soil profiles not conducive to effluent disposal.

Another consideration of lifestyle living on E4 land is that landowners that have an off-farm income, can also have a desire to manage weeds and pests, along with retaining biodiversity. In the E4 zoned areas there is a large portion of landowners that are achieving this.

Residential development in environmental areas is a lifestyle option that offers a unique experience that is different to living in our urban and rural areas, and the ongoing development of this form of land use can result in increased competition for land. These impacts can also have a cumulative impact on important habitat and corridors for native fauna.

A common trend is the increasing land values as a result of the desirability of lifestyle living and tree changers. In conjunction with this, the decline in agricultural viability being experienced in many sectors like dairy and cattle grazing is leading to rural landowners seeking alternate income streams. For example, subdividing and selling the environmental land, or eco-tourist facilities. The subdivision of these environmental lands can result in a decline of environmental values and further fragmentation of vegetation.

Council continues to receive requests to subdivide environmental and rural land for more intensive residential uses and lifestyle lots. Lifestyle lots are often recognised as an attractive form of residential development largely due to their rural/environmental setting, large lot size, greater privacy and amenity. The areas can provide an opportunity to reconnect with nature and can allow several different uses from dwellings to eco-tourist facilities. The ongoing subdivision of these environmental areas brings challenges in terms of efficient servicing and ongoing fragmentation.

Costs of servicing this land

Servicing costs of lifestyle lots can be higher in comparison to other residential and rural areas given their lower density and dispersed spatial pattern. It is more expensive to provide infrastructure and services such as roads, water and sewer where available, waste collection, and ongoing maintenance of the assets and services in these areas. It is not just the cost of servicing; it is the availability of land and resources to provide the connections like a suitable area for effluent disposal or a suitable easement for transmission lines.

Conclusions

The growth of lifestyle development in environmental areas has led to an increase in conflicts between the environment and residential land uses. The E4 land can form buffers, but also provide wildlife corridors, between significant vegetation in areas like a Nature Reserve and other sensitive environmental areas. Depending on the size of the lot, the lot size can enable separation of uses, and in turn reduce the potential for land use conflict.

If lifestyle areas are not planned appropriately, these development types can have similar environmental impacts and land use conflicts as low-density suburban development. The minimum lot size helps achieve this, by ensuring the development is appropriately sited.

The E4 land needs to be managed to ensure it is best used to achieve a balance across a number of functions such as buffers to land of high biodiversity value and retention of this land; protection of scenic areas; opportunities for environmental lifestyle living where suitable; and economic activities such as eco-tourism.

Recommendations

- *Allow the land zoned E4 Environmental Living to continue to provide a diverse housing mix and continue the role in protecting and enhancing environmental functions.*
- *Consider increasing the minimum lot size of 10ha, to 20ha or greater to encourage the protection of environmental values and minimise the potential for fragmentation.*
- *Use the E4 zone as a buffer between 'urban' development and highly significant environmental land to avoid land use conflict (like E2 and E3 zoned land).*
- *Increase the coverage of the E4 zoned land. It is important that the messaging around this zone addresses the negative stigma that can come from having 'environmental' in a zone title.*

These recommendations are generally supported and consistent with the rural and environmental zone discussions in the previous section, the range of housing and accommodation in the E4 Environmental Living zone should be limited to reflect the zone objectives and nature of these areas.

The E4 zone is also considered to be an appropriate zone for existing allotments that may already have a low scale and density of development and:

- are located within or between significantly vegetated and protected areas, for example, wetlands and national parks, state forests, lakes and waterways;

- have historically been used for low-intensity farming, or be occupied and maintained as rural lifestyle blocks where the rural zone is no longer appropriate and more intensive forms of agricultural activity would not be supported; and/or
- would be inappropriate and unsuitable for additional or intensified development, in terms of impact, access, infrastructure and susceptibility to natural hazards.

The provisions of the Standard Instrument LEP outlined below, indicate that the E4 is a 'closed' zone, where Council can include permissible land uses with some discretion. In keeping with the recommendations above, in addition to the compulsory 'dwelling house' it is considered appropriate to only include 'secondary dwellings' as a permissible form of housing and accommodation within this zone.

Zone E4 Environmental Living

Direction — The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone — Environmental protection works; Roads

Home industries may (but need not) be included as permitted with consent.

Objectives of zone

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*

Permitted without consent

Home occupations

Permitted with consent

Dwelling houses; Oyster aquaculture; Pond-based aquaculture; Tank-based aquaculture

Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3⁵⁰

Within the development control plan it will also be critical for the useable/developable area of each proposed new allotment in an E4 zone to be identified at the time of the subdivision proposal, to ensure: all access, buildings, structures, on-site sewage management areas are in flood-free; and bushfire hazard asset protection zone requirements are identified; to minimise construction and cumulative impacts of development within these areas.

6.3.4 RU4 Primary Production Small Lot

It is noted that within the Agriculture and Rural Industries Background Report, the use of the RU4 Primary Production zone and its associated 100ha minimum lot sizes are recommended to be discontinued until such time as the Department of Primary Industries – Agriculture release the Agricultural Land Use Strategy, State Significant Agricultural land and Important Agricultural Land Mapping information.

When this information is released it is expected that the use and potential application of this zone within the MidCoast will be reviewed. To this end, the following excerpt from the RU4 Primary Production Small Lot zone Report (2020), prepared in response to findings of R5 Large Lot Residential report and enquiries and submissions received during Urban Zoning In

⁵⁰ [Standard Instrument—Principal Local Environmental Plan \(2006 EPI 155a\) - NSW Legislation](#)

Reduced availability of productive rural land

Residential development in rural areas is a lifestyle option that offers a unique experience that is different to living in our urban areas, and the ongoing development of this form of land use can result in increased competition for land. These impacts can also have a cumulative impact on rural production and agricultural clusters.

A common trend is the increasing land values as a result of the desirability of lifestyle living and tree changers. In conjunction with this, the decline in agricultural viability being experienced in many sectors like dairy and cattle grazing is leading to rural landowners seeking alternate income streams. For example, subdividing and selling the land, establishing farm stays, or a bed and breakfast accommodation.

The subdivision of these lands can result in a decline of agricultural value and further fragmentation. There is also opportunity that is created as a result of this fragmentation, for example the clustering of equine in the vicinity of Mondrook Lane on these smaller lifestyle blocks. Development of small-scale agriculture is consistent with the intent and zoning objectives for the RU4 zone.

Fragmentation of both environmental and rural land is an issue throughout the MidCoast. The fragmentation affects the ability for primary production businesses to viably operate and expand their operations as technology and better farming practices lead to efficiencies and the need to operate on a larger scale. Fragmentation of environmental land is detrimental to local ecology and biodiversity, including the many threatened species and communities that call the MidCoast home.

Environmental impacts

Our rural land in the MidCoast provides important habitat and corridors for native fauna. An issue is that ongoing rural development can also affect the natural environment through clearing, invasion of introduced species (including weeds) and land degradation. Rural development can affect runoff and water quality, that has flow on effects of increased sediment and nutrient loads. This can ultimately lead to impacts on the water quality of our many waterways and vital drinking water catchments.

Rural development that is reliant on on-site sewage management systems for effluent disposal has the potential to negatively impact on water quality. This is particularly important in the case of rural lots located on flood liable land and soil profiles not conducive to effluent disposal.

Another consideration of lifestyle living on rural land is that landowners that have an off-farm income, can also have a desire to manage weeds and pests, along with retaining biodiversity. In the RU4 zoned areas there is a large portion of landowners that are achieving this.

Costs of servicing this land

Servicing costs of rural and lifestyle lots can be higher in comparison to other residential areas given their lower density and dispersed spatial pattern. It is more expensive to provide infrastructure and services such as roads, water and sewer where available, waste collection, and ongoing maintenance of the assets and services in these areas. It is not just the cost of servicing; it is the availability of land and resources to provide the connections like a suitable area for effluent disposal or a suitable easement for transmission lines.

Conclusions

The growth of rural lifestyle development in rural areas has led to an increase in conflicts between agricultural activities and residential land use. It should be noted in [Practice Note](#)

PN11-002, that the name of the zone was changed to clarify that it is a rural zone for agricultural uses, not a pseudo-residential zone. Therefore, the NSW Government has tried to make it clear that the zone should have a predominant agricultural use.

The RU4 zone has resulted in allotments of agricultural uses and low intensity rural residential development that allows residents to have greater privacy and enjoy the rural and natural amenity. The minimum lot size helps achieve this, by ensuring the development is appropriately sited. Common in these areas is the main source of income is derived from non-primary production industry sources, in other words an off-farm income.

Rural land needs to be managed to ensure this finite resource is best used to achieve a balance across a number of functions such as rural production; buffers to land of high biodiversity value and retention of this land; protection of scenic areas; opportunities for rural and environmental lifestyle living where suitable; and economic activities such as tourism.

Recommendations

- *Large vegetated areas of RU4 land at Brimbin should be included in an environmental zone to ensure corridor connectivity.*
- *Consider including Lot 5 DP 1244064 which is a large area of RU4 to a zone similar to RU1 (Primary Production)*
- *Consider applying an environmental zone to the centres of Oxley Island and Mitchells Island*
- *Include the remainder of Oxley Island and Mitchells Island in a zone similar to RU1 (Primary Production)*
- *Minimise the use of the RU4 zone and apply the zone to smaller lots that have an agricultural use. Another rural zone or an environmental zone could be applied. As per the Rural Strategy and in line with the framework it establishes, the use of the RU4 zone should be minimised.*
- *Allow the land zoned RU4 Primary Production Small Lots to continue to provide a diverse housing mix and continue the role in protecting and enhancing rural and environmental functions, along with remaining productive for small scale agriculture.*
- *Maintain the lot size of 20ha to allow agriculture to continue to operate on small holdings.*

These recommendations are supported and consistent with the findings and recommendations of the Agriculture and Rural Industries Background Report. In particular, the majority of existing RU4 zoned land is to be:

- *transitioned to the RU2 Rural landscape zone to enable continuation and a diversity of agriculture activities on these lands; and*
- *the existing minimum lot sizes, which predominantly range between 10, 15 and 20ha, shall be maintained, with some realignment to property boundaries to ensure the application of this development standard is clear and consistent on a property-by-property basis.*

These changes will generally have no impact on the existing development potential for housing and accommodation on these allotments.

The reintroduction of this zone, as with the RU1 Primary Production zone, will be reconsidered once the Department of Primary Industries – Agriculture releases strategic agricultural land mapping and an associated land use strategy.

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8 Appendix – Rural Communities (ABS 2016)

This section provides a summary of information on rural communities in the MidCoast. This information is not exhaustive and has been sourced directly from:

- local and regional resources that providing information on each area. The consultant team has not edited the wording from the original resources.
- demographic profiles for each rural community using 2016 ABS Census data

Overviews are provided drawing on best available information. Each rural community has its own unique character shaped by social, environmental and economic factors such as local industries, biophysical qualities, and the people who live there. Physical and environmental constraints will be illustrated where relevant, including but not necessarily limited to:

Vegetation	Bushfire hazard	Steep land
OSSM Site classification	Flooding	Coastal wetlands
Littoral rainforest	Marine Park buffers	RAMSAR wetland buffers

For each location illustrative information is also provided, documenting the land use zones within the village footprint either as exhibited part of Council's "Know Your Zone" urban roadshow, or the current zone if the village was not part of the "Know Your Zone" exhibition.

For clarity, the recommendations of the Housing Strategy, Recreation Zone Review (RZR), Infrastructure Zone Review (IZR), Employment Zone Review (EZR) and where relevant the R5 Large Lot Residential Supply and Demand Analysis Report, RU4 Primary Production Small Lots Snapshot and E4 Environmental Living Snapshot reports have also been applied to the proposed zone mapping.

The locations within this Appendix are not exhaustive but have been reviewed based on the location having a current RU5 Village zone; identified in a previous study as having the potential for an RU5 Village zone; or identified as having an historic RU5 Village zone.

Furthermore, for the Rural Strategy to progress a clear and consistent framework for villages the following principle has been considered when retaining or applying an RU5 Village Zone:

- the location shall have a minimum of 20 existing dwellings, or 20 lots capable of containing a dwelling;
- the development area should have a standard subdivision pattern in a grid or linear form along a publicly constructed and maintained road;
- there should be a minimum of 10 hectares of potential urban land with a low-level of constraint from natural hazards, to enable a sustainable level of development.

Table 12. General Principles for Rural Zones

RU1 Primary Production (HS & RZR recommendations in bold text)
Zone will not be maintained at this time - for review after DPI Ag release IALM or SSAL. Existing use rights will apply to existing dwellings.
Existing RU1
<ul style="list-style-type: none"> Land within RU1 Primary Production will be transitioned to the standard RU2 Rural Landscape zone. Existing historic 100ha minimum lot sizes will be transitioned to the 40ha standard in alignment with the zone boundary.
RU2 Rural Landscape (HS & RZR recommendations in bold text)
A limited range of residential accommodation will be permitted in this zone, consistent with the zone objectives – dwelling house, dual occupancy and/or secondary dwelling. Noting that ‘rural land sharing communities’ are automatically permitted within the zone by provision of the Standard Instrument LEP.
Existing RU2
<ul style="list-style-type: none"> Land within the RU2 will be maintained unless identified as being suitable for an alternative environmental or rural living zone. Existing minimum lot sizes maintained and aligned with zone boundary.
Environmental RU2
<ul style="list-style-type: none"> Undeveloped and vegetated allotments in public agency ownership are to be transferred to the appropriate environmental zone. Land meeting the criteria in the Conservation paper are to be rezoned to the appropriate environmental zone.
Split zone
<ul style="list-style-type: none"> Where the allotment is in public ownership, the whole allotment will be rezoned to the appropriate environmental zone. Where the allotment is in private ownership, only that portion of the site that meets the criteria in the Conservation paper is to be rezoned to the appropriate environmental zone.
New RU2
<ul style="list-style-type: none"> New areas will be allocated a minimum lot size (for subdivision) of 40ha, unless a smaller minimum lot size currently applies.

Table 13. General Principles for Environmental Zones

E2 Environmental Protection
Residential accommodation will be prohibited within the E2 zone, consistent with the objectives of the zone. This will not remove existing use rights for existing dwellings.
Existing E2
<ul style="list-style-type: none"> • Zone boundaries will be retained and only realigned to improve representation of an existing environmental constraint. • Minimum lot size (for subdivision) in existing areas of E2 will be retained except in locations with an historic 100ha, which are to be transitioned to 40ha.
Environmental lands in alternative zones
<ul style="list-style-type: none"> • Undeveloped and vegetated allotments in public agency ownership are to be transferred to the appropriate environmental zone. • Land meeting the criteria in the Conservation paper are to be rezoned to the appropriate environmental zone.
Split zone
<ul style="list-style-type: none"> • Where the allotment is in public ownership, the whole allotment will be rezoned to the appropriate environmental zone. • Where the allotment is in private ownership, only that portion of the site that meets the criteria in the Conservation paper is to be rezoned to the appropriate environmental zone.
New E2
<ul style="list-style-type: none"> • Where the allotment is in public ownership, the whole allotment will be rezoned to the appropriate environmental zone. • Where the allotment is in private ownership, only that portion of the site that meets the criteria in the Conservation paper is to be rezoned to the appropriate environmental zone. • New areas will be allocated a minimum lot size (for subdivision) of 40ha.

E3 Environmental Management
Residential accommodation will be limited to a dwelling house within the E3 zone, consistent with the objectives of the zone.
Existing E3
<ul style="list-style-type: none"> • Zone boundaries will be retained and only realigned to improve representation of an existing environmental constraint. • Minimum lot size (for subdivision) in existing areas of E3 will be retained except in locations with an historic 100ha, which are to be transitioned to 40ha.
Environmental lands in alternative zones
<ul style="list-style-type: none"> • Undeveloped and vegetated allotments in public agency ownership are to be transferred to the appropriate environmental zone. • Land meeting the criteria in the Conservation paper are to be rezoned to the appropriate environmental zone.
Split zone
<ul style="list-style-type: none"> • Where the allotment is in public ownership, the whole allotment will be rezoned to the appropriate environmental zone. • Where the allotment is in private ownership, only that portion of the site that meets the criteria in the Conservation paper is to be rezoned to the appropriate environmental zone.
New E3
<ul style="list-style-type: none"> • Where the allotment is in public ownership, the whole allotment will be rezoned to the appropriate environmental zone. • Where the allotment is in private ownership, only that portion of the site that meets the criteria in the Conservation paper is to be rezoned to the appropriate environmental zone. • New areas will be allocated a minimum lot size (for subdivision) of 40ha.

Table 14. General Principles for Rural Living Zones

RU5 Village (HS & RZR recommendations in bold text)
A broad range of residential accommodation will be permitted within the zone and subject to a merit assessment, including consideration of essential services.
Existing RU5
<ul style="list-style-type: none"> • Review RU5 boundary to ensure one zone one lot principle is achieved wherever possible. • Existing minimum lot sizes (for subdivision) will be retained - 700sqm where sewer is available and 1000sqm for unsewered villages.
Environmental RU5
<ul style="list-style-type: none"> • Undeveloped and vegetated allotments in public agency ownership are to be transferred to the appropriate environmental zone.
Split zone RU5
<ul style="list-style-type: none"> • On allotments where the RU5 and another zone applies, consideration will be given to the location, configuration, existing use and environmental characteristics of the site to determine if the whole allotment should be zoned RU5 Village, R5 Large Lot Residential, E4 Environmental Living or RU2 Rural Landscape. • Where less than 50% of the lot is in the village zone, the predominant adjoining zone will be applied based on the character of the site and maintenance of any existing dwelling entitlement • Where 50% or more of the lot is in the village zone the most appropriate rural living zone – RU5, R5 or E4 - will be applied based on the character of the site and maintenance of any existing dwelling entitlement; unless the E2 or E3 zone has been applied for environmental purposes.
New RU5
<ul style="list-style-type: none"> • Existing communities within the rural zone that have the characteristics of a Village are to be transitioned to this zone. • Minimum lot sizes (for subdivision) for new village areas will be 1,000sqm where reticulated sewerage system is available. 1.5ha where not available.

R5 Large Lot Residential (HS & RZR recommendations in bold text)
A limited range of residential accommodation will be permitted in this zone consistent with the zone objectives - single dwelling houses and secondary dwellings to reflect limited subdivision potential within these estates.
Existing R5
<ul style="list-style-type: none"> • Review R5 boundary to ensure one zone one lot principle is achieved wherever possible. • Existing minimum lot sizes (for subdivision) will be retained and aligned to the zoned boundary.
Environmental R5
<ul style="list-style-type: none"> • Undeveloped and vegetated allotments in public agency ownership are to be transferred to the appropriate environmental zone.
Split zone R5
<ul style="list-style-type: none"> • Where less than 50% of the lot is in the R5 zone, the predominant adjoining zone will be applied based on the character of the site and maintenance of any existing dwelling entitlement. • Where 50% or more of the lot is in the R5 zone the zone will be applied to the whole lot, unless the E2 or E3 zone has been applied for environmental purposes.
New R5
<ul style="list-style-type: none"> • Existing areas within the rural zone that have the characteristics of R5 Large Lot Residential development are to be transitioned to this zone. • Minimum lot sizes (for subdivision) for new or amended areas will be 4,000sqm where reticulated sewerage system is available. 1.5Ha where not available.

E4 Environmental Living (HS & RZR recommendations in bold text)
A limited range of residential accommodation will be permitted in this zone consistent with the zone objectives - single dwelling houses and secondary dwellings to reflect limited subdivision potential within these locations.
Existing E4
<ul style="list-style-type: none"> Review E4 boundary to ensure one zone one lot principle is achieved wherever possible. Minimum lot size (for subdivision) in existing areas of E4 will be retained and aligned to the zoned boundary.
Environmental E4
<ul style="list-style-type: none"> Undeveloped and vegetated allotments in public agency ownership are to be transferred to the appropriate environmental zone.
Split zone E4
<ul style="list-style-type: none"> Where less than 50% of the lot is in the E4 zone, the predominant adjoining zone will be applied based on the character of the site and maintenance of any existing dwelling entitlement Where 50% or more of the lot is in the E4 zone the zone will be applied to the whole lot, unless the E2 or E3 zone has been applied for environmental purposes.
New E4
<ul style="list-style-type: none"> Existing areas within the rural zone that have the characteristics of E4 Environmental Living are to be transitioned from the existing rural zone to the E4 Environmental Living zone. E4 Environmental Living characteristics - existing low scale and low intensity residential development on lands adjoining environmentally sensitive areas or with significant existing vegetation and/or within the buffer to an environmentally sensitive area. New areas will be allocated a minimum lot size (for subdivision) of 20ha, to ensure objectives of the zone are achieved.

RU4 Primary Production Small Lot (HS & RZR recommendations in bold text)
Zone will not be maintained at this time - for review after DPI Ag release IALM or SSAL. Existing use rights will apply to existing dwellings.
Existing RU4
<ul style="list-style-type: none"> Land within the RU4 Primary Production Small Lot Holdings will be transitioned to the standard RU2 Rural Landscape zone. Existing minimum lot sizes maintained but realigned to cadastral boundaries to ensure consistency over any given property.
Environmental RU4
<ul style="list-style-type: none"> Undeveloped and vegetated allotments in public agency ownership are to be transferred to the appropriate environmental zone.
Split zone RU4
<ul style="list-style-type: none"> Where the existing minimum lot size applies to less than 50% of the allotment, the 40ha control will apply for consistency across the allotment, will be applied based on the character of the site and maintenance of any existing dwelling entitlement. Where the existing minimum lot size applies to 50% or more of the allotment, the control will apply to the whole lot, will be applied based on the character of the site and maintenance of any existing dwelling entitlement.

It is noted that these recommendations are not based on the identification of additional land release areas or creating new development potential, but are aimed at creating clear and consistent application of zones and development standards to land throughout the MidCoast that has similar characteristics and is used/may be used in accordance with the objectives of the zone.

Allworth

Demographic profile Allworth (Allworth SSC ABS 2016, ABS 2011)	
Population (2016 Census)	166
% Population Growth (2011-2016)	- 18% (negative 30 people)
Median Age (2016 Census)	47
Number of Dwellings	99
Dwelling Vacancy Rates	21%
Average Household Size	1.9

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Located off The Bucketts Way, with the turnoff for Allworth being approximately 15km north of the intersection of The Bucketts Way and the Pacific Highway. Allworth is situated on the Karuah River, with the land sloping from north west to south east (to the river). The village itself is cleared of vegetation, whilst agricultural land to the north and south is generally cleared. Land to the west is heavily vegetated. There is a large poultry farm to the north and another smaller farm to the west, in a cleared pocket in the heavily vegetated area.⁵¹

Constraints

<ul style="list-style-type: none"> • Potential for flooding • Vegetation • Prime agricultural land • Poultry farm locations 	<ul style="list-style-type: none"> • Slope • Lack of reticulated sewerage & water • Lack of physical and social infrastructure⁵²
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Capacity for growth

Limited.

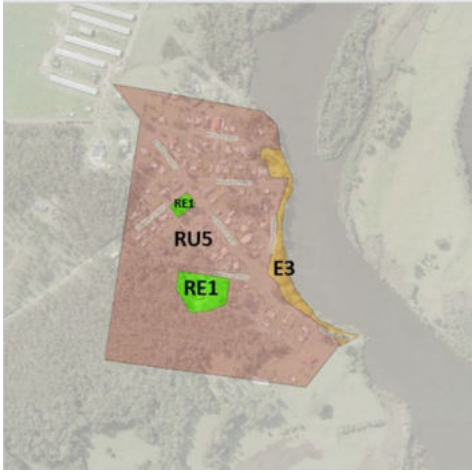
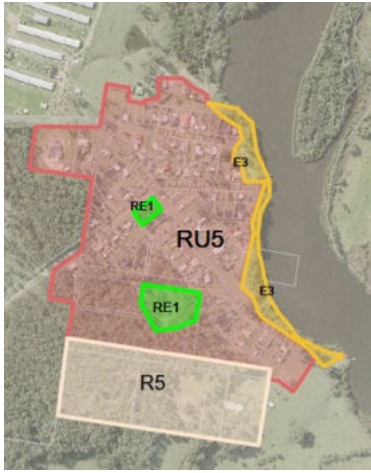



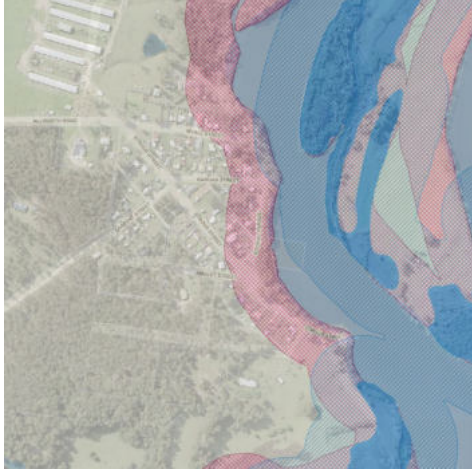
Recommendations

It is recommended Allworth remain in the RU5 Village zone. Additional recommendations include:

- The minor realignment of the zone boundary to conform with the “one lot – one zone” principle
- The inclusion of a minor number of lots within the Allworth village urban footprint to conform with the RU5 consolidation principle; and
- The transition of a number of split-zone lots to the south of the village to the R5 Large Lot Residential Zone to reflect the development potential of these sites.

⁵¹ GLC 2002 Rural Living Strategy (Background Data Report) p. 84

⁵² GLC 2002 Rural Living Strategy (Background Data Report) p. 84

Zoning (as exhibited – Urban Roadshow)	Proposed zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	
Flood Prone Land (Great Lakes LEP 2014)	Port Stephens -Great Lakes Marine Park Coastal Management SEPP - Coastal Wetlands
<p>Flood Prone Area (FLD)</p>	<p>PSGLMP 100m Proximity Zone Coastal Wetlands Coastal Wetland Proximity Area</p>
	



Barrington

Demographic profile Barrington (Barrington SSC ABS 2016)	
Population (2016 Census)	361
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	56
Number of Dwellings	177
Dwelling Vacancy Rates	13.7%
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (General store)	School	Yes
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	Yes

Physical attributes

Located approximately 8km west of Gloucester, Barrington is approached from either direction through agricultural lands along Thunderbolts Way, the east-west orientated main street (Argyle Street). The mix of smaller scale village housing on the southern side, with accommodation and retail to the western end, contrasts well with the more open large lot residential land to the north. Large mature trees and long-distance views backdrop the open agricultural lands in between. Subdivision patterns vary by group, with smaller lots on road frontages to the south, with larger allotment to the outer edges of the residential areas.⁵³

Constraints

• Prime agricultural lands	• Slope
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Capacity for growth

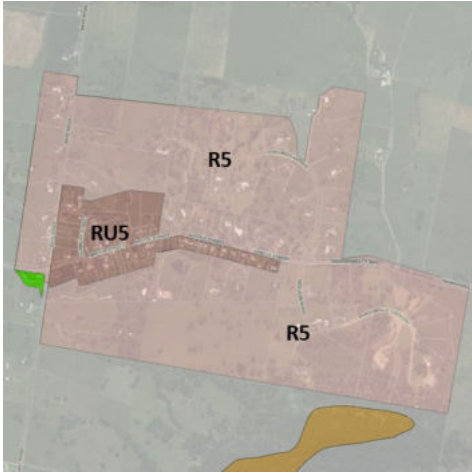





Barrington has the potential for infill development of commercial facilities along Argyle Street. There are undeveloped large lot residential areas surrounding the village which may require specific future strategy work to ensure orderly growth. These undeveloped areas are serviced by reticulated water and sewerage.

Recommendations

It is recommended Barrington remain in the RU5 Village zone.

Zone boundaries are to be realigned to conform with the one lot one zone principle where possible.

⁵³ Locale Consulting 2018 p. 43

Zoning (as exhibited – Urban Roadshow)	Proposed zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	
Flood Prone Land	Vegetation Cover (NearMaps 2020)
<p>1000 GSC FPL Extent 100yr ARI 1000 GSC PMF Flood Extent</p>	
	

Bobin

Demographic profile Bobin (Bobin SSC ABS 2016, ABS 2011)	
Population (2016 Census)	155
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	54
Number of Dwellings	76
Dwelling Vacancy Rates	18%
Average Household Size	2.4

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	Yes
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Bobin is located approximately 27km north of Wingham on Bulga Road. Bobin exists as a small isolated settlement with few facilities. The centre focuses on the public school and community hall. The church and hall are heritage items, central to social and cultural life in the village.⁵⁴

Bobin was significantly affected by the 2019-2020 bushfire event. The primary school was destroyed and has since been rebuilt.

Constraints

<ul style="list-style-type: none"> • Steep/sloping lands • Vegetation – heavily forested lands • Prime agricultural land – crop and pasture 	<ul style="list-style-type: none"> • No reticulated sewer/water • Lack of physical and social infrastructure⁵⁵ • Bushfire
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Capacity for growth

There is no capacity for growth in Bobin as a conventional urban settlement given its lack of urban services and remote location.⁵⁶




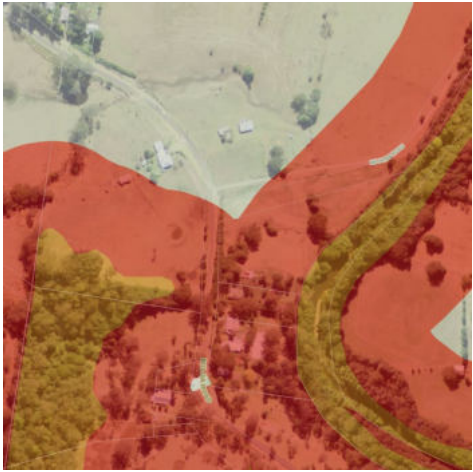
Recommendations

It is recommended Bobin remain in the appropriate rural zone.

⁵⁴ GTCC 1996 Rural Villages Study, p. 24

⁵⁵ GTCC 1996 Rural Villages Study, p. 25

⁵⁶ GTCC 1996 Rural Villages Study, p. 25

Current Zoning	Proposed zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 

Booral

Demographic profile Booral (Booral SSC ABS 2016, ABS 2011)	
Population (2016 Census)	407
% Population Growth (2011-2016)	2% (positive 9 people)
Median Age (2016 Census)	44
Number of Dwellings	172 (- 14 since 2011)
Dwelling Vacancy Rates	15%
Average Household Size	2.6

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Very Limited	School	Yes
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical attributes

Booral is located on the Bucketts Way, 8km south of Stroud and 23km north of the intersection between the Bucketts Way and the Pacific Highway. The Karuah River runs parallel to the Bucketts Way near the village zone of Booral, approximately 500m to the west. Poultry farms are located to the west and south of Booral, whilst a sawmill is located to the north. The village zone is surrounded by cleared agricultural land, except for a pocket of heavily vegetated land to the north west. The land slopes gradually from north to south.⁵⁷

Constraints

<ul style="list-style-type: none"> • Prime agricultural land • Flooding • Vegetation 	<ul style="list-style-type: none"> • Lack of reticulated sewerage & water • Lack of physical and social infrastructure⁵⁸
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Capacity for growth

Booral has a limited capacity for growth within existing RU5 Village boundaries given the lack of services and infrastructure.

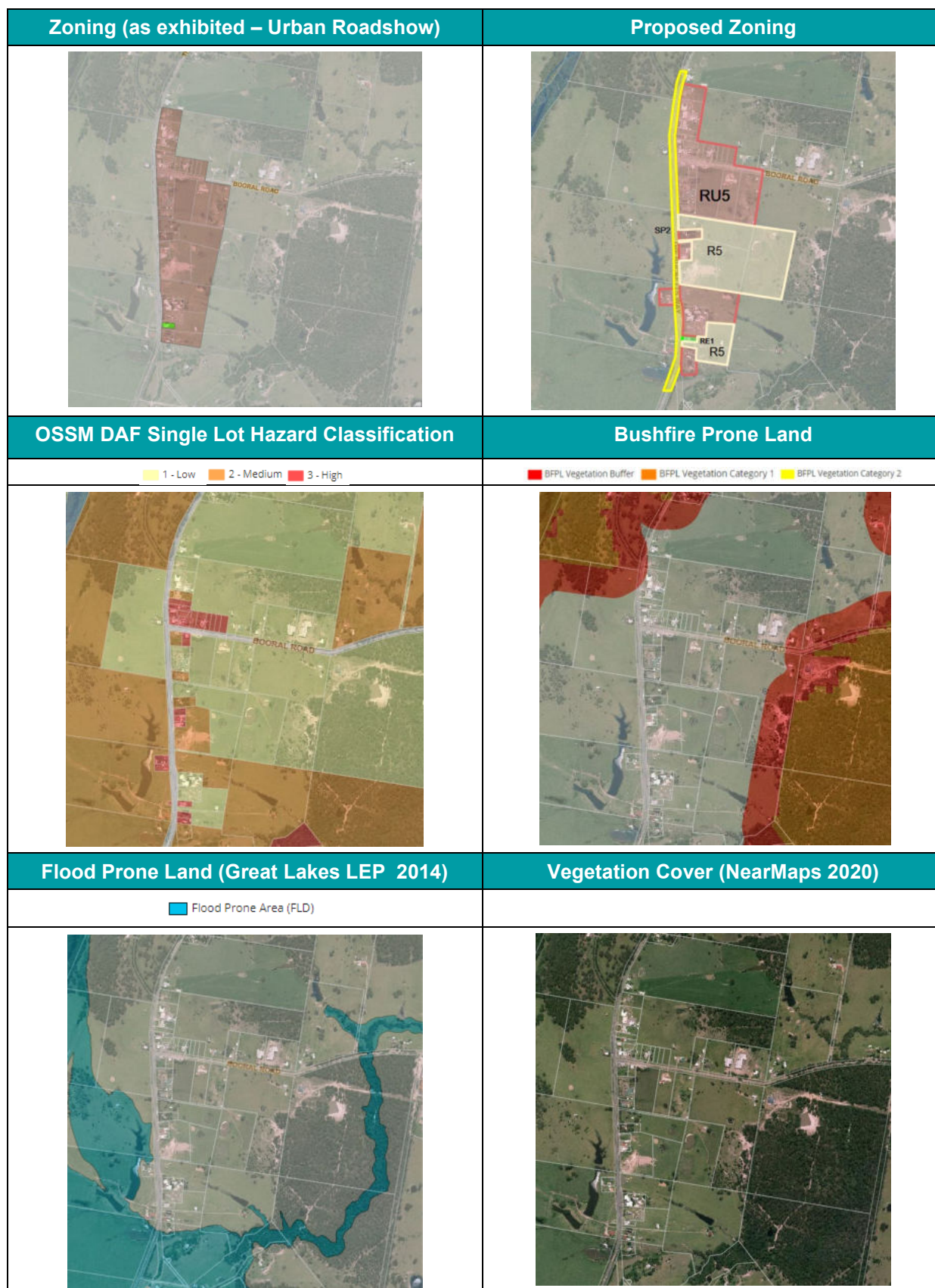
Recommendations

It is recommended that Booral remain in the RU5 Village zone. Additional recommendations include:

- land containing the Booral Soldiers memorial hall rezoned from RE1 Public Recreation Zone to the RU5 Village zone.
- The extension of the RU5 Village zone boundary over lots within the urban context in the west and south of the existing village
- The transition large battle-axe allotments from R5 Village to R5 Large Lot Residential Zone to reflect existing subdivision and development potential.

⁵⁷ GLC 2002 Rural Living Strategy (Background Data Report) p. 86

⁵⁸ GLC 2002 Rural Living Strategy (Background Data Report) p. 86



Bulahdelah

Demographic profile Bulahdelah (Bulahdelah SSC ABS 2016, ABS 2011)	
Population (2016 Census)	1424
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	53
Number of Dwellings	709
Dwelling Vacancy Rates	15%
Average Household Size	2.2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes	School	Yes
Post Office	Yes	Hotel/Club	Yes
Bank/Building Society	Yes	Sporting Complex	Yes
Police Station	Yes	Showground	Yes
Community Hall	Yes	Water & Sewer	Yes

Physical attributes

Bulahdelah is located approximately 75km south of Taree off the Pacific Highway. The large village was previously associated with the Pacific Highway which traversed through the town centre. Since being by-passed in 2013, the area has become a more rural focused service centre. The former highway and main streets contain retail and service orientated facilities, including petrol stations, visitor accommodation and food outlets.⁵⁹

Constraints

<ul style="list-style-type: none"> • Prime agricultural land • Flooding 	<ul style="list-style-type: none"> • Lack of physical and social infrastructure⁶⁰
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Capacity for growth

Bulahdelah has the capacity for infill development, particularly on village allotments fronting the old highway route. Any new residential development must be located outside of flood-affected areas.

Recommendations

It is recommended that Bulahdelah remain in the RU5 Village Zone. Additional recommendations include:

- Recreation and industrial land being rezoned to the most appropriate zone.
- Zone boundaries are to be realigned to conform with the one lot one zone principle where possible.
- Heavily vegetated sites along the highway in public ownership are to be placed in an environmental zone
- RU5 Village zoned lots within the high-risk flood area to be transitioned to an E3 Environmental Management to reflect flood risk management plan findings.

⁵⁹ Locale Consulting 2018 p.18

⁶⁰ GLC 2002 Rural Living Strategy (Background Data Report) p. 86

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
Flood Prone Land (Great Lakes 2014) Port Stephens-Great Lakes Marine Park	Vegetation Cover (NearMaps 2020)
<p>Flood Prone Area (FLD)</p>	

Bulgong

Demographic profile shared with Elands (Elands SSC ABS 2016)	
Population (2016 Census)	206
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	52
Number of Dwellings	145
Dwelling Vacancy Rates	24%
Average Household Size	1.9

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (Ellenborough Falls kiosk)	School	Yes
Post Office	Yes	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	Yes
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical Attributes

Bulgong is located approximately 38km north of Wingham on Bulga Road, the road to Ellenborough Falls. This links Wingham with the Oxley Highway.

Collectively with Elands and Little Plains, the area includes a school, post office, kiosk and sporting grounds. Surrounded by forestry lands and areas of environmental zoned land. The area is known for the nearby steep escarpments including Ellenborough Falls, and is comparatively isolated from main centres.

Constraints

<ul style="list-style-type: none"> Lack of reticulated water and sewer Steep/sloping lands Bushfire risk 	<ul style="list-style-type: none"> Lack of physical and social infrastructure – remote from other urban centres.
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Capacity for growth

The lack of urban services precludes any significant growth outside of the existing village boundaries.

Recommendations

It is recommended Bulgong remain in the RU5 Village zone. A single lot on the western side of Glenwarrin Road within the urban boundary of Bulgong will be rezoned to the R5 Large Lot Residential Zone.

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
	

Bundabah

Demographic profile Bundabah (Bundabah SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	109
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	54
Number of Dwellings	82
Dwelling Vacancy Rates	39%
Average Household Size	2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical attributes

Bundabah, on the eastern side of North Arm Cove, is located approximately 26 kilometres north of from Karuah via The Pacific Highway, Myall Way, Pindimar Road and Bundabah Road. Facilities in Bundabah are generally basic, with some unsealed roads, good tree cover and small-scale dwellings.

Constraints

<ul style="list-style-type: none"> • Flooding • Vegetation and fauna • Water quality • Lack of reticulated sewerage & water • Lack of basic facilities 	<ul style="list-style-type: none"> • Slope (lack of) • Access via unsealed road • Proximity to Port Stephens waterbody • Acid sulfate soils • On-site sewerage management
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Capacity for growth

Extremely limited given existing on-site sewerage issues and environmental constraints, with possible re-development of existing lots within the village boundary only.

Recommendations

It is recommended that Bundabah remain in the RU5 Village Zone except for foreshore reserves which will remain in an environmental zone. A minor extension to the village zone may be considered to include one approved dwelling on Second Avenue.

The Rural Strategy Paper Subdivision Report provides separate analysis and recommendations for lots outside of the existing Bundabah RU5 Village boundaries.

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	
Flood Prone Land (Great Lakes 2014 LEP) & Marine Park buffer	Vegetation Cover (NearMaps 2020)
<p>Flood Prone Area (FLD) PSGLMP_2007_100mBuffer</p>	
	

Bundook

Demographic profile Bundook (Bundook SSC ABS 2016, ABS 2011)	
Population (2016 Census)	102
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	49
Number of Dwellings	53
Dwelling Vacancy Rates	N/A
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes (rural fire station)	Water & Sewer	No

Physical attributes

Located on Bundook Road, 30km from Gloucester on the confluence of the Gloucester and Manning Rivers. Bundook is a historical railway town developed for returning servicemen. Land parcels average approximately 4,000 square metres, with most residents owning more than one allotment. Bundook has a uniform residential grid subdivision pattern traversed by several watercourses. It comprises of predominantly single storey dwellings.

Constraints

<ul style="list-style-type: none"> Potentially contaminated land at the former waste disposal site Baker's Creek Road, Bundook⁶¹ Lack of services and facilities 	<ul style="list-style-type: none"> No community services or facilities Potential flooding (data not available) Lack of reticulated water and sewerage
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Capacity for growth




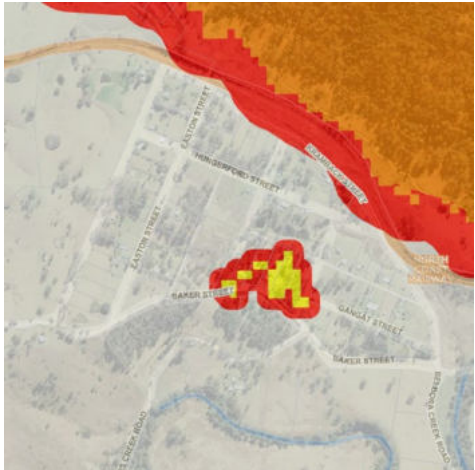
Limited. Growth in Bundook is confined to development of undeveloped lots within the existing Large Lot Residential boundary. Development outside these boundaries into surrounding agricultural lands is not preferable.

Recommendations

That Bundook be rezoned from R5 Large Lot Residential to RU5 Village Zone to recognise its urban form and as an isolated centre with potential to become a self-sustaining community.

Bundook has a minimum lot size of 8000sqm and no change is recommended at this time.

⁶¹ GSC 2006 Local Environmental Study p. 53

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning for Rural Strategy
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 

Bungwahl

Demographic profile Bungwahl (Bungwahl SSC ABS 2016, ABS 2011)	
Population (2016 Census)	234
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	49
Number of Dwellings	234
Dwelling Vacancy Rates	33%
Average Household Size	2.2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (general store)	School	Yes
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Located on the Lakes Way and Seal Rocks Road, 32km south of Forster at the north eastern end of the Myall Lakes. Bungwahl is a small village comprising a limited number of dwellings and other uses within a broadly vegetated setting that is very steep in places.⁶² The village area represents a small developed portion of a larger paper subdivision. Housing stock is generally set back from the main road. A small general store and petrol station are located on the southern side of the village.⁶³

Constraints

<ul style="list-style-type: none"> Vegetation Lack of reticulated sewerage and water Water quality within the adjoining Myall Lakes system 	<ul style="list-style-type: none"> Slope Bushfire hazard Lack of physical and social infrastructure⁶⁴
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Capacity for growth

Limited. Expansion is confined to redevelopment or infill on existing lots.

Recommendations

Bungwahl was exhibited as part of the Urban “Know Your Zone” project which recommended several lots owned by the NSW Department of Industry, with significant vegetation, be rezoned from RU5 Village to the E3 Environmental Management zone.

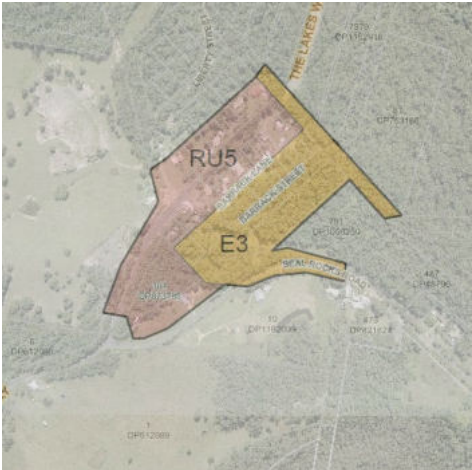
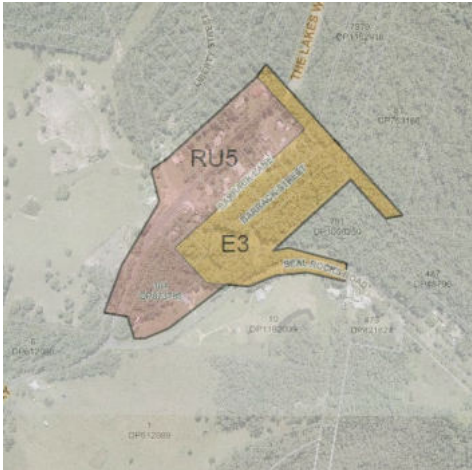
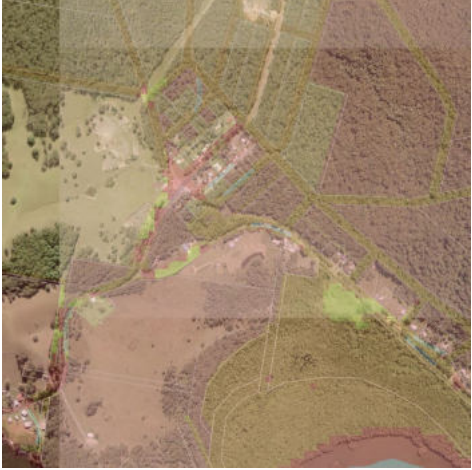
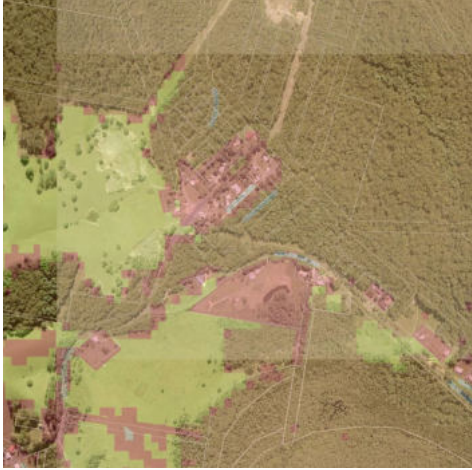
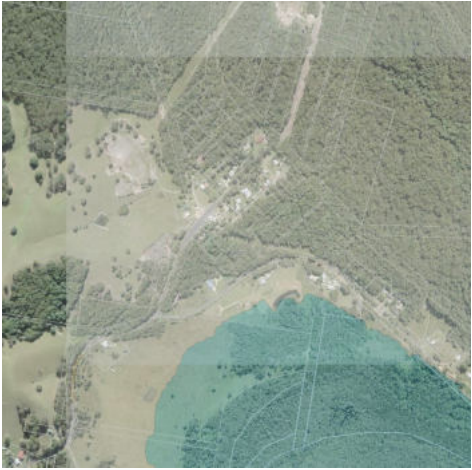

It is recommended Bungwahl remain in the RU5 Village zone.

The Rural Strategy Paper Subdivision Report provides separate analysis and recommendations for lots outside of the existing Bungwahl RU5 Village boundaries.

⁶² GLC 2002 Rural Living Strategy (Background Data Report) p. 92

⁶³ Locale Consulting 2018 p.20

⁶⁴ GLC 2002 Rural Living Strategy (Background Data Report) p. 92

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning (No Change)
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	
Flood Prone Land (Great Lakes LEP 2014)	Vegetation Cover (NearMaps 2020)
<p>Flood Prone Area (FLD)</p>	
	

Bunyah

Demographic profile Bunyah (Bunyah SSC ABS 2016, ABS 2011)	
Population (2016 Census)	140
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	53
Number of Dwellings	89
Dwelling Vacancy Rates	38%
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No (tennis court)
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Bunyah is located approximately 17km north west of Coolongolook, at the western end of Willina Road, where it turns into Bunyah Road. The village zone of Bunyah is surrounded by cleared prime agricultural land.⁶⁵ It is a very small area of village zoned land with very low density - only 4-5 dwellings existing in the area in an irregular subdivision pattern. Dwelling are set well back from the main road and set amongst other primarily rural / agricultural style buildings.⁶⁶

Constraints

<ul style="list-style-type: none"> • Prime agricultural land • Lack of reticulated sewerage & water • Localised flooding 	<ul style="list-style-type: none"> • Unsealed access road • Lack of physical and social infrastructure⁶⁷
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Capacity for growth

Very limited. Bunyah has basic facilities and any services are available at Coolongolook. Bunyah is constrained by good quality agricultural land. Possible development of existing village lots is may occur but however several development constraints decrease this potential.





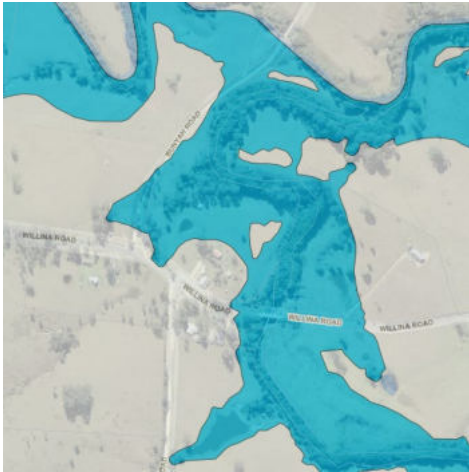

Recommendations

It is recommended Bunyah be removed from the RU5 Village zone and be rezoned to an appropriate rural zone. The flexibility of land uses in the rural zone will allow redevelopment of existing lots.

⁶⁵ GLC 2002 Rural Living Strategy (Background Data Report) p. 94

⁶⁶ Locale Consulting 2018 p.21

⁶⁷ GLC 2002 Rural Living Strategy (Background Data Report) p. 94

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 
Flood Prone Land (Great Lakes 2014)	Vegetation Cover (NearMaps 2020)
<p>Flood Prone Area (FLD)</p> 	

Burrell Creek

Demographic profile Burrell Creek (Burrell Creek SSC ABS 2016, ABS 2011)	
Population (2016 Census)	219
% Population Growth (2011-2016)	-13% (negative 28 people)
Median Age (2016 Census)	54
Number of Dwellings	104 (-11 dwellings since 2011)
Dwelling Vacancy Rates	12%
Average Household Size	2.2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical Attributes

Burrell Creek is located halfway between Krumbach and Taree on The Bucketts Way East. It has a focus on the community hall and church. It is a rural community without formal village layout or any commercial establishment, centred on the Bucketts Way.

Constraints

<ul style="list-style-type: none"> • Prime agricultural lands • Watercourses • Lack of reticulated water and sewerage 	<ul style="list-style-type: none"> • Steep/sloping land • Lack of facilities/services • Lack of defined village form/layout
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Capacity for growth

Burrell Creek provides a community hub that serves a wider rural area but has limited services and development opportunity. There is some land available for further dwellings on Red Gully Road, given a safe, constructed intersection with The Bucketts Way.⁶⁸

Recommendations

It is recommended Burrell Creek remain in the rural zone.

⁶⁸ GTCC 1996 Rural Villages Study, p. 41

Current Zoning	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 

Carrington

Demographic profile Carrington (Carrington SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	30
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	55
Number of Dwellings	19
Dwelling Vacancy Rates	N/A
Average Household Size	1.6

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical attributes

Carrington is located on Carrington Road, which intersects with the Pacific Highway approximately 7km north of Karuah. The village zone is low lying and flood prone, adjacent to the Port Stephens water body.⁶⁹ It comprises a small number of dwellings in a relatively open setting with a uniform subdivision pattern. It is the oldest settlement in the MidCoast being having been the main settlement of the Australian Agricultural Company in 1829 as part of its selection of 188,033 hectares extending from Port Stephens and including the Karuah, valley, Gloucester flats to the Manning River. The Tahlee Ministries establishment, the original homestead, is located to the immediate west to the village, comprising several heritage buildings⁷⁰. To the east of the village is an extensive paper subdivision extending toward North Arm Cove.

Constraints

<ul style="list-style-type: none"> • Flooding • Vegetation and fauna • Water quality • Lack of reticulated sewerage & water 	<ul style="list-style-type: none"> • Slope (lack of) • Access via unsealed road • Proximity to Port Stephens waterbody⁷¹ • Acid sulfate soils
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Capacity for growth

Extremely limited. Known on-site sewerage issues and environmental constraints. Growth is confined to the possible re-development of existing lots within the village boundary only.

Recommendations

It is recommended Carrington remain in the RU5 Village zone.

No changes to the existing zone or zone boundaries of Carrington are recommended.

The Rural Strategy Paper Subdivision Report provides separate analysis and recommendations for lots outside of the existing Carrington RU5 Village boundaries.

⁶⁹ GLC 2002 Rural Living Strategy (Background Data Report) p. 96

⁷⁰ Locale Consulting 2018 p.21

⁷¹ GLC 2002 Rural Living Strategy (Background Data Report) p. 96



Charlotte Bay

Demographic profile Charlotte bay (Charlotte Bay SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	172
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	46
Number of Dwellings	135
Dwelling Vacancy Rates	58.6%
Average Household Size	2.5

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	Yes

Physical attributes

Charlotte Bay is located approximately 23 km south of Forster on The Lakes Way on the southern side of Wallis lakes. It is a roadside village situated in between The Lakes Way and Wallis Creek. It includes a small number of lowset dwellings and small retail core with real estate, post office, retail (food) stores, SES and a petrol station that services the Pacific Palms communities. It is set within a landscape setting behind, though little vegetation exists between a service road and adjoining dwellings.⁷²

Constraints

<ul style="list-style-type: none"> Vegetation Fire Hazard Proximity to wetlands 	<ul style="list-style-type: none"> Slope Access issues from The Lakes Way
--	---

Capacity for growth

Limited. Significant expanses of bushland, topography and environmental constraints restrict any expansion of Charlotte Bay beyond the existing village boundaries.

Recommendations

It is recommended Charlotte Bay remain in the RU5 Village Zone. Additional recommendations include:

- The realignment of the RU5 Village boundary is extended to include an existing dwelling to the north and teahouse/café to the south. These sites are heavily constrained by vegetation and flooding and have limited subdivision potential but may be appropriately located for alternative uses that complement the mix of land uses in the existing village.
- The existing SES headquarters site, in public ownership (NSW Department of Industry), is to be rezoned to an environmental zone due to significant vegetation over the site.

⁷² Locale Consulting 2018 p.21

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	
Flood Prone land (Great Lakes LEP 2014)	Coastal Wetlands
<p>Flood Prone Area (FLD)</p>	<p>Coastal Wetlands Coastal Wetland Proximity Area</p>
	

Coolongolook

Demographic profile Coolongolook (Coolongolook SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	392
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	51
Number of Dwellings	195
Dwelling Vacancy Rates	20%
Average Household Size	2.4

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes – highway services	School	Yes
Post Office	Yes (within Service Station)	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	Yes
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Coolongolook is located on the Pacific Highway, 17km south of Nabitac and 32km north of Bulahdelah. The Coolongolook River is immediately east of the village, with some of the surrounding land likely to be affected by flooding. The land rises significantly from east to west, with most of the village considered to be flood free. Most of the land is cleared, though there are significant stands of vegetation to the west and north. The Pacific Highway upgrade dissects the village.⁷³ The village contains a range of residential and retail activities, including several food-orientated outlets and petrol stations. The subdivision pattern, including surrounds, are part of a historic paper subdivision.⁷⁴

Constraints

- | | |
|---|---|
| <ul style="list-style-type: none"> • Lack of reticulated sewerage & water • Flooding • Highway Upgrade (through centre of village) | <ul style="list-style-type: none"> • Prime agricultural land (surrounding) • Vegetation • Water quality – The Wallis Lake catchment is one of the States' most important.⁷⁵ |
|---|---|

Capacity for growth

Limited. There may be capacity for a few lots with existing dwellings to the west of the sports field to be rezoned for village purposes to consolidate the existing urban form.

Recommendations


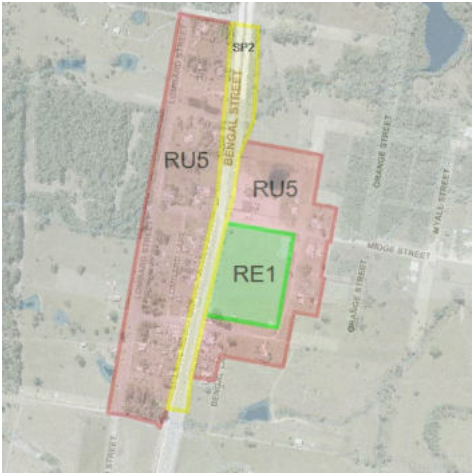
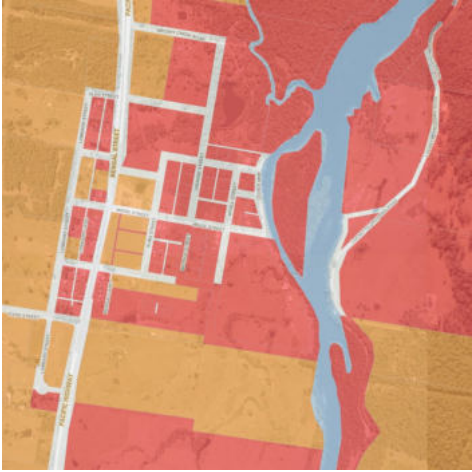
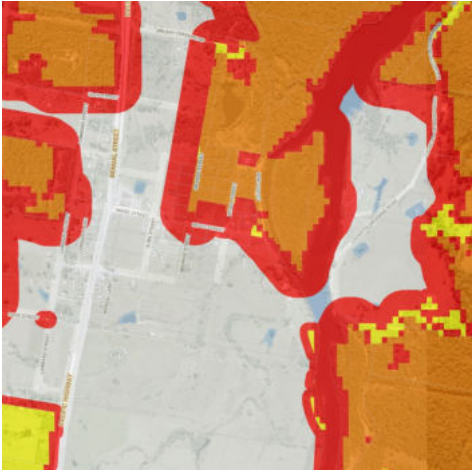


It is recommended that Coolongolook remain in the RU5 Village Zone. A small number of lots with existing dwellings to the western periphery of the village boundary will be rezoned to RU5 Village to consolidate the existing built urban form.

The Rural Strategy Paper Subdivision Report provides separate analysis and recommendations for lots outside of the existing Coolongolook RU5 Village boundaries.

⁷³ GLC 2002 Rural Living Strategy (Background Data Report) p. 98

⁷⁴ Locale Consulting 2018 p.23

⁷⁵ GLC 2002 Rural Living Strategy (Background Data Report) p. 98

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 
Flood Prone Land (Great Lakes LEP 2014)	Vegetation Cover (NearMaps 2020)
<p>Flood Prone Area (FLD)</p> 	

Coopernook

Demographic profile Coopernook (Coopernook SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	538
% Population Growth (2011-2016)	3.5%
Median Age (2016 Census)	50
Number of Dwellings	220
Dwelling Vacancy Rates	6.4%
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes	School	Yes
Post Office	Yes	Hotel/Club	Yes
Bank/Building Society	No	Sporting Complex	Yes (cricket oval)
Police Station	No	Showground	No
Community Hall	Yes (School of Arts)	Water & Sewer	Yes

Physical attributes

The village of Coopernook is located approximately 22km north of Taree via the Pacific Highway. Parts of the area are very low lying, with slopes up to the north-eastern extents.⁷⁶ Access to Coopernook is from two exits off the Pacific Highway.

Constraints

• Flooding	• Lack of services (general store/service station only)
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Capacity for growth

Coopernook has the potential for more expansion and growth. The 2005 Greater Taree Conservation and Development Strategy (CADS) indicated an expansion area that would provide a continuous residential / village zone between the village and R5 area to north-east.⁷⁷ Coopernook provides an alternative to urban growth outside of Harrington which is experiencing the most population growth in MidCoast LGA. The village zoning of Coopernook provides ample opportunity for the redevelopment

Recommendations

Coopernook was exhibited as part of the Urban “Know Your Zone” project which recommended several zoning changes including:

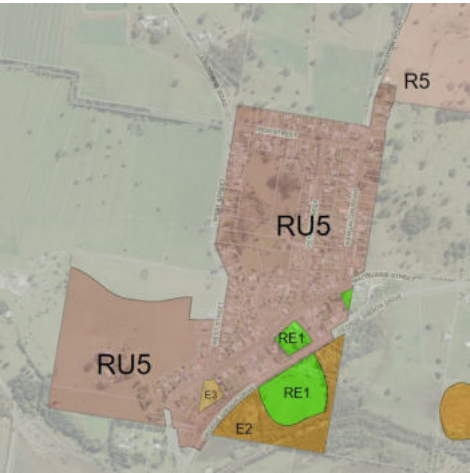

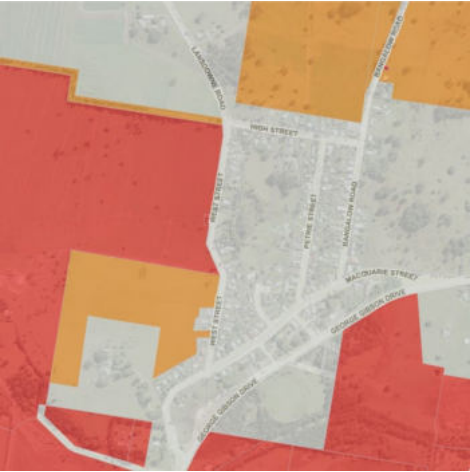



- rural lots in West Street to the RU5 Village zone
- Council water services lands to the E2 Environmental Conservation zone.
- Council owned recreation land to the RE1 Public Recreation zone
- Environmentally sensitive land surrounding Coopernook Oval from RE1 Public Recreation to the E2 Environmental Conservation Zone.

It is recommended Coopernook remain in the RU5 Village zone. Additional recommendations include:

- The general realignment of zone boundaries to conform with the one lot one zone principle.
- the existing hotel/motel and adjacent dwelling will be included in the RU5 Village zone

⁷⁶ Locale Consulting 2018 p.3

⁷⁷ Locale Consulting 2018 p.3

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	
Flood Prone Land (Greater Taree DCP 2010)	Vegetation Cover (NearMaps 2020)
<p>GTCC 100yr ari Flood Extent</p>	
	

Coomba Park

Demographic profile Coomba Park (Coomba Park SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	625
% Population Growth (2011-2016)	3.5%
Median Age (2016 Census)	58
Number of Dwellings	445
Dwelling Vacancy Rates	35.2%
Average Household Size	1.9

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (general store)	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes (community centre)	Water & Sewer	No

Physical attributes

Coomba Park, on the western edge of Wallis Lake is located approximately 44km south of Forster via The Lakes Way and Coomba Park Road. The village is only partially developed, with a large proportion of vacant lots in an otherwise established area. Low lying flat topography with a gradual incline to a peak in the main area provides generous views. A wide range of dwelling styles exist, with a relatively consistent underlying subdivision pattern.⁷⁸

Constraints

<ul style="list-style-type: none"> • Flooding • Relative isolation • Lack of sewer infrastructure 	<ul style="list-style-type: none"> • Lack of services • Bushfire risk – Coomba Park Road is the only evacuation route during a bushfire event
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Capacity for growth

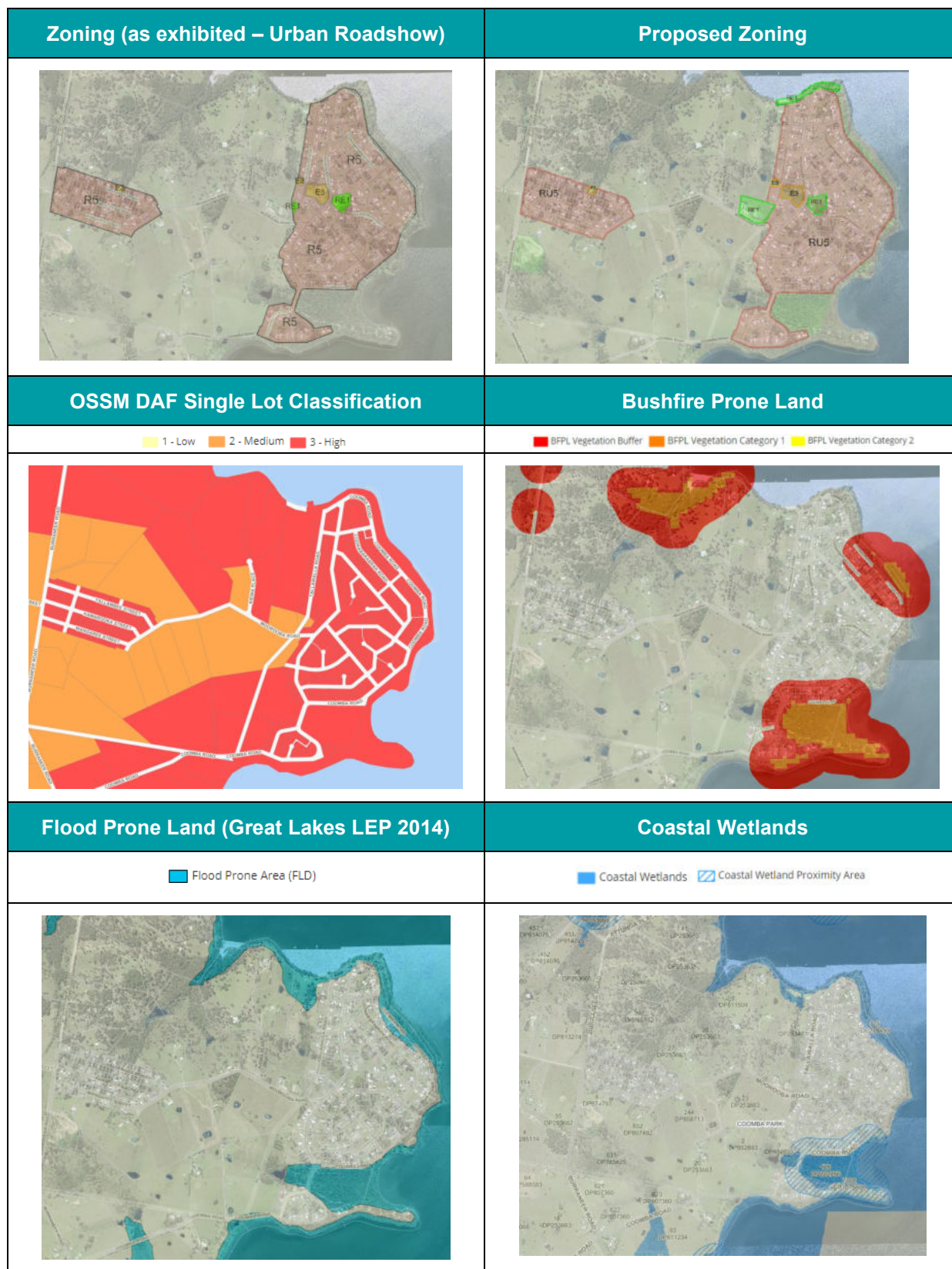
Nil. Further expansion of Coomba Park beyond the existing village boundaries is undesirable. Coomba Park has many undeveloped lots for growth potential.

Recommendations

Coomba Park was exhibited as part of the Urban “Know Your Zone” project which recommended the Rezoning several RE1 Public Recreation zone lots to the E3 Environmental Management Zone.

It is recommended Coomba Park remain the RU5 Village zone.

⁷⁸ Locale Consulting 2018 p.24



Copeland

Demographic profile Copeland (Copeland SSC ABS 2016)	
Population (2016 Census)	64
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	52
Number of Dwellings	39
Dwelling Vacancy Rates	N/A
Average Household Size	2.2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical attributes

Copeland is located approximately 18km west of Gloucester on Scone Road. It comprises of 2 distinct sections, the Copeland Common and Copeland village. The Copeland Common is predominantly made up of Copeland Common reserve and a few dwellings in a linear fashion on Scone Road. Copeland village includes a cluster of dwellings both on Scone Road and Old Copeland Road leading to the Copeland Tops gold historical mining attractions. Copeland is steep and rugged in sections near Copeland Creek and is heavily vegetated. The sporadic cadastral lot layout derives from the itinerant nature of a historical gold mining village. Copeland at its peak had a population of over 2,000 people, those lots now having been vacated and buildings since removed.

Constraints

<ul style="list-style-type: none"> • Bushfire constraints • Topography – steep slope • Vegetation/bushland • Lack of services 	<ul style="list-style-type: none"> • Lot layout • Fragmented land ownership • Lack of reticulated water and sewer
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Capacity for growth

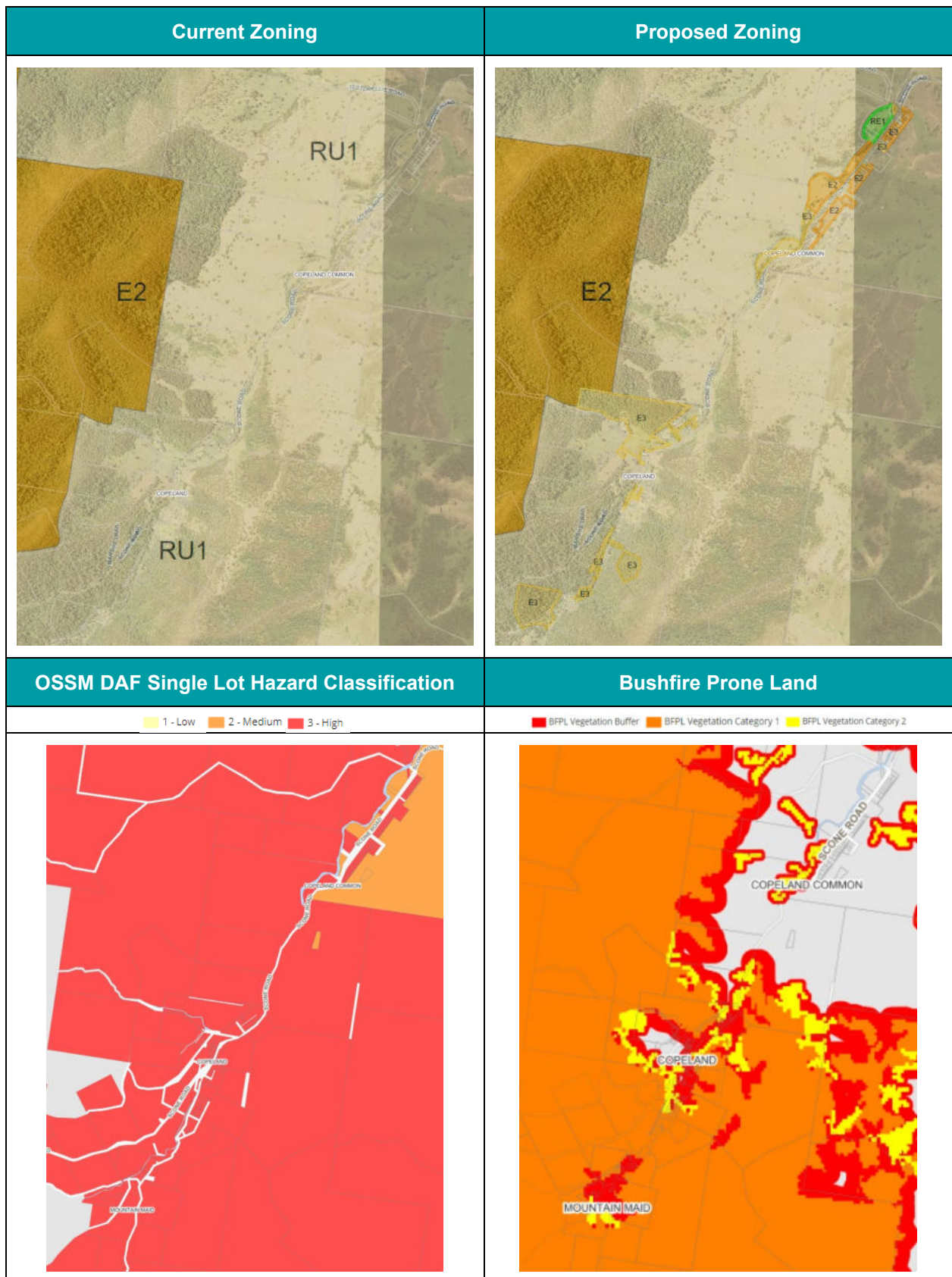
Limited. Copeland is severely constrained by slope and vegetation. Growth of Copeland would be limited to the existing lots with dwelling entitlement.

Recommendations

It is recommended that Copeland remain in an appropriate rural zone.

Council and Crown owned lots will be rezoned to the E3 Environmental Management zone and Copeland Reserve will be rezoned to the RE1 Public Recreation zone.

The Rural Strategy Paper Subdivision Report provides separate analysis and recommendations for lots in Copeland.



Craven

Demographic profile Craven (Craven SSC ABS 2016)	
Population (2016 Census)	115
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	54
Number of Dwellings	69
Dwelling Vacancy Rates	25%
Average Household Size	2.4

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No (Church)	Water & Sewer	No

Physical attributes

Craven is located on The Bucketts Way South approximately 16km south of Gloucester. It comprises two clusters of dwellings in the vicinity of Woods Road. The topography of Craven is flat with known drainage issues. Along with Stratford, many lots in the vicinity of Craven have been acquired by Stratford Coal with several larger lots to the west of the village specifically acquired for biodiversity off-set areas.

Constraints

<ul style="list-style-type: none"> Potentially contaminated land at the former waste disposal site Parkers Road, Craven⁷⁹ Known on-site sewerage disposal issues Lack of services 	<ul style="list-style-type: none"> Within Stratford Mine buffer. Dust impacts from blasting Off-set environmental areas Drainage and localised flooding (no data available)
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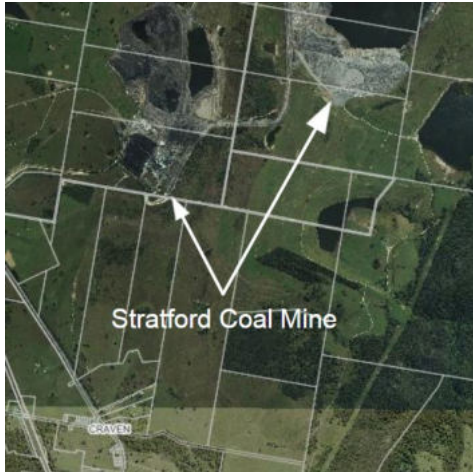
Capacity for growth

Limited. Expansion would be confined to existing lots.

Recommendations

It is recommended that Craven remain in a rural zone.

⁷⁹ GSC 2006 Local Environmental Study p. 5

Current Zoning	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	
Vegetation Cover (NearMaps 2020)	Stratford Coal Mining Complex proximity
	

Croki

Demographic profile Croki (Croki SSC ABS 2016)	
Population (2016 Census)	43
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	60
Number of Dwellings	27
Dwelling Vacancy Rates	N/A
Average Household Size	1.7

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical Attributes

Croki is located off the Pacific Highway approximately 15km north of Taree. Croki comprises a small collection of older dwellings with a collection of heritage style buildings. A small number of large trees provide vegetation character that differentiates the village from the surrounding predominantly cleared agricultural lands.⁸⁰

Croki is subject to severe inundation during Manning River flood events with no safe evacuation route.

Constraints

<ul style="list-style-type: none"> Significant flooding – the village is totally inundated in a 1%AEP flood 	<ul style="list-style-type: none"> Agricultural lands⁸¹ Possible acid sulfate soils
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Capacity for growth

Extremely limited. Croki has no capacity for growth owing to severe flooding conditions. Any growth would be within the existing village boundaries.




Recommendations

Croki was exhibited as part of the Urban “Know Your Zone” project which included the rezoning of a number of RU5 Village zone lots to the RE1 Public Recreation Zone.

It is recommended Croki remain the RU5 Village zone. No further changes are proposed.

⁸⁰ Locale Consulting 2018 p.3

⁸¹ GTCC 1996 Rural Villages Study, p. 91-92

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Flood Prone Land (Greater Taree DCP 2010)
<p>1 - Low 2 - Medium 3 - High</p> 	<p>FPL3 - 2100 1% plus 0.5m freeboard</p> 

Crowdy Head

Demographic profile Crowdy Head (Crowdy Head SSC ABS 2016)	
Population (2016 Census)	77
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	57
Number of Dwellings	74
Dwelling Vacancy Rates	N/A
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No (closed 2015)
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No (Surf Life Saving Club)	Water & Sewer	Yes

Physical Attributes

Crowdy Head is located approximately 15km north of Harrington, on Crowdy Head Road. It is a small fishing village characterised by an under-developed working marina, relatively isolated from other major centres.

The village is on a headland with the Crowdy Head Lighthouse at its highest point. A mix of one and two storey dwellings are scattered over the headland. The village is visually and physically a dense cluster with an irregular subdivision pattern due to topography constraints.

Constraints

<ul style="list-style-type: none"> Severe maritime weather conditions – however as sand is not present in the geology of the headland, Crowdy Head is relatively stable. Crowdy Bay National Park. 	<ul style="list-style-type: none"> Sensitive environment - the dunal eco-systems behind the headland are very sensitive and susceptible to environmental damage from development.⁸² Topography
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Capacity for growth

Land west of the village behind the sand dunes may be suitable for some form of residential development. However, the council does not expect any significant growth for this village.⁸³






Recommendations

Crowdy Head was exhibited as part of the Urban “Know Your Zone” project which recommended the rezoning of several RE1 Public Recreation lots to the E2 Environmental Conservation zone.

It is recommended Crowdy Head remain in the RU5 Village zone. No further changes are proposed.

⁸² GTCC 1996 Rural Villages Study, p. 76

⁸³ GTCC 1996 Rural Villages Study, p. 78

Zoning (as exhibited – Urban Roadshow)	Proposed Zone
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 
Vegetation Cover (NearMaps 2020)	
	

Dyers Crossing

Demographic profile Dyers Crossing (Dyers Crossing SSC ABS 2016, ABS 2011)	
Population (2016 Census)	337
% Population Growth (2011-2016)	-1% (13 people)
Median Age (2016 Census)	50
Number of Dwellings	158 (+9 since 2011)
Dwelling Vacancy Rates	6%
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No (Produce Store with Post office within)	School	No
Post Office	Yes	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No (Church)	Water & Sewer	Water – no sewer

Physical Attributes

Dyers Crossing is a dispersed village located approximately 7km west of Nabitac. There is a concentration of facilities in the centre comprising a small number of lots around the former butter factory and Firefly Creek. Land surrounding is good agricultural land.

Constraints

<ul style="list-style-type: none"> Agricultural land - precluding rural residential subdivision.⁸⁴ 	<ul style="list-style-type: none"> Lack of reticulated water/sewer Lack of services
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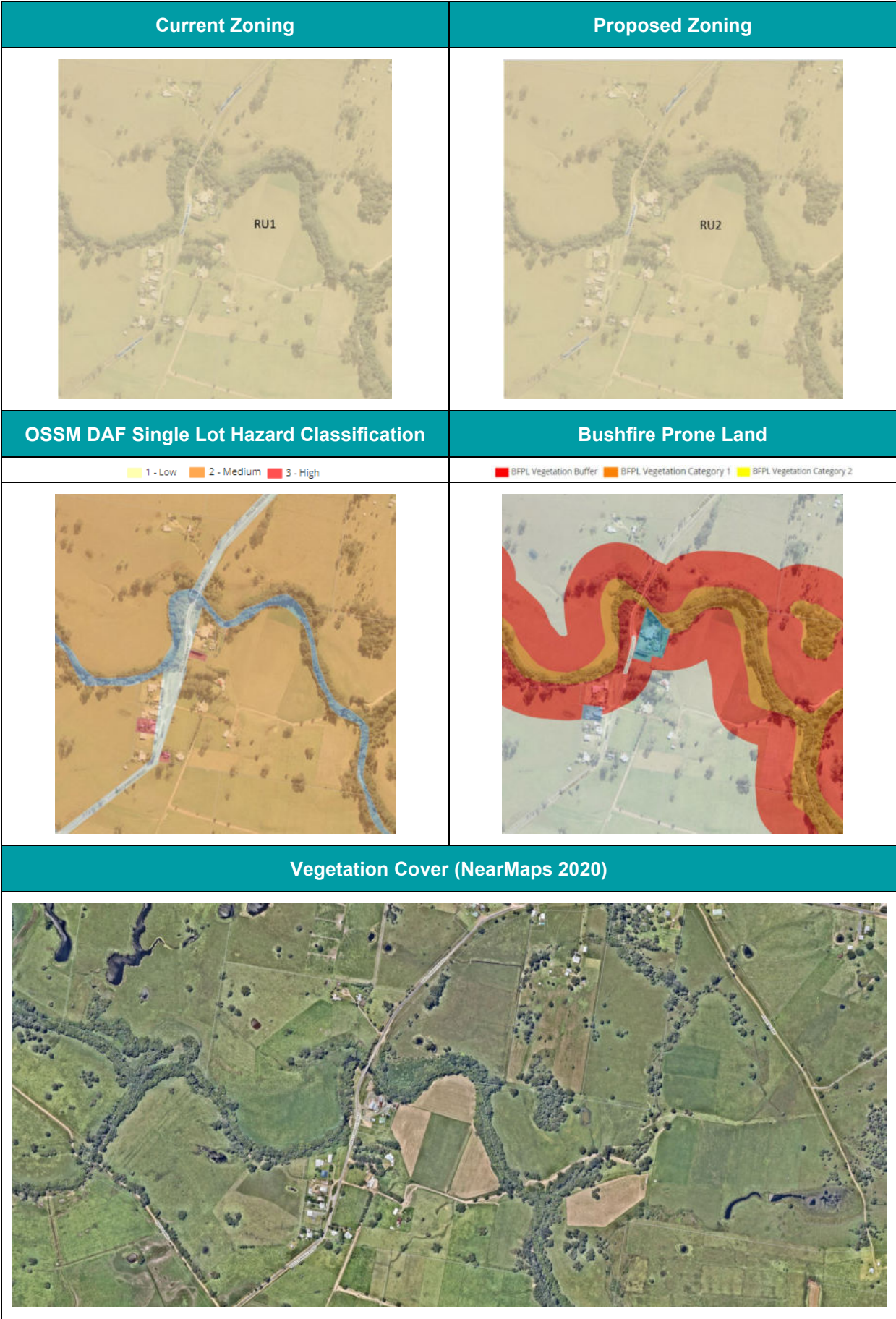
Capacity for growth

Given the above constraints and the limited facilities available with access to services in nearby Nabitac, this area has no potential for growth at this stage.

Recommendations

It is recommended that Dyers Crossing remain in a rural zone.

⁸⁴ GTCC 1996 Rural Villages Study, p. 51



Elands

Demographic profile Elands (Elands SSC ABS 2016)	
Population (2016 Census)	206
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	52
Number of Dwellings	145
Dwelling Vacancy Rates	24%
Average Household Size	1.9

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (Ellenborough Falls kiosk)	School	Yes
Post Office	Yes	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	Yes
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical Attributes

Eland is located approximately 37km north of Wingham on Bulga Road, the road to Ellenborough Falls, at the intersection with the Comboyne Road. This links Wingham with the Oxley Highway. At Elands, Colling Road connects with Comboyne.⁸⁵

Elands comprises several parcels in an irregular subdivision pattern in 3 distinct areas - Elands, Bulgong and Little Plains with scattered dwellings and facilities. The area collectively includes a school, post office, kiosk and sporting grounds. It is surrounded by forestry lands and areas of environmental zoned land to both the north and south

Constraints

<ul style="list-style-type: none"> Lack of reticulated water and sewer Steep/sloping lands Bushfire risk 	<ul style="list-style-type: none"> Lack of physical and social infrastructure – remote from other urban centres.⁸⁶
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Capacity for growth


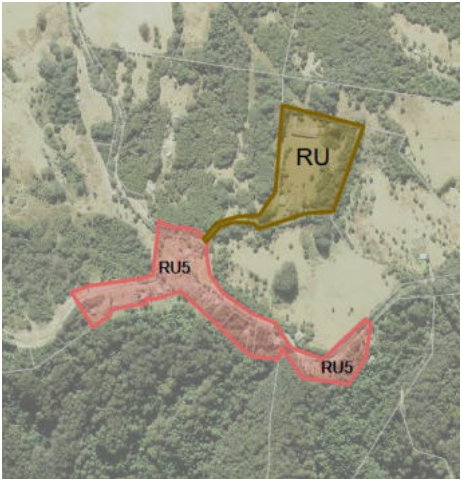
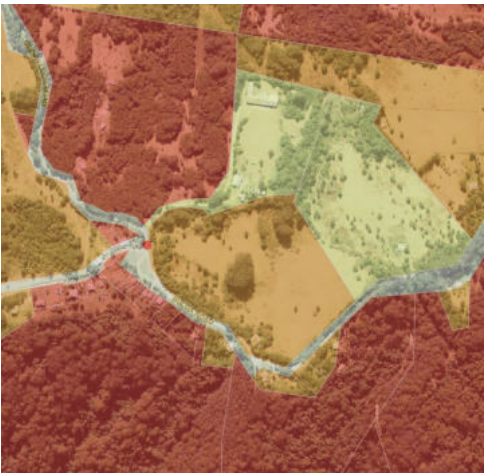
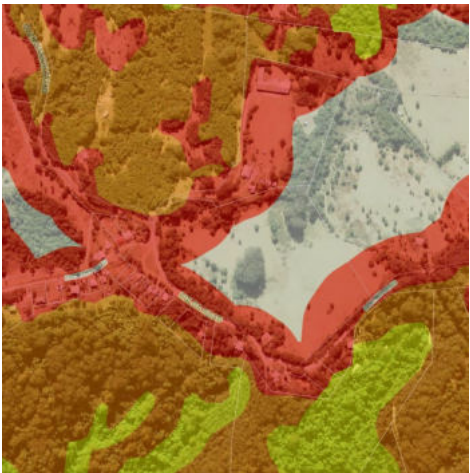

The lack of services precludes any significant growth outside of the existing village boundaries.

Recommendations

It is recommended Elands remain in the RU5 Village zone. The RU5 Village zone boundary in Elands be extended to include two additional dwellings.

⁸⁵ GTCC 1996 Rural Villages Study, p. 22

⁸⁶ GTCC 1996 Rural Villages Study, p. 22

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
	
Vegetation Cover (NearMaps 2020)	
	

Green Point

Demographic profile Green Point (Green Point SSC ABS 2016, ABS 2011)	
Population (2016 Census)	526
% Population Growth (2011-2016)	-11.6% (61 less persons)
Median Age (2016 Census)	50
Number of Dwellings	272
Dwelling Vacancy Rates	9.9%
Average Household Size	2.2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	Yes (tennis courts)
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	Yes

Physical Attributes

Green Point is located approximately 8km south of Forster along The Lakes Way and Green Point Drive on the eastern shores of Wallis Lake. The village is located on a rise overlooking Wallis Lake and generally bound by national park lands. Dwellings are of variable scale and age within a vegetated setting.

Constraints

<ul style="list-style-type: none"> Potential for flooding Proximity to wetlands Bushfire risk – one road in and out 	<ul style="list-style-type: none"> Surrounding national park Few facilities and isolated
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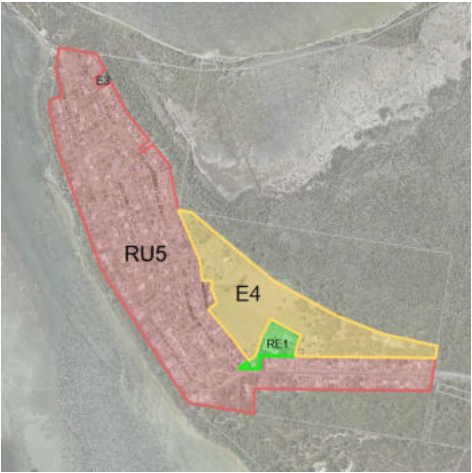

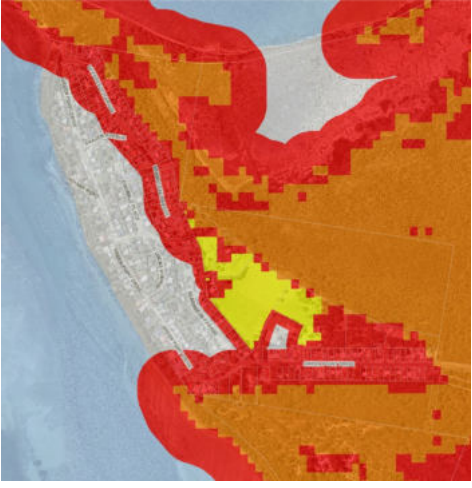


Capacity for growth

Limited. Green Point is constrained by several environmental factors including Wallis Lake, wetlands and national parks.

Recommendations

It is recommended that Green Point remain in the RU5 Village Zone.

Rural lands accessible from Seabreeze Parade are to be rezoned E4 Environmental Living zone to reflect the constraints affecting these lands including buffers to highly significant environmental land.

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Hazard
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 
Flood Prone Land (Great Lakes LEP 2014) Coastal Management SEPP-Coastal Wetland	Vegetation Cover (Near Maps 2020)
<p>Coastal Wetlands Coastal Wetland Proximity Area Flood Prone Area (FLD)</p> 	

Hannam Vale

Demographic profile Hannam Vale (Hannam Vale SSC ABS 2016, ABS 2011)	
Population (2016 Census)	183
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	53
Number of Dwellings	88
Dwelling Vacancy Rates	10%
Average Household Size	2.2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (Cafe and bottleshop)	School	Yes
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	Yes
Police Station	No	Showground	No
Community Hall	yes	Water & Sewer	No

Physical Attributes

Hannam Vale is located approximately 40km north of Taree and 10km west of Johns River. It is a small isolated village having few facilities but is a focal centre for residents of the Stewarts River basin.

Constraints

<ul style="list-style-type: none"> Potential for flooding 	<ul style="list-style-type: none"> Few facilities and isolated
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Capacity for growth




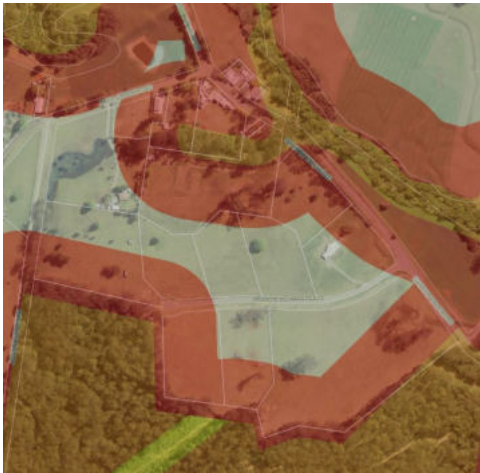

Given its isolation, it is not appropriate for Hannam Vale to expect any further significant growth.⁸⁷

Recommendations

It is recommended that part of Hannam Vale, including a shop, be included in the RU5 Village zone to support the rural residential area to the south and surrounding rural community.

The completed rural residential subdivision area to the south of the new village area will be rezoned to the R5 Large Lot Residential Zone with a minimum lot size of 1.5 hectares, to reflect the recommendations of the Housing Strategy.

⁸⁷ GTCC 1996 Rural Villages Study, p. 68

Current Zoning	Proposed Zoning
 <p>An aerial photograph of a rural area with a large parcel labeled 'RU1' in the center. The surrounding landscape includes fields, some trees, and a few buildings.</p>	 <p>An aerial photograph of the same rural area, but with different zoning labels. The central parcel is now labeled 'RE1' in green. To its north is a parcel labeled 'RU5' in brown, and to its south is a larger parcel labeled 'R5' in yellow.</p>
OSSM DAF Single Lot Hazard Classification	Bushfire Hazard
<p>1 - Low 2 - Medium 3 - High</p>  <p>A map showing the hazard classification of the area. The legend indicates three levels: 1 - Low (yellow), 2 - Medium (orange), and 3 - High (red). The map shows several yellow and orange areas, with a few small red areas. Roads like 'DEEP CREEK ROAD' and 'FRANCIS REDMAN PLACE' are visible.</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>  <p>A map showing bushfire hazard areas. The legend indicates three types: BFPL Vegetation Buffer (red), BFPL Vegetation Category 1 (orange), and BFPL Vegetation Category 2 (yellow). The map shows a large red area, with orange and yellow areas interspersed. The background is an aerial photograph.</p>
Vegetation Cover	
 <p>A large aerial photograph showing the overall vegetation cover of the area. It shows a mix of green fields, dark green forested areas, and some bare or light-colored patches. The layout of the land with roads and boundaries is visible.</p>	

Johns River

Demographic profile Johns River (Johns River SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	322
% Population Growth (2011-2016)	- 14% (- 71 people) 347 (2011)
Median Age (2016 Census)	48
Number of Dwellings	150
Dwelling Vacancy Rates	9.8%
Average Household Size	2.4

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Limited	School	Yes
Post Office	No	Hotel/Club	Yes
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Johns River, a former highway service town, is located approximately 37km north of Taree off the Pacific Highway. The area is split by the Pacific Highway with rural residential land to the west and village areas to the east. The RU5 village is directly constrained by the rail line and highway alignments, with predominantly flat topography and low scale built form.⁸⁸

Constraints

<ul style="list-style-type: none"> Flooding – considered a major hazard but does not directly affect Coralville Road.⁸⁹ Acid Sulfate Soils⁹⁰ 	<ul style="list-style-type: none"> Pacific Highway and North Coast Railway Coopernook State Forest.
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Capacity for growth

Limited. Little capacity for growth is available outside the existing village boundaries.

Recommendations


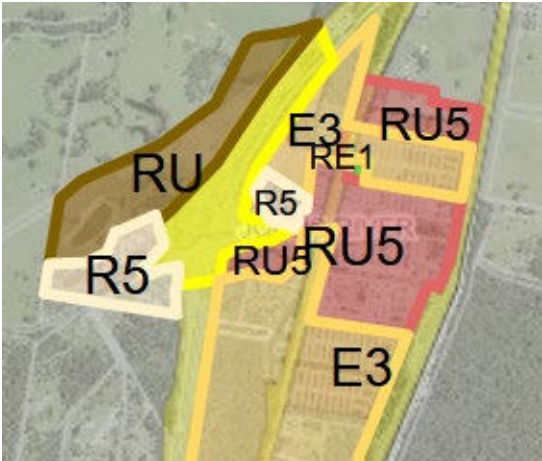

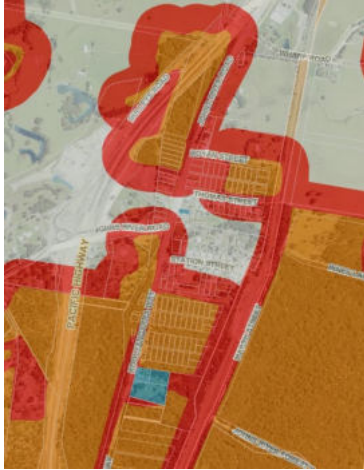


It is recommended Johns River remain in the RU5 Village zone. Additional recommendations include:

- The rezoning of the southern village extent and several lots in Crown ownership to the E3 Environmental Management zone.
- The rezoning of land in NSW Transport ownership to the appropriate rural zone.
- The general realignment of the zone boundaries over a number of lot reflecting the “one lot – one zone” principle

⁸⁸ Locale Consulting 2018 p.7

⁸⁹ GTCC 1996 Rural Villages Study, p. 71

⁹⁰ GTCC 1996 Rural Villages Study, p. 73

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 
Coastal Management SEPP -Coastal Wetlands	Vegetation Cover (NearMaps 2020)
<p>Coastal Wetland Proximity Area Coastal Wetlands</p> 	

Karuah East

A demographic profile is not available for the extent of Karuah Village within the MidCoast Council LGA.

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (in Karuah centre)	School	Yes (in Karuah Centre)
Post Office	Yes (in Karuah centre)	Hotel/Club	Yes (in Karuah Centre)
Bank/Building Society	No	Sporting Complex	Yes (in Karuah Centre)
Police Station	Yes (in Karuah centre)	Showground	No
Community Hall	Yes	Water & Sewer	Yes

Physical attributes

Karuah is located approximately 43km south of Bulahdelah off the Pacific Highway. The Karuah River is the southern boundary to the MidCoast LGA and only the eastern side of Karuah, a small residential community, is in the MidCoast LGA.

The topography of the area rises from the river to Tarean Road, which sits to the south-east of the existing dwellings. The vacant land to the east is more sparsely vegetated and has a higher elevation than the village land. Existing housing consists of generally single storey dwellings, two storey dwellings having views to the river.⁹¹ The separate and main centre of Karuah, is in the Port Stephens LGA and has a range of services and facilities associated with the former route of the Pacific Highway.

Constraints

<ul style="list-style-type: none">Slope and terrain constraintsVegetation	<ul style="list-style-type: none">Flooding
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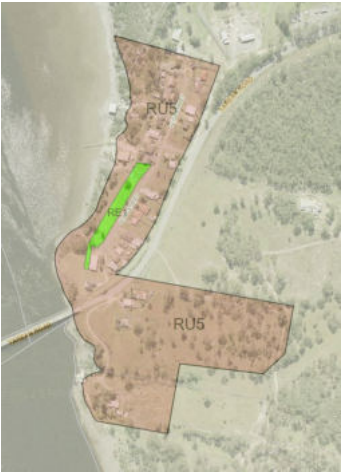
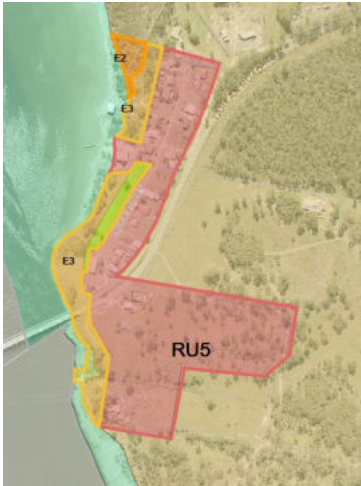

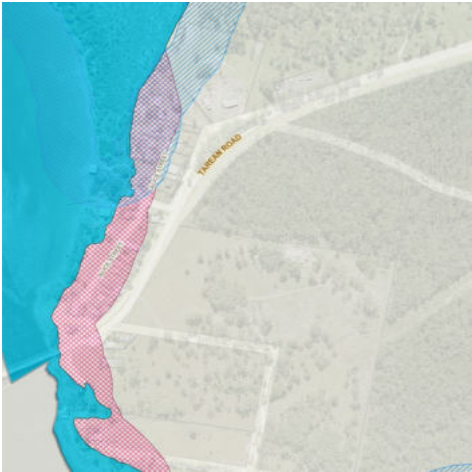
Capacity for growth

Limited potential exists for further expansion of Karuah East outside of the existing village boundaries.

Recommendations

It is recommended Karuah East remain in the RU5 Village zone. Areas of foreshore that are within Council or Crown ownership will be transitioned to an appropriate environmental zone.

⁹¹ Locale Consulting 2018 p.25

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
Bushfire Prone Land	Flood Prone Land (Great Lakes LEP 2014) Port Stephens-Great Lakes Marine Park
<p> ■ BFPL Vegetation Buffer ■ BFPL Vegetation Category 1 ■ BFPL Vegetation Category 2 </p> 	<p> ■ GLC Current Condition Flood Extent ■ P5GLMP 100m Proximity Zone </p> 

Killabakh

Demographic profile Killabakh (Killabakh SSC ABS 2016, ABS 2011)	
Population (2016 Census)	274
% Population Growth (2011-2016)	7% (+ 18 people)
Median Age (2016 Census)	49
Number of Dwellings	121 (+ 17 dwellings since 2011)
Dwelling Vacancy Rates	16%
Average Household Size	2.7

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Killabakh located approximately 20km north of Taree and 15km from Wingham on Comboyne Road. A sealed road extends some distance either side of the village, with part of the road from Wingham having a gravel surface.⁹²

It is a small centre focused on the community hall. It has a combination of vegetated corridors and cleared land.

Constraints

<ul style="list-style-type: none"> Flooding – village becomes isolated during flood time Lack of services and facilities 	<ul style="list-style-type: none"> Lack of reticulated water/sewerage
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Capacity for growth

Little potential exists for growth in Killabakh or the surrounding rural area.

Recommendations

It is recommended that Killabakh remain in a rural zone. The Killabakh Community Reserve will be rezoned to the RE1 Public Recreation zone.

⁹² GTCC 1996 Rural Villages Study, p. 38

Current Zoning	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
	

Krambach

Demographic profile Krambach (Krambach SSC ABS 2016, ABS 2011)	
Population (2016 Census)	378
% Population Growth (2011-2016)	-4% (- 14 people)
Median Age (2016 Census)	51
Number of Dwellings	191 (-1 dwelling since 2011)
Dwelling Vacancy Rates	14%
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Limited	School	Yes
Post Office	Yes	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No Sewer

Physical Attributes

Krambach is located halfway between Taree and Gloucester on The Bucketts Way East. The village is located on a narrow ridge along The Bucketts Way, intersecting with Avalon Road and Mill Street. A range of public, commercial and private dwellings exist within the village, surrounded by open agricultural lands.⁹³

Firefly Road is located south of the village, connecting Krambach with the Firefly community.⁹⁴

Constraints

<ul style="list-style-type: none"> Steep/sloping land - nearby mountain range Localised creek flooding⁹⁵ 	<ul style="list-style-type: none"> Isolated from other areas – despite sealed road links
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Capacity for growth

Limited. While there are facilities within the village, it has limited capacity for growth due to the steep topography of most sites.⁹⁶ Expansion beyond the village boundaries of Krambach is not anticipated.

Recommendations

Krambach was exhibited as part of the Urban “Know Your Zone” project which recommended only minor changes to consolidate the village zone. It is recommended Krambach remain in the RU5 Village zone. The following recommendations also apply:

- A few Council owned lots with significant vegetation have been identified for rezoning to E3 Environmental Management
- Council owned land in and around the Krambach community hall has been rezoned to the RE1 Public Recreation zone.

The Rural Strategy Paper Subdivision Report provides separate analysis and recommendations for lots outside of the existing Krambach RU5 Village boundaries to the east of the main village.

⁹³ Locale Consulting 2018 p.8

⁹⁴ GTCC 1996 Rural Villages Study, p. 45

⁹⁵ GTCC 1996 Rural Villages Study, p. 45

⁹⁶ GTCC 1996 Rural Villages Study, p. 45



Lansdowne

Demographic profile Lansdowne (Lansdowne (Mid-Coast) SSC ABS 2016, ABS 2011)	
Population (2016 Census)	589
% Population Growth (2011-2016)	N/A - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	50
Number of Dwellings	253
Dwelling Vacancy Rates	-
Average Household Size	2.6

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	• Yes (General Store)	School	Yes
Post Office	Yes	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	Yes
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	Yes

Physical attributes

Lansdowne is approximately 15km north of Cundletown via Lansdowne Road. With low scale and flat topography. The village is based around the junction of Central Lansdowne Road and Cundle Road/Lansdowne Road, with two main blocks of dwellings and smaller areas to the south-west. The area is surrounded by farming and low-lying land between the Lansdowne River to the south and Cross Creek to the north.⁹⁷

Constraints

• Flooding – village becomes isolated	• Lack of reticulated water/sewerage
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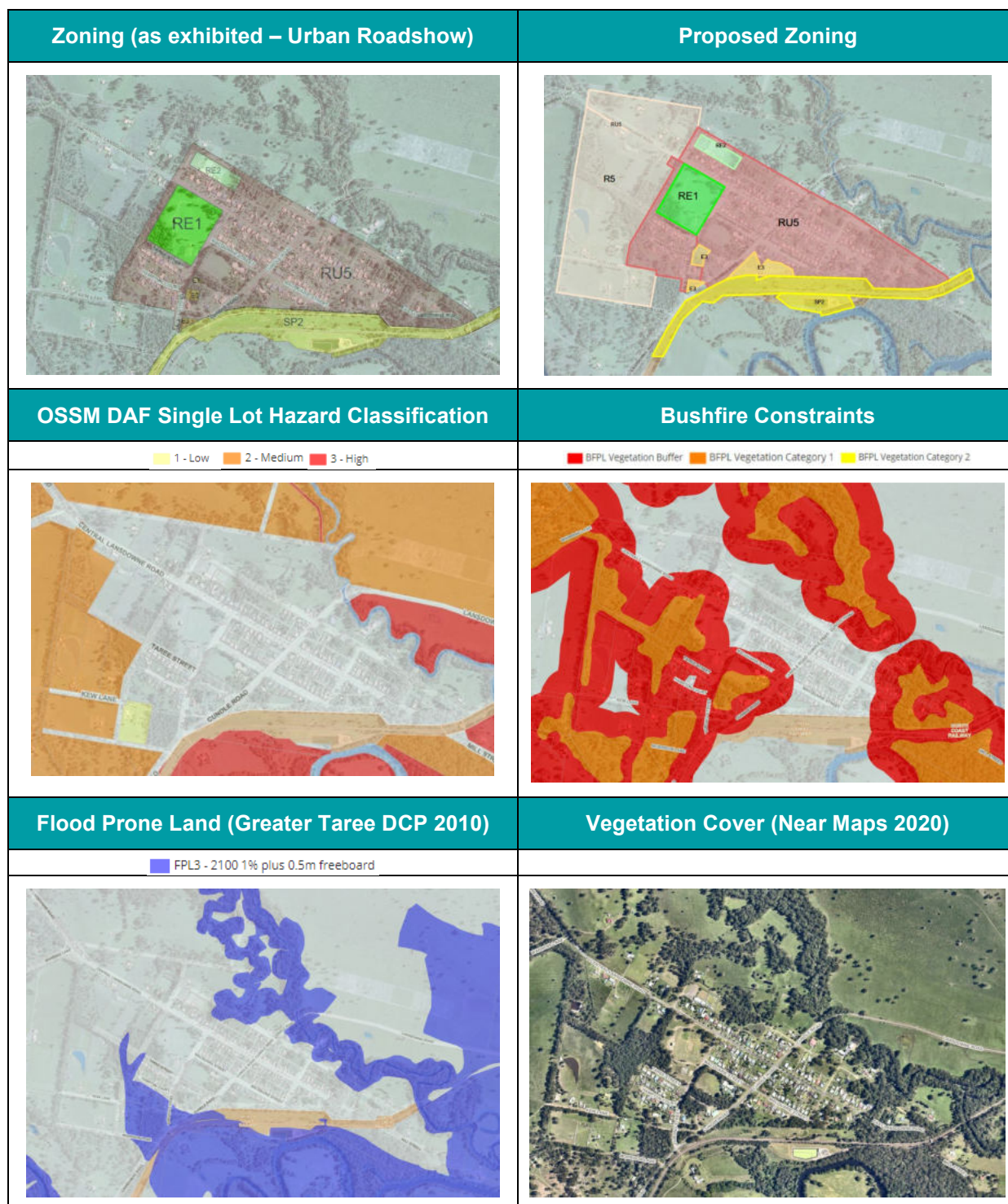
Capacity for growth

Limited. Being in close proximity to Cundletown and Taree, much of the demand for expansion in Lansdowne would depend on the development of the nearby Brimbin town.

Recommendations

It is recommended Lansdowne remain in an RU5 village zone. It is additionally recommended to rezone land to the west of the village to the R5 Large lot residential to the west which acknowledges existing land uses.

⁹⁷ Locale Consulting 2018 p.9



Limeburner's Creek

Demographic profile Limeburner's Creek (Limeburner's Creek SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	336
% Population Growth (2011-2016)	7% (+ 23 people)
Median Age (2016 Census)	43
Number of Dwellings	124 (+ 3 dwellings since 2011)
Dwelling Vacancy Rates	7%
Average Household Size	2.8

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Limeburner's Creek is located just off the Bucketts Way (to the east), approximately 6km north of the intersection of the Bucketts Way and Pacific Highway, immediately south of the Limeburner's Creek waterbody. There is some cleared agricultural land surrounding the village, whilst there are significant stands of vegetation to the north-west, south and east. The topography is very flat.⁹⁸ The subdivision pattern is set in a linear on Old Coach Road.

Constraints

<ul style="list-style-type: none"> Vegetation Flooding Lack of physical and social infrastructure⁹⁹ 	<ul style="list-style-type: none"> Prime agricultural land Lack of reticulated sewerage & water Bushfire hazard
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Capacity for growth

There is limited capacity for growth in Limeburner's Creek beyond the village boundaries.

Recommendations

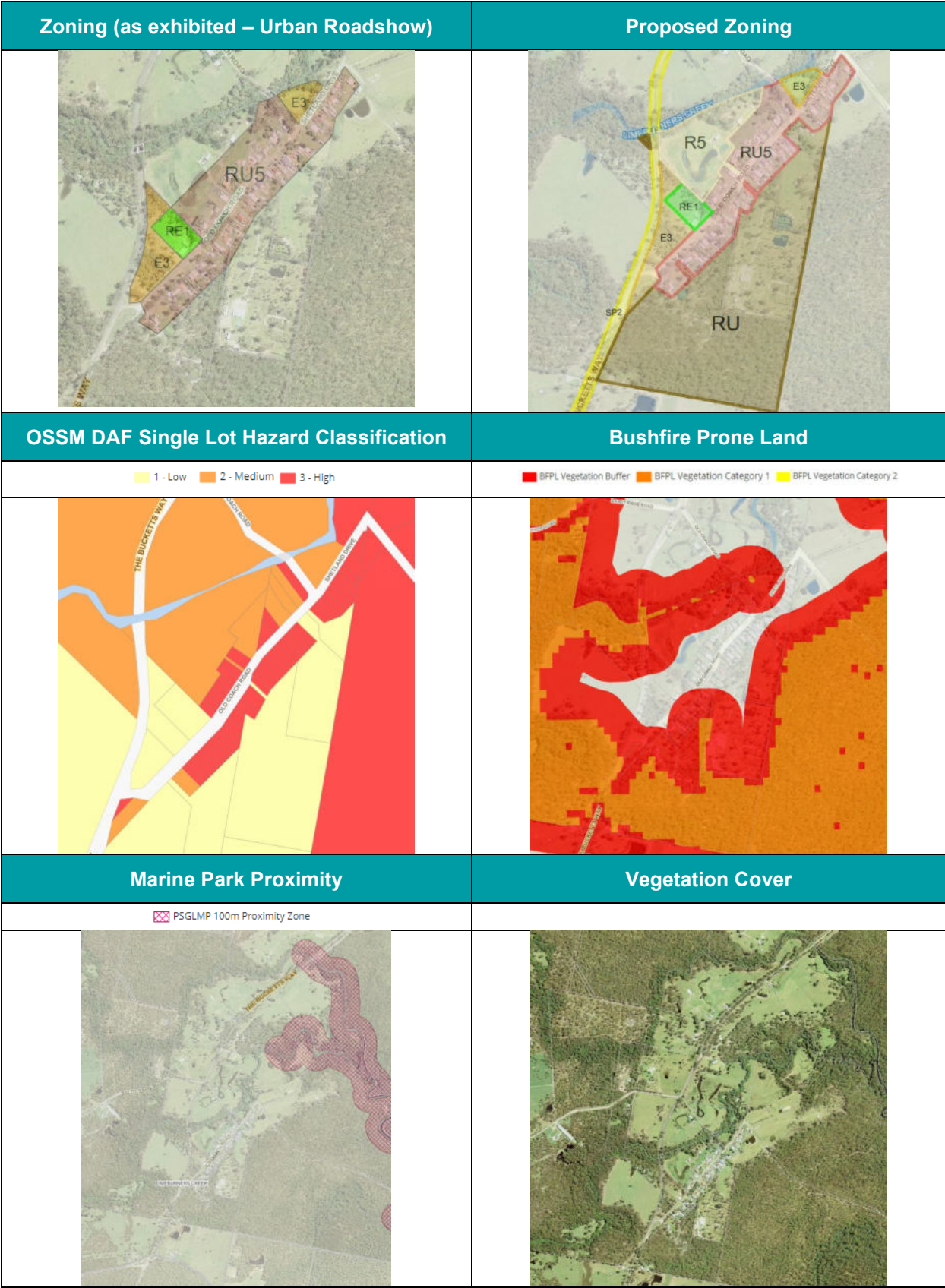
Limeburner's Creek was exhibited as part of the Urban "Know Your Zone" project which proposed a number of changes including the dedication of a reserve containing the Limeburner's Creek Community Hall to the RE1 Public Recreation zone as recommended in the Recreation Zone Review.

It is recommended Limeburner's Creek remain in the RU5 Village Zone. It is additionally recommended that:

- the RU5 Village zone boundary be altered slightly to be in accord with the "one lot – one zone" principle. In these instances, the balance areas of these lots will be amended to the appropriate rural Zone. The Old Coach Road reserve will also be amended to the appropriate rural zone.
- the inclusion of a lot in the R5 Large Lot Residential Zone to conform with the MidCoast Council on-site sewerage management technical manual.

⁹⁸ GLC 2002 Rural Living Strategy (Background Data Report) p. 106

⁹⁹ GLC 2002 Rural Living Strategy (Background Data Report) p. 106



Manning Point

Demographic profile manning Point (Manning Point SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	239
% Population Growth (2011-2016)	15% (+ 36 people)
Median Age (2016 Census)	64
Number of Dwellings	167 (- 11 dwellings since 2011)
Dwelling Vacancy Rates	21.7%
Average Household Size	1.8

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (General Store)	School	No
Post Office	Yes (within General Store)	Hotel/Club	Yes (Bowling Club)
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	Yes

Physical attributes

The Manning Point Village, on Mitchells Island, is located approximately 21km from the town of Old Bar for which it relies on for most of its facilities. Access to Manning Point is achieved via Manning Point Road across Oxley Island. The village extends in a linear fashion along the river to where most business gravitate towards.¹⁰⁰ Manning Point is subject to severe inundation with high flow and velocities during flood events with no safe evacuation routes which poses risks to property and life.

Constraints

<ul style="list-style-type: none"> Severe flood risk – hazardous high velocity flooding on outside bend of the Manning River with flood isolation. Little means of evacuation. Severe risk to property and life. 	<ul style="list-style-type: none"> Acid sulfate soils Lack of reticulated water/sewerage
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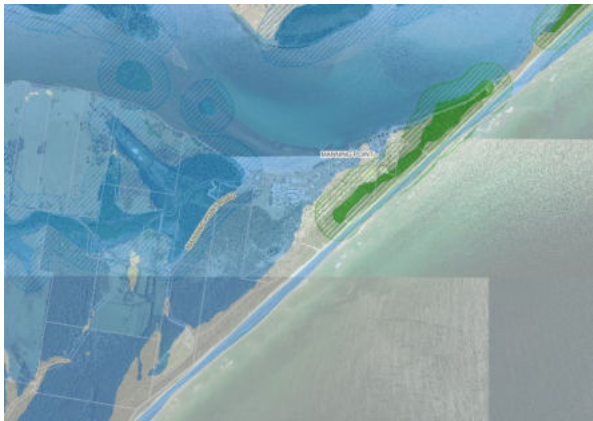
Capacity for growth

Nil. Due to severe flooding constraints there is no expansion possibility in Manning Point. Further development is discouraged.

Recommendations

It is recommended Manning Point remain in the RU5 Village zone. No further changes are required.

¹⁰⁰ GTCC 1996 Rural Villages Study, p. 100

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	
Flood Prone Land (Greater Taree DCP 2010)	Coastal Management SEPP - Wetlands & Littoral Rainforest
<p>FPL3 - 2100 1% plus 0.5m freeboard</p>	<p>Littoral Rainforest Proximity Area Littoral Rainforest Coastal Wetland Proximity Area Coastal Wetlands</p>
	

Markwell

Demographic profile Markwell (Markwell SSC, ABS 2016)	
Population (2016 Census)	116
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	53
Number of Dwellings	60
Dwelling Vacancy Rates	18%
Average Household Size	2.1

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical attributes

Markwell is located approximately 11km north of Bulahdelah, on Markwell Road, which is a mostly unsealed road. The village zone, comprising of a number of dwellings in an irregular subdivision pattern, is located in an area of prime agricultural land, although land to the east and west is heavily vegetated (both being State Forest). The cleared agricultural land extends in a corridor north of Bulahdelah. There is a chicken farm located to the north of the village zone.¹⁰¹

Constraints

<ul style="list-style-type: none"> • Prime agricultural land • Vegetation • Poultry farm location 	<ul style="list-style-type: none"> • Lack of reticulated sewerage & water • Lack of physical and social infrastructure • Flooding
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Capacity for growth




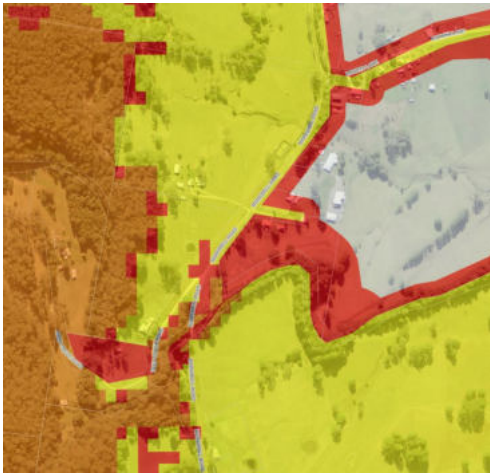


Very limited. Development constraints including prime agricultural land and flooding constraints limit capacity for growth of Markwell, which has limited facilities, outside of its current village boundaries.

Recommendations

Markwell was exhibited as part of the Urban “Know Your Zone” project which recommended no zone changes.

Markwell lacks urban form and urban density. In accord with the RU5 Village zone principles it is recommended Markwell be removed from the RU5 Village zone and be rezoned to an appropriate rural zone.

¹⁰¹ GLC 2002 Rural Living Strategy (Background Data Report) p. 108

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 
Flood Prone Land (Great Lakes LEP 2014)	Vegetation Cover
	

Melinga

Demographic profile Melinga (Melinga SSC ABS 2016, ABS 2011)	
Population (2016 Census)	103
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	52
Number of Dwellings	46
Dwelling Vacancy Rates	15%
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical Attributes

Melinga is a village located approximately 10km north of Taree at the intersection of Lansdowne and Upper Lansdowne Roads. Part of the “Kerewong” historical subdivision, subdivided in the expectation of settlement and a new railway station that never materialised¹⁰². Melinga lies just to northern fringe of the Brimbin new town development.

Constraints

<ul style="list-style-type: none"> Limited facilities No reticulated water or sewer 	<ul style="list-style-type: none"> Lack of services Small fragmented lots
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Capacity for growth

Melinga, with minimal facilities, has no potential for growth at this stage. All expected growth in the immediate area will be to the south in the Brimbin master planned area

Recommendations

In accord with the RU5 Village zone principles it is not recommended that Melinga remain in a rural zone and not be rezoned for RU5 Village.

¹⁰² Kerewong Estate - midcoaststories.com



Mitchells Island

Demographic profile Mitchells Island (Mitchells Island SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	468
% Population Growth (2011-2016)	5% (+ 23 people)
Median Age (2016 Census)	52
Number of Dwellings	216 (+ 10 dwellings since 2011)
Dwelling Vacancy Rates	16%
Average Household Size	2.5

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	Yes
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Mitchells Island is located approximately 15km from the Old Bar Road turn-off on Manning Point Road. It is on the island bound by the ocean, Scotts Creek and the Manning River. It consists of small clusters of dwellings and facilities. Topography is generally flat over the lower reaches of the Manning River floodplain. A significant environmental reserve, Towibakh National Park, was Gazetted in 1999.

The facilities on Mitchells Island are the nucleus for a prolific dairy farming district on fertile soils. Much of the Island is under pasture and relies on this agriculture for its local economy. Farms have remained relatively intact despite the capacity for smaller lot subdivision.¹⁰³

Constraints

<ul style="list-style-type: none"> • Acid Sulfate Soils • Flood prone land 	<ul style="list-style-type: none"> • Prime agricultural land • Lack of reticulated sewerage
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Capacity for growth

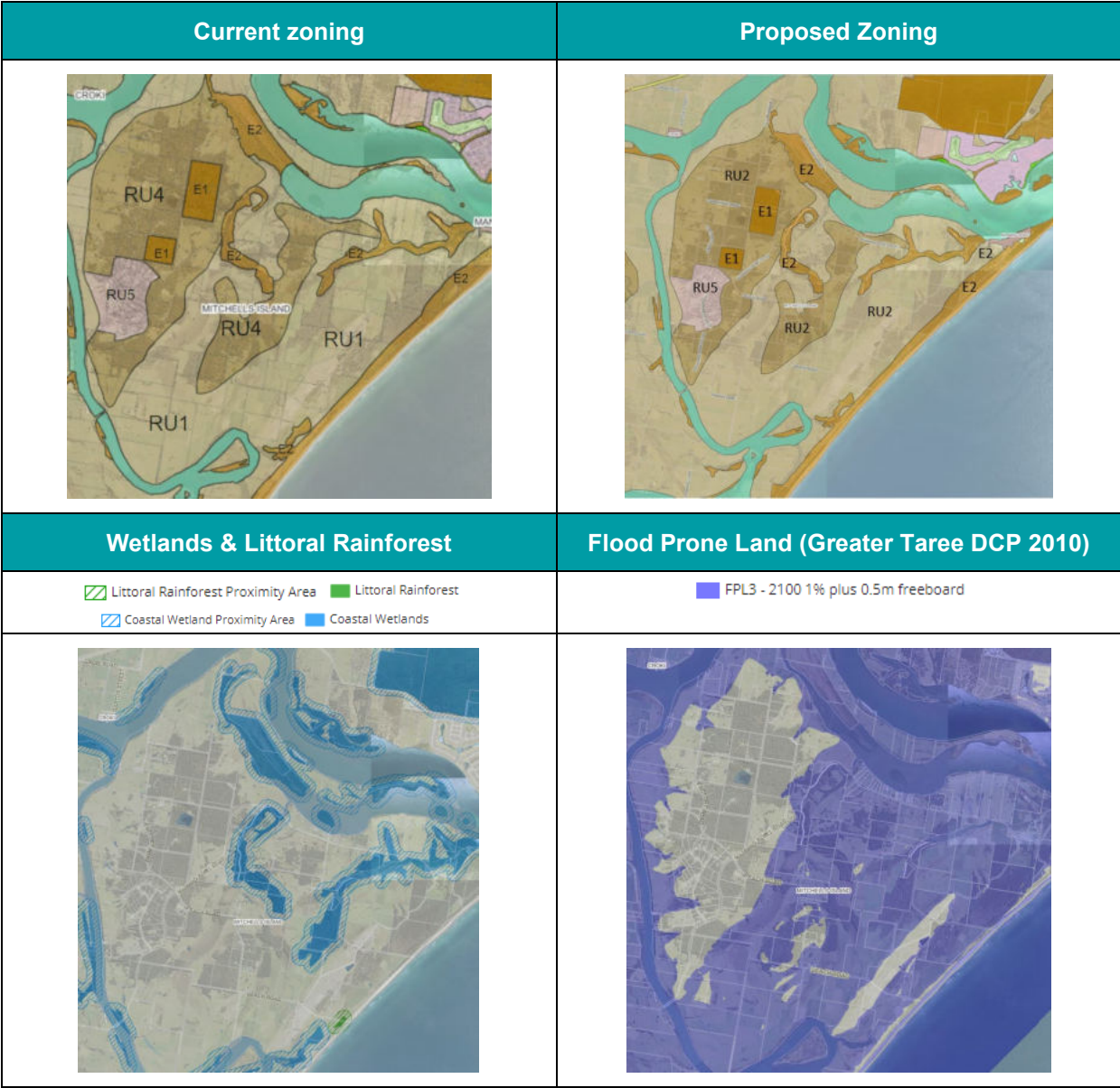
Limited. The constraints on this village in terms of flooding and protecting good quality agricultural land mean there is limited opportunity for village zoning in this location.

Recommendations

The R5 Large Lot Residential zoned portion of Mitchells Island was exhibited as part of the Urban “Know Your Zone” project which recommended no zone changes.

In accord with the RU5 Village zone principles it is recommended that Mitchells Island remain in the appropriate rural zones.

¹⁰³ GTCC 1996 Rural Villages Study, p. 102



Moorland

Demographic profile Moorland (Moorland SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	495
% Population Growth (2011-2016)	- 14% (- 71 people)
Median Age (2016 Census)	50
Number of Dwellings	228
Dwelling Vacancy Rates	8%
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (Service Station)	School	Yes
Post Office	Yes	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	Yes
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical Attributes

The village of Moorland is located approximately 20km north of Taree off the Pacific Highway. Moorland is a structured village, with two internal roads, comprising of mostly single dwellings. Agricultural uses surround the area.

Constraints

<ul style="list-style-type: none"> Potential for flooding Lack of water and sewer infrastructure 	<ul style="list-style-type: none"> Physical constraints of the Pacific Highway and nearby Cooperook State Forest. Few facilities and isolated
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Capacity for growth

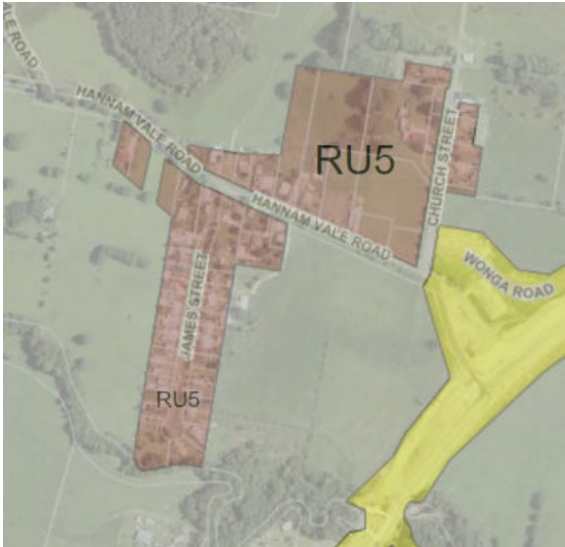
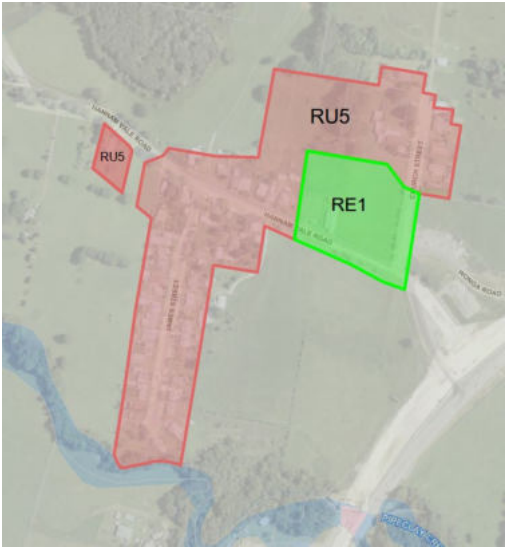

Limited. Little capacity for growth is evident for this village.

Recommendations

Moorland was exhibited as part of the Urban “Know Your Zone” project which recommended no zoning changes.

It is recommended that Moorland remain in the RU5 Village Zone. A number of slight changes are warranted to be in accord with the “one lot - one zone” principle for the RU5 Village zone.

The Moorland Reserve, containing the Moorland Hall and a number of recreation facilities will be rezoned to the RE1 Public Recreation zone in accord with the principles of the Recreation Zone Review.

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 

Moorland South (Jericho Road)

Moorland South is included in the suburb boundary of Moorland.

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (service station)	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical attributes

The village of Moorland South, also known as Jericho, a former highway town, is located approximately 18km north of Taree off the Pacific Highway. Comprising mostly dwellings and remnants of former highway orientated uses is generally focussed in a semi-regular subdivision pattern in the vicinity of the intersection of Jericho Road, the former highway, and Coralville Road. The landscape is of generally flat and the area is surrounded by agricultural land. Coralville Road provides access to the northern section (Diamond Head) of Crowdy Bay National Park.

Constraints

<ul style="list-style-type: none">• Lack of water and sewer infrastructure• Flooding is considered a major hazard but does not directly affect Coralville Road.¹⁰⁴• Acid sulfate soils	<ul style="list-style-type: none">• Few facilities and isolated• Physical constraints of the Pacific Highway and North Coast Railway.
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Capacity for growth

Limited. Moorland South is constrained by a general lack of services and the agricultural land surrounding. Any expansion should preferably be at Coopernook.¹⁰⁵

Recommendations

Moorland South was exhibited as part of the Urban “Know Your Zone” project which recommended no zoning changes.

Moorland South has the minimum dwelling density in accord with the principles of the RU5 Village zone.

It is recommended that Moorland South remain in the RU5 Village Zone. A slight extension to the RU5 Village Zone can be warranted to some larger lots in the south-east and northern parts of the village in accord with the RU5 Village zone urban form consolidation principle. A larger lot in this urban footprint can be included in the R5 Large Lot Residential Zone to conform with the MidCoast Council on-site sewerage management technical manual.

¹⁰⁴ GTCC 1996 Rural Villages Study, p. 71

¹⁰⁵ GTCC 1996 Rural Villages Study, p. 73

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Classification	Bushfire Prone Land
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	

Mount George

Demographic profile Mount George (Mount George SSC, ABS 2016)	
Population (2016 Census)	288
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	47
Number of Dwellings	135
Dwelling Vacancy Rates	11%
Average Household Size	2.2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No (store closed)	School	Yes
Post Office	No (closed within closed General Store)	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes (School of Arts)	Water & Sewer	No

Physical Attributes

Mount George is located approximately 18km west of Wingham via Gloucester Road and Nowendoc Road. It is a small former timber village on the Manning River above navigable limits. The village has a linear focus along Nowendoc Road with of dwellings and facilities considerably dispersed.¹⁰⁶

Nowendoc Road leads to Nowendoc and Walcha with a link also to Bundook.

Constraints

<ul style="list-style-type: none"> • Terrain and steep slope • Lack of reticulated sewerage and water • Known on-site sewerage issues 	<ul style="list-style-type: none"> • Flooding - evident mainly as restricted road access in flood time.
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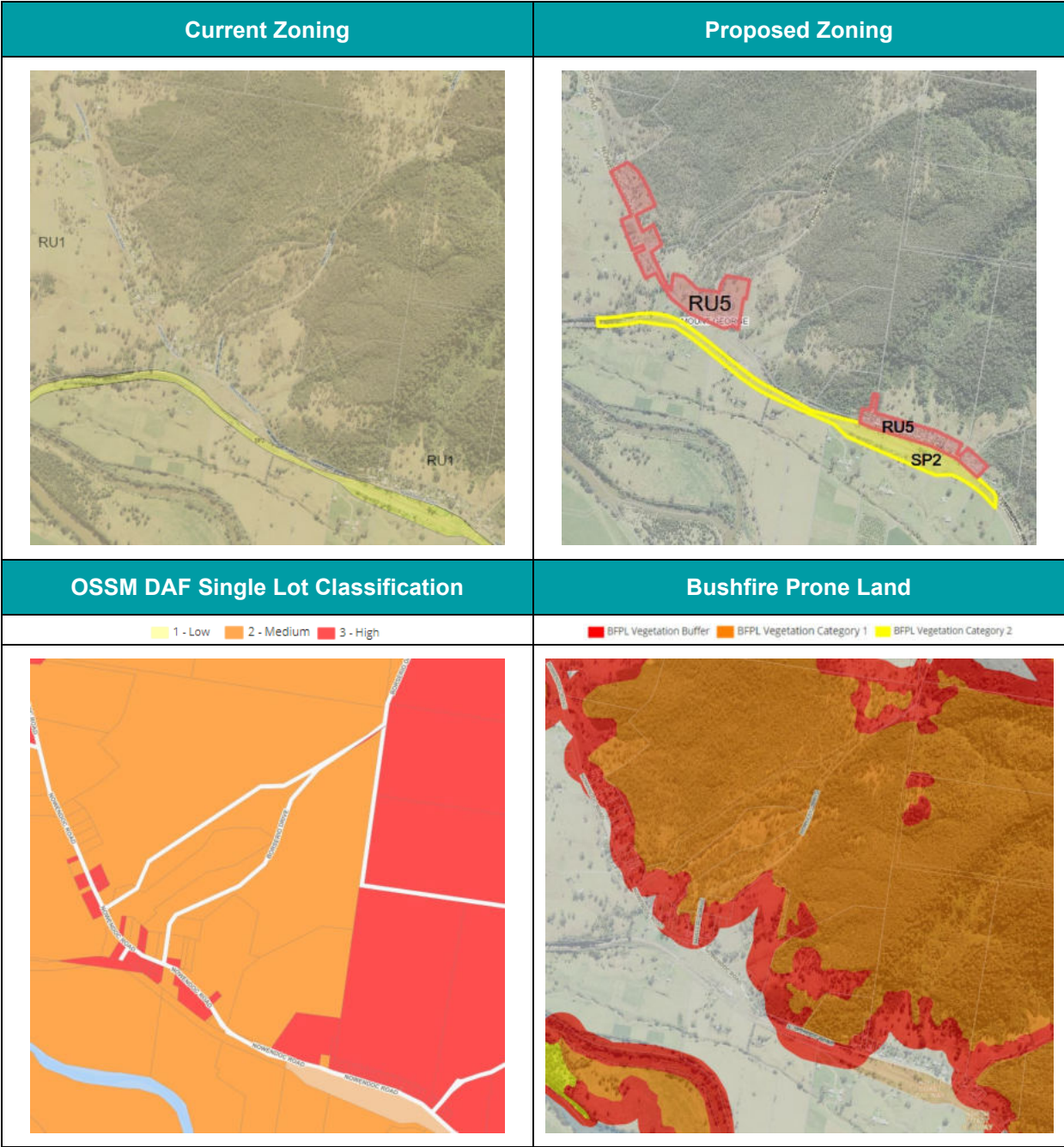
Capacity for growth

Limited. The village has little likelihood of sustained growth in the immediate future owing to the decline in the timber industry. Land does exist however for further expansion west of Mount George should circumstances contribute to population growth, and proper provision of services. There is small capacity for growth within the built form boundary of the village to cater for more services.

Recommendations

In accord with the RU5 Village zone principles it is recommended that Mount George be rezoned to the RU5 Village Zone. This will allow the opportunity for development as a self-sustaining village.

¹⁰⁶ GTCC 1996 Rural Villages Study, p. 30



Nabiac

Demographic profile Nabiac (Nabiac SSC, ABS 2016)	
Population (2016 Census)	621
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	47
Number of Dwellings	253
Dwelling Vacancy Rates	9%
Average Household Size	2.6

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes	School	Yes
Post Office	Yes	Hotel/Club	Yes
Bank/Building Society	No	Sporting Complex	Yes
Police Station	Yes	Showground	Yes
Community Hall	Yes	Water & Sewer	Yes

Physical Attributes

Nabiac is 30km south of Taree on the Pacific Highway, providing a service function for both highway users and surrounding areas. A service station and a cluster of dwellings also exist on the western side of the Highway.

Constraints

<ul style="list-style-type: none"> Flood prone land Prime agricultural land – to the west Water quality impacts in Wallamba River – Oyster aquaculture industry 	<ul style="list-style-type: none"> Physical constraint of Pacific Highway¹⁰⁷ Capacity of existing sewerage treatment plant
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Capacity for growth

Growth in Nabiac is primarily restricted due to flood prone land. There is potential expansion to the village zone on the western side of the Highway where a number of dwellings locate.

Recommendations

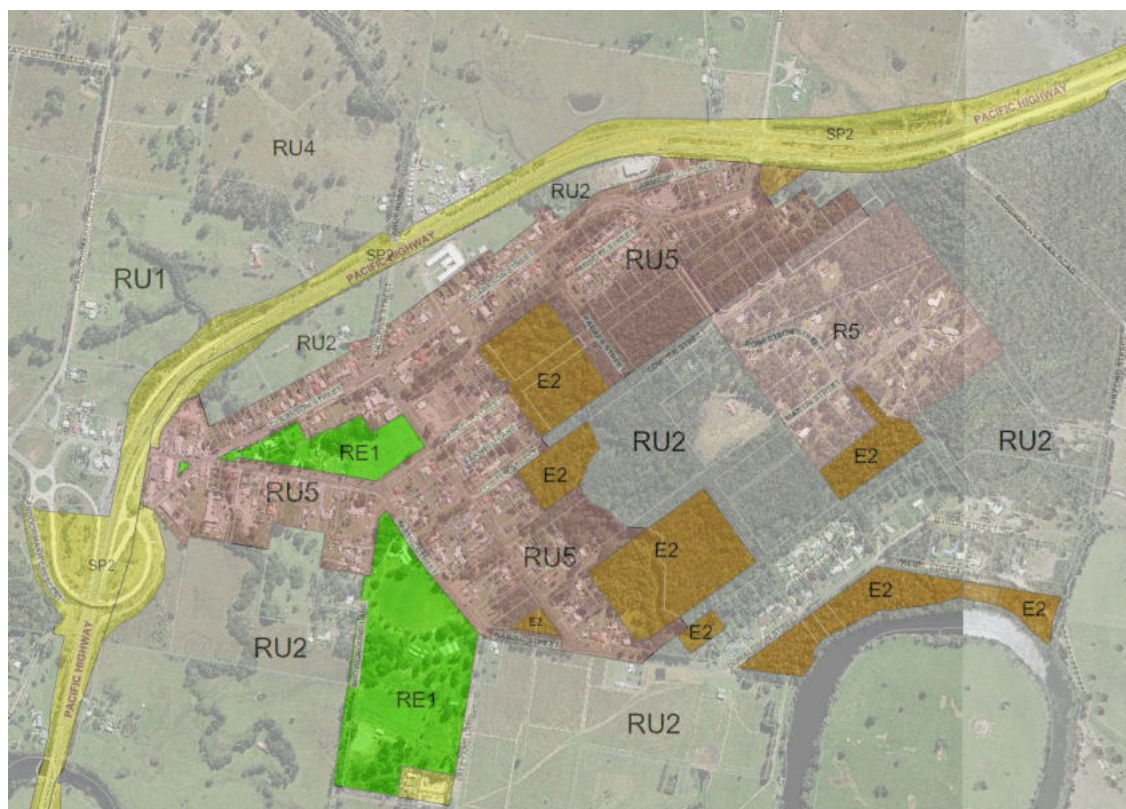
Nabiac was exhibited as part of the Urban “Know Your Zone” project which recommended no zone changes.

It is recommended Nabiac remain in the RU5 Village zone. The following additional changes are recommended for Nabiac:

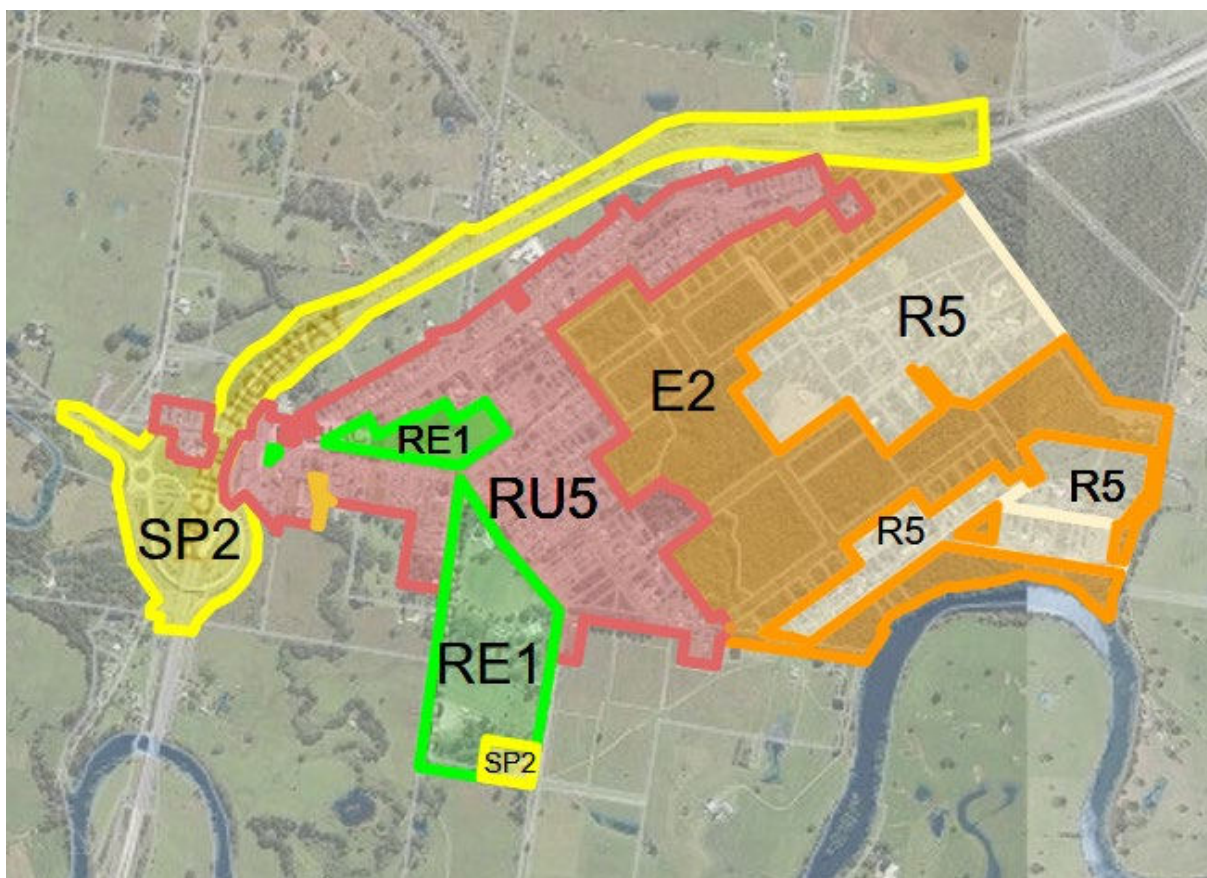
- A new area of R5 Large Lot Residential zone east over existing dwelling sin the Nabiac urban footprint along Donaldson Street
- An extension of the R5 Large Lot Residential Zone over existing dwellings in Cowper/Robertson Street
- The extension of the RU5 Village zone west on the other side of the Pacific Highway
- The rezoning of rural lands to environmental zones to appropriately reflect crown/public ownership of heavily vegetated lots

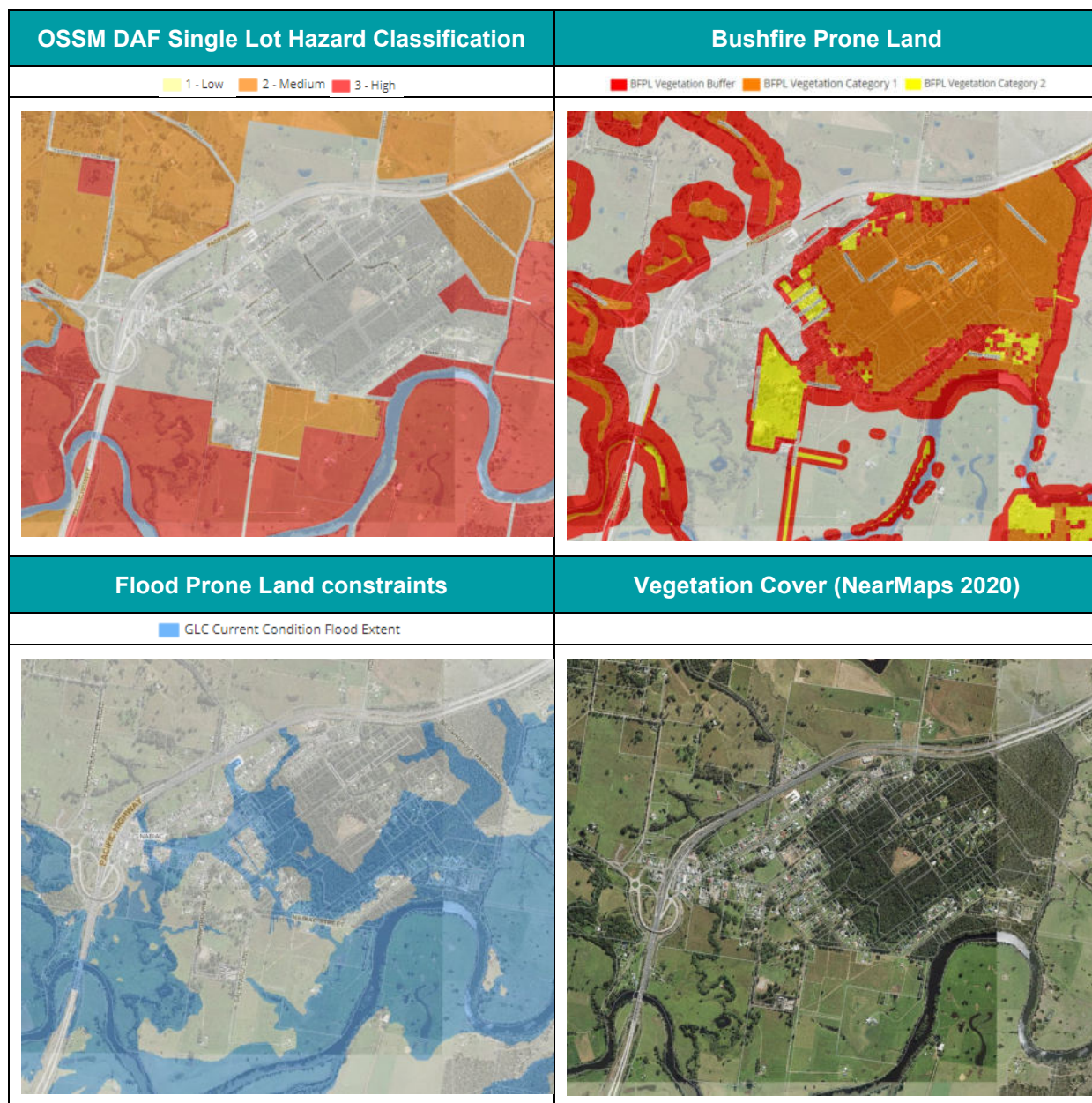
¹⁰⁷ GTCC 1996 Rural Villages Study, p. 49

Zoning (as exhibited – Urban Roadshow)



Proposed Zoning





Nerong

Demographic profile Nerong (Nerong SSC, ABS 2016)	
Population (2016 Census)	105
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	62
Number of Dwellings	91
Dwelling Vacancy Rates	48%
Average Household Size	2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Nerong is located to the east of the Pacific Highway, 13km south of Bulahdelah. Nerong is located on the western extreme of the Bombah Broadwater, part of the Myall Lakes system. The village of Nerong is well established with a wide variety of dwelling styles and is surrounded by State Forest and National Park.¹⁰⁸

Constraints

<ul style="list-style-type: none"> Flooding State Forest and National Park Vegetation Myall Lakes RAMSAR Wetlands buffer 	<ul style="list-style-type: none"> Water Quality (Myall Lakes) Lack of reticulated sewerage & water Lack of physical and social infrastructure¹⁰⁹
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Capacity for growth

Extremely limited. Encased by Myall Lakes National Park and subject to flooding. Known onsite sewerage disposal issues. Growth is confined to the possible re-development of existing lots only.





Recommendations

Nerong was exhibited as part of the Urban “Know Your Zone” project which recommended no zone changes.

It is recommended that Nerong remain in the RU5 Village Zone. The only minor change recommended is the inclusion of a drainage reserve in the E3 Environmental Management Zone.

¹⁰⁸ Locale Consulting 2018 p.30

¹⁰⁹ GLC 2002 Rural Living Strategy (Background Data Report) p. 112

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Classification	Bushfire Prone Land
<div data-bbox="363 763 632 786"> 1 - Low 2 - Medium 3 - High </div>	<div data-bbox="874 763 1372 786"> BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2 </div>
	
Coastal Management SEPP -Coastal Wetlands Flood Prone Land (Great Lakes LEP 2014)	RAMSAR Wetland & Buffer Port Stephens-Great Lakes Marine Park
<div data-bbox="204 1391 606 1447"> Coastal Wetlands Coastal Wetland Proximity Area GLC Current Condition Flood Extent </div>	<div data-bbox="823 1391 1244 1447"> Myall Lakes Ramsar Wetland Ramsar 100m Proximity Zone PSGLMP_2007_100mBuffer </div>
	

Newells Creek

Newells Creek is included in the suburb boundary of Markwell.

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical attributes

Newells Creek is located north of Bulahdelah and Markwell, on Upper Myall Road. It is located within the cleared land corridor extending north of Bulahdelah between state forests. There is a very large Poultry farm to the south west, as well as another further to the south of the village zone.¹¹⁰ Newell's Creek Sawmilling Co. operate a large sawmill in the village area. Only a small number of dwellings exist.

Constraints

<ul style="list-style-type: none">• Prime agricultural land• Location of poultry farms• State Forests (vegetation)• Lack of reticulated sewerage & water	<ul style="list-style-type: none">• Unsealed access road• Possibility of flooding• Lack of physical and social infrastructure¹¹¹
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Capacity for growth

Nil. Further expansion is not desirable due to the proximity of high impact rural industry (sawmilling) and poultry farms.

Recommendations

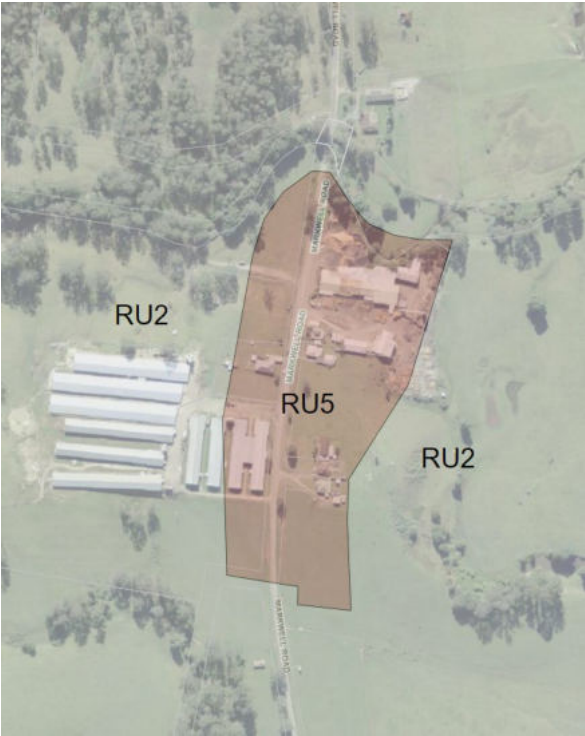

Newells Creek was exhibited as part of the Urban "Know Your Zone" project which recommended no zone changes.

Further development in Newells Creek risks sterilising the intensive agricultural and rural industries located there.

In accord with the RU5 Village zone principles it is recommended Newells Creek be removed from the RU5 Village zone and be rezoned to an appropriate rural zone.

¹¹⁰ GLC 2002 Rural Living Strategy (Background Data Report) p. 114

¹¹¹ GLC 2002 Rural Living Strategy (Background Data Report) p. 114

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
 <p>An aerial photograph of a rural area with three distinct zoning regions highlighted in brown. The central region is labeled 'RU5' and contains several buildings and a road. To its left is a region labeled 'RU2' containing a large white industrial building. To its right is another region labeled 'RU2' which is mostly open land. The surrounding area is green and forested.</p>	 <p>An aerial photograph of the same rural area, but with a single, larger zoning region highlighted in olive green, labeled 'RU'. This region encompasses the area previously divided into RU5 and the adjacent RU2 areas. The surrounding landscape, including the white industrial building and the river to the right, remains visible.</p>

North Arm Cove

Demographic profile North Arm Cove (North Arm Cove SSC, ABS 2016)	
Population (2016 Census)	445
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	59
Number of Dwellings	341
Dwelling Vacancy Rates	40%
Average Household Size	2.1

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

North-Arm Cove is located south east of the Pacific Highway. The area is ecologically diverse and significant in a local and regional context; the area has known habitat for several threatened species and is an important wildlife corridor.¹¹² It is relatively large RU5 area with linear form along the frontage to the Karuah River. A large paper subdivision exists to the north / west of the developed area, with basic tracks identifying the theoretical layout.

Constraints

<ul style="list-style-type: none"> Vegetation Fauna (especially threatened species) Wildlife corridor Lack of reticulated sewerage, water and associated infrastructure (formed roads etc) – combined with known on-site sewerage issues 	<ul style="list-style-type: none"> Slope Fire Hazard Lack of other physical and social infrastructure¹¹³
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Capacity for growth

Extremely limited. Known on-site sewerage issues and environmental constraints. Growth is confined to the possible re-development of existing lots within the village boundary only.

Recommendations







North Arm Cove was exhibited as part of the Urban “Know Your Zone” project which recommended several changes to existing RE1 Public Recreation zoned parcels that were rezoned to the E3 Environmental Management zone.

It is recommended that the existing village area of North Arm Cove remain in the village zone.

The Rural Strategy Paper Subdivision Report provides separate analysis and recommendations for lots outside of the existing North Arm Cove RU5 Village boundaries.

¹¹² GLC 2002 Rural Living Strategy (Background Data Report) p. 116

¹¹³ GLC 2002 Rural Living Strategy (Background Data Report) p. 116

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Classification	Bushfire Prone Land
<p data-bbox="343 790 611 808"> ■ 3 - High ■ 2 - Medium ■ 1 - Low </p> 	<p data-bbox="842 790 1342 808"> ■ BFPL Vegetation Buffer ■ BFPL Vegetation Category 1 ■ BFPL Vegetation Category 2 </p> 
Flood Prone Land (Great Lakes LEP 2014)	Vegetation Cover (NearMaps 2020)
<p data-bbox="264 1382 692 1440"> ▨ Coastal Wetland Proximity Area ■ Coastal Wetlands ▨ PSGLMP_2007_100mBuffer ■ Flood Prone Area (FLD) </p> 	

Oxley Island

Demographic profile Oxley Island (Oxley Island SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	319
% Population Growth (2011-2016)	6% (+ 18 people)
Median Age (2016 Census)	42
Number of Dwellings	123 (- 1 dwellings since 2011)
Dwelling Vacancy Rates	7%
Average Household Size	2.9

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical Attributes

Oxley Island is located approximately 8-10km from Old Bar Road on Manning Point Road. It is on the island bound by the ocean, Scotts Creek and the southern branch of the Manning River. The village, consisting of small cluster of dwellings became the nucleus of the settlement on Oxley Island. Past development has not threatened the village and other than as a dispersed rural settlement it remains much as it was last century.

The village relates directly to Old Bar for its community and social needs and is within that social planning area.

The village is the nucleus for a prolific dairy farming district on fertile soils. Much of the Island is under pasture and relies on this agriculture for its local economy. The extent of flood prone land has precluded small rural subdivision, thus ensuring that farms remained relatively intact.¹¹⁴

Constraints

<ul style="list-style-type: none"> • Acid Sulfate Soils • Flood prone land 	<ul style="list-style-type: none"> • Prime agricultural land • Lack of reticulated sewerage
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Capacity for growth

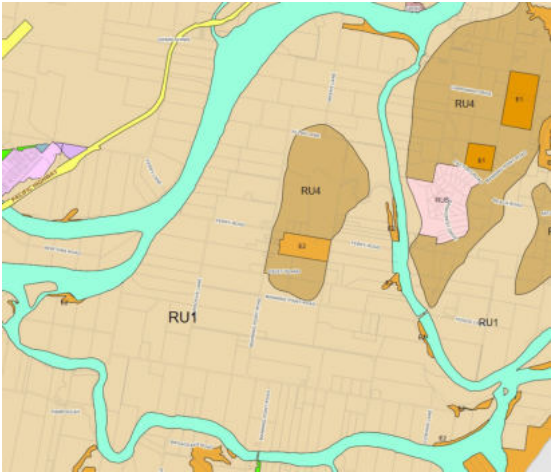
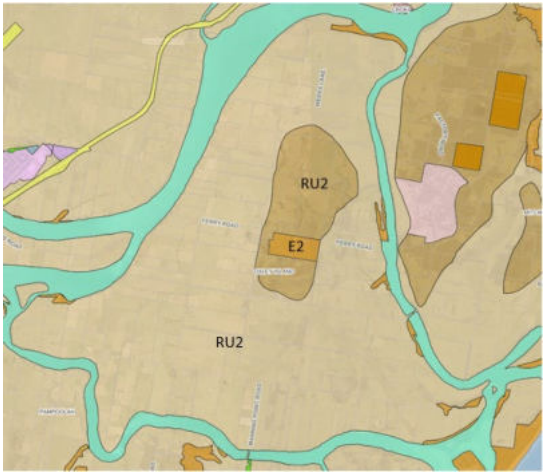





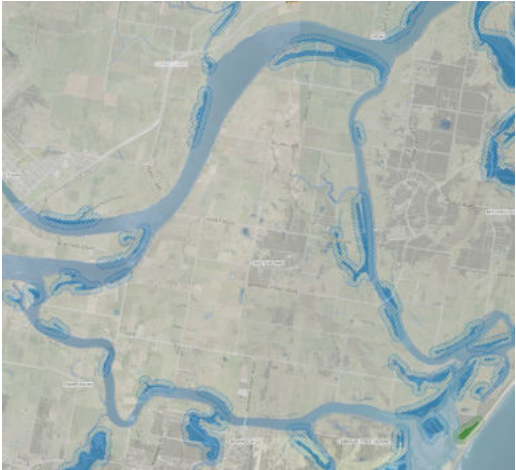

Limited. The constraints on this village in terms of flooding and protecting good quality agricultural land mean there is limited opportunity for village zoning in this location.

Recommendations

Oxley Island has an irregular regular subdivision pattern and a low dwelling density. Oxley Island is near other facilities on Mitchells Island, Manning Point and Old Bar.

It is recommended Oxley Island remain in the rural zone.

¹¹⁴ GTCC 1996 Rural Villages Study, p. 102

Current Zoning	Proposed Zoning
	
Coastal Management SEPP - Wetlands & Littoral Rainforest	Flood Prone Land (Greater Taree DCP 2010)
<p>  Littoral Rainforest Proximity Area  Littoral Rainforest </p> <p>  Coastal Wetland Proximity Area  Coastal Wetlands </p>	<p>  FPL3 - 2100 1% plus 0.5m freeboard </p>
	

Pindimar

Demographic profile Pindimar (Pindimar SSC, ABS 2016)	
Population (2016 Census)	336
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	54
Number of Dwellings	211
Dwelling Vacancy Rates	32%
Average Household Size	2.2

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical attributes

Pindimar is made up of two separate village zones known as Upper and Lower Pindimar. Lower Pindimar is located at the southern end of Pindimar Road, which comes off of Myall Road (Tea Gardens). Upper Pindimar is located on Warri Street, which comes off the eastern side of Pindimar Road. Both are flood affected and often inundated during extreme tides. Land to the west of both village zones rises sharply away from Port Stephens. The area has important wetlands adjacent to both village zones. Both also have significant stands of adjacent vegetation.”¹¹⁵

Constraints

<ul style="list-style-type: none"> • Flooding • Coastal SEPP Wetlands • Vegetation 	<ul style="list-style-type: none"> • Water quality • Lack of reticulated sewerage & water • Lack of physical and social infrastructure¹¹⁶
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Capacity for growth

Extremely limited. Known on-site sewerage issues and environmental constraints. Growth is confined to the possible re-development of existing lots within the village boundary only.

Recommendations




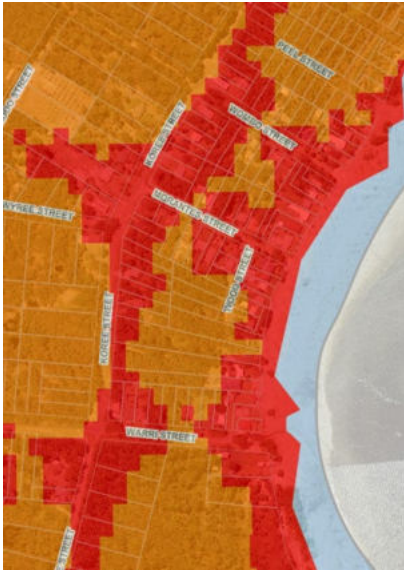
Pindimar was exhibited as part of the Urban “Know Your Zone” project which recommended a minor rezoning to the E2 Environmental Conservation Zone, as it is subject to wetlands mapping in the State Environmental Planning Policy (Coastal Management) 2018.

It is recommended Pindimar remain in the RU5 Village zone. A minor change is also recommended to align the village zone boundary in the north Pindimar in accord with the “one-lot, one zone” principle.

The Rural Strategy Paper Subdivision Report provides separate analysis and recommendations for lots outside of the existing Pindimar RU5 Village boundaries.

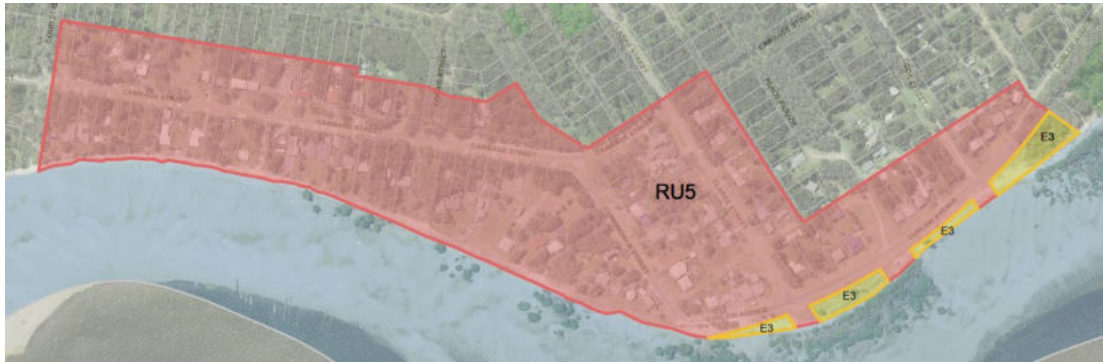
¹¹⁵ GLC 2002 Rural Living Strategy (Background Data Report) p. 122

¹¹⁶ GLC 2002 Rural Living Strategy (Background Data Report) p. 122

Upper (North) Pindimar	
Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
<div> <div></div> 3 - High <div></div> 2 - Medium <div></div> 1 - Low </div> 	<div> <div></div> BFPL Vegetation Buffer <div></div> BFPL Vegetation Category 1 <div></div> BFPL Vegetation Category 2 </div> 

Lower (South) Pindimar

Zoning (as exhibited – Urban Roadshow)



Proposed Zoning (No Change)



OSSM DAF Single Lot Hazard Classification

■ 3 - High
 ■ 2 - Medium
 ■ 1 - Low



Bushfire Prone Land

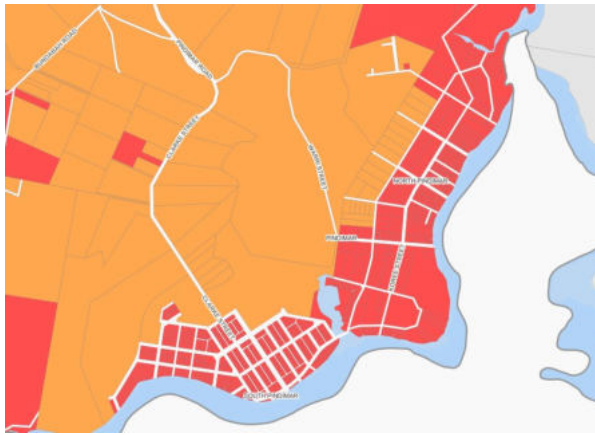
■ BFPL Vegetation Buffer
 ■ BFPL Vegetation Category 1
 ■ BFPL Vegetation Category 2



Pindimar Overview

OSSM DAF Single Lot Hazard Classification

1 - Low 2 - Medium 3 - High



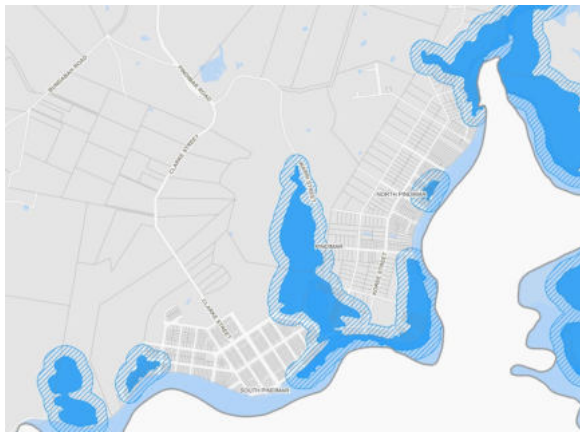
Bushfire Prone Land

BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2



Coastal Management SEPP - Coastal Wetlands

Coastal Wetland Proximity Area Coastal Wetlands



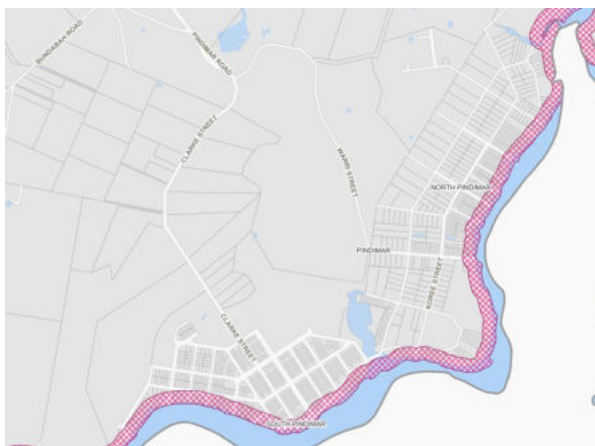
Flood Prone Land (Great Lakes LEP 2014)

Flood Prone Area (FLD)

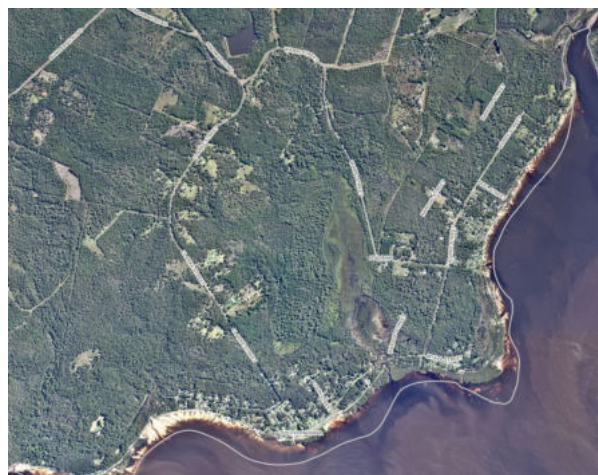


Port Stephens – Great Lakes Marine Park

PSGLMP 100m Proximity Zone



Vegetation Cover (NearMaps 2020)



Purfleet

Demographic profile Purfleet (Purfleet SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	127
% Population Growth (2011-2016)	-18.5% (- 29 people)
Median Age (2016 Census)	30
Number of Dwellings	39
Dwelling Vacancy Rates	-
Average Household Size	3.4

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	Yes

Physical Attributes

Purfleet is located at the southern entrance to Taree from the Pacific Highway on Manning River Drive. The RU5 village area at Purfleet has a limited number of dwellings, single storey in nature with some variance in style and form. Whilst the area is laid out in a grid like pattern, no apparent subdivision has taken place.¹¹⁷ The land was originally an aboriginal reserve, "Sunshine Station", established by the Aborigines Protection Board in 1900. The land is now owned by the Purfleet Taree Aboriginal Land Council who operate the Biripi Aboriginal Corporation Medical Centre and community centre within.

Constraints

- Nil – mostly undeveloped

Capacity for growth

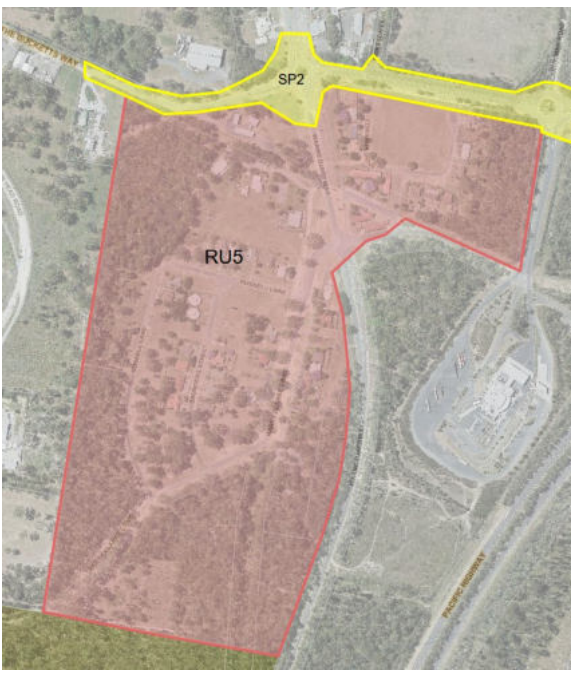
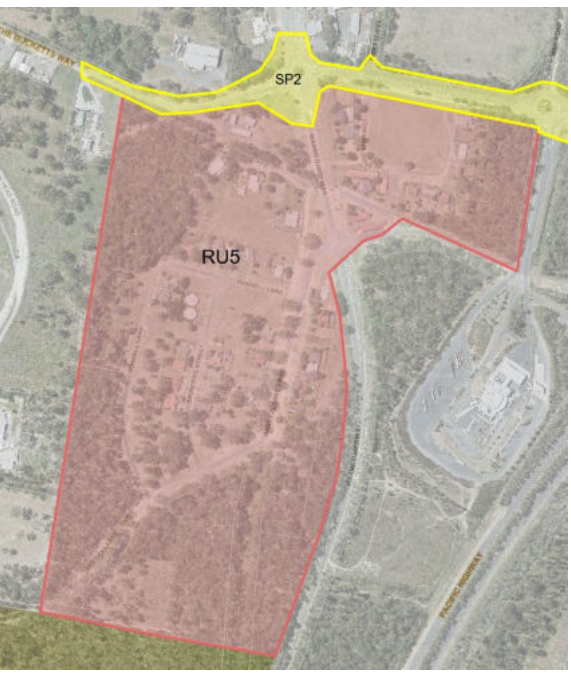


There is no immediate need for the expansion of the Purfleet village boundaries. Purfleet is predominantly under-developed and has opportunity for more housing and/or services if required. Such development will be undertaken by or on behalf of the Taree/Purfleet Aboriginal Land Council.

Recommendations

Purfleet was exhibited as part of the Urban "Know Your Zone" project which recommended no changes.

It is recommended Purfleet remain in the RU5 Village zone to maximise opportunities and flexibility of land uses for the Taree/Purfleet Aboriginal Land Council.

¹¹⁷ Locale Consulting 2018 p.11

Zoning (as exhibited – Urban Roadshow)	Proposed Zone (No Change)
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
	

Rainbow Flat

Demographic profile Rainbow Flat (Rainbow Flat SSC, ABS 2016)	
Population (2016 Census)	671
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	52
Number of Dwellings	277
Dwelling Vacancy Rates	12%
Average Household Size	2.6

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (Service Station)	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No (identified as priority under MCC bushfire recovery program)	Water & Sewer	No

Physical Attributes

Rainbow Flat is located approximately 20km south of Taree along the Pacific Highway on the northern entrance to The Lakes Way. It is characterised by a cluster of dwellings and a caravan park and associated service station on The Lakes Way and a significant large lot residential estate in Godfrey Hill Road. Rainbow Flat was originally a highway centre but the relocation of the highway and the extent of rural settlement around the village have resulted in a dispersed pattern.¹¹⁸

Rainbow Flat was significantly affected during the 2019-2020 bushfire event.

Constraints

<ul style="list-style-type: none"> Lack of reticulated water/sewerage 	<ul style="list-style-type: none"> Bushfire Vegetation
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Capacity for growth

Limited. There is minimal expansion potential in Rainbow Flat which is predominantly comprised of large lifestyle lots.

Recommendations

Rainbow Flat lacks the minimum dwelling density in accord with the principles of the RU5 Village Zone for consideration of rezoning to the RU5 Village zone and as such It is recommended Rainbow Flat remains in the rural zone.

¹¹⁸ GTCC 1996 Rural Villages Study, p. 53

Current Zoning	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Constraints
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 

Seal Rocks

Demographic profile Seal Rocks (Seal Rocks SSC, ABS 2016)	
Population (2016 Census)	44
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	55
Number of Dwellings	77
Dwelling Vacancy Rates	72%
Average Household Size	1.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (general store)	School	No
Post Office	Yes (in general store)	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	No

Physical attributes

Seal Rocks is located approximately 44km south of Forster via The Lakes Way and Seal Rocks Road which turns off from Bungwahl. It is a Small beachfront village situated within a forested setting and/or elevated along the beachfront area. Range of very large 2 - 3 storey new dwellings, through to small coastal cottages. Character is mixed, with open coastal views to the east along the beachfront strip being offset by the enclosed nature of the approach roads that traverse through the Myall Lakes National Park.¹¹⁹

Constraints

<ul style="list-style-type: none"> Lack of reticulated sewerage Enclosed by National Park 	<ul style="list-style-type: none"> Steep slope and rocky terrain On-site sewerage management issues
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Capacity for growth

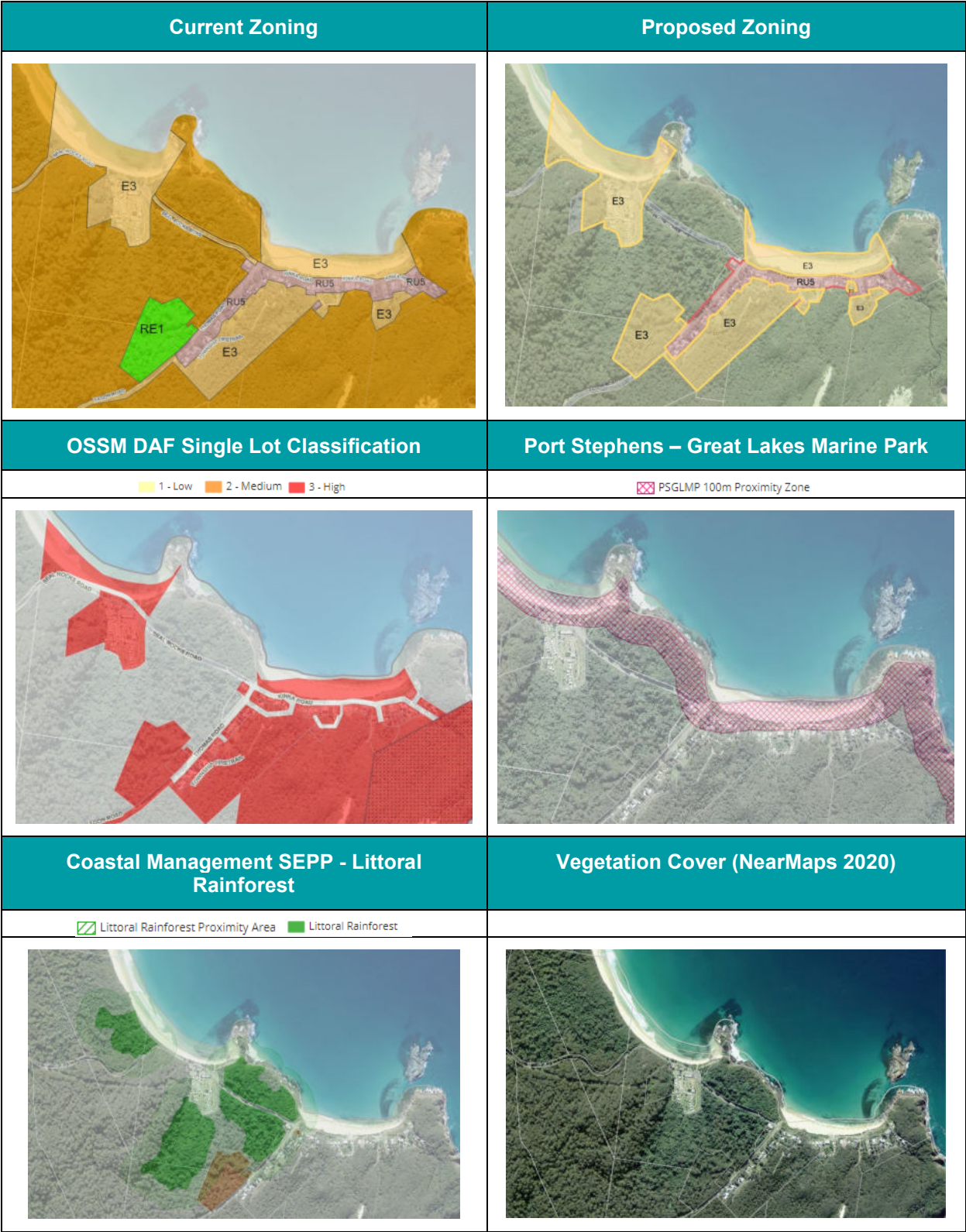
Very limited. Expansion of Seal Rocks is restricted within the existing village boundaries only with capacity for redevelopment of existing lots only.

Recommendations

It is recommended Seal Rocks remain in the village zone.

A lot in the village zone in Kinka Road which is in public ownership will be rezoned to the E3 Environmental Conservation Zone. An additional lot on Yagun Road is incorrectly zoned RE1 Public Recreation and will be rezoned to the E3 Environmental Management Zone.

¹¹⁹ Locale Consulting 2018 p.34



Smiths Lake

Demographic profile Smiths Lake (Smiths Lake SSC, ABS 2016)	
Population (2016 Census)	1,235
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	46
Number of Dwellings	804
Dwelling Vacancy Rates	41%
Average Household Size	2.4

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (supermarket, butcher, café, bottleshop)	School	Yes
Post Office	No	Hotel/Club	Yes (bowling club)
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	Yes

Physical attributes

Smiths Lake is located approximately 27km south of Forster via The Lakes Way and Macwood Road. An extensive area of village land, the urban area of Smiths Lake has a low density feel within an extensively forested setting that breaks through to the waterfront across a number of locations. Dwellings are of with variable scale and age, though typically well set within a vegetated setting that further reduces the scale of the built form. The topography even further distributes the built form, with no clear subdivision pattern as roads follow the undulating form.¹²⁰ The village is serviced by a vibrant village centre with a number of stores.

Macwood Road exists as the only road in and out of Smiths lake presenting major evacuation issues in bushfire events.

Constraints

<ul style="list-style-type: none"> Constrained by vegetation Water quality (Smiths Lake) 	<ul style="list-style-type: none"> Bushfire risk – evacuation issues (Macwood Road is the only evacuation route) Flooding (Smiths Lake)
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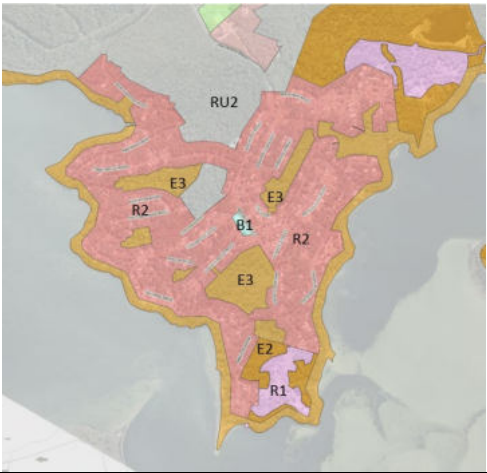
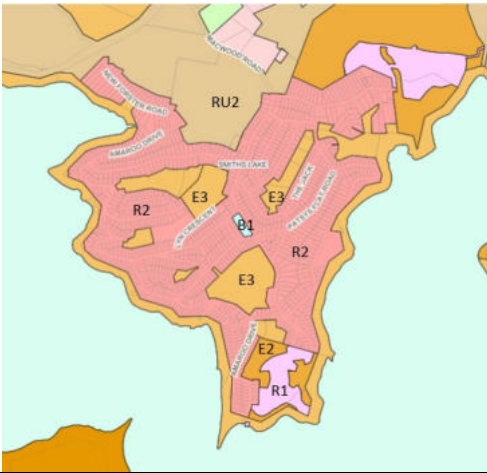




Recommendations

Smiths Lake was exhibited as part of the Urban “Know Your Zone” project which recommended, by way of the Housing Strategy, a complete rezoning of the RU5 Village area to the R2 Low Density Zone in recognition of its urban density, infrastructure, facilities and acceptance of the evident bushfire risk.

This rezoning in turn required the designation of the village shopping centre in the B1 Neighbourhood Centre zone.

There are not additional recommendations for the village of Smiths Lake.

¹²⁰ Locale Consulting 2018 p.34

Current Zoning	Proposed Zoning (No Change)
	
OSSM DAF Single Lot Hazard Classification	Bushfire Constraints
<p>1 - Low 2 - Medium 3 - High</p>	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p>
	
Flood Prone Land (Great Lakes LEP 2014)	Vegetation Cover (NearMaps 2020)
<p>Flood Prone Area (FLD)</p>	
	

Stratford

Demographic profile Stratford (Stratford SSC, ABS 2016)	
Population (2016 Census)	145
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	51
Number of Dwellings	83
Dwelling Vacancy Rates	26%
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (service station/general store)	School	Yes
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No (old cricket oval)
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Stratford is located approximately 13 km south of Gloucester on The Bucketts Way South on the Avon River. Stratford is located adjacent to the Stratford Coal mine which is 1 kilometre from the western village limits. The mine includes loading facilities on the Hunter Coal Rail network. The north-south railway also traverses through Stratford. The presence of the coal mine has transformed Stratford into a predominant mining town with the mine having purchased many surrounding properties in the area as part of mitigating coal mining impacts, including off-set land.

Constraints

<ul style="list-style-type: none"> Lack of reticulated sewerage Flooding On-site sewerage management issues 	<ul style="list-style-type: none"> Proximity to coal mining operations – dust and noise impacts
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Capacity for growth





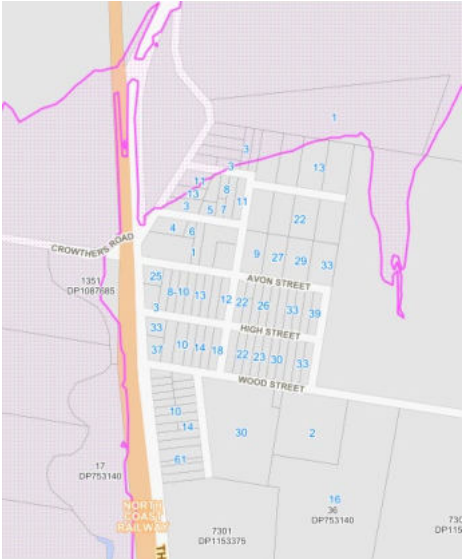
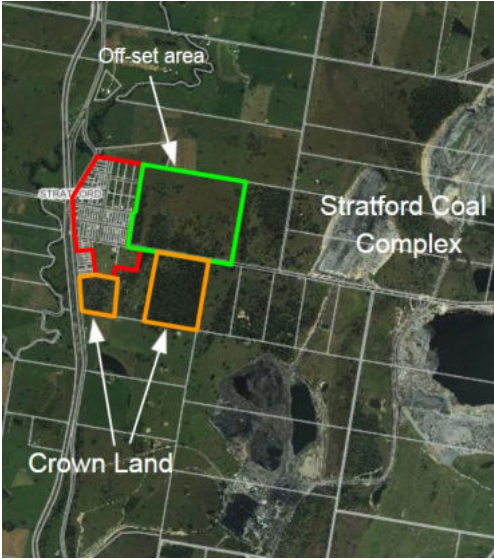
Limited. Expansion of Stratford outside of the existing village Zone is not preferred due to the buffer separation to mitigate coal mining impacts.

Recommendations

Stratford was exhibited as part of the Urban “Know Your Zone” project of which the only change was the rezoning of the Stratford Cemetery from the SP1 Special Purposes Zone to the SP2 Infrastructure Zone in accord with the recommendations of the Infrastructure Zone Review.

It is recommended that Stratford remain in the RU5 Village Zone. Additional recommendations include:

- an extension of the RU5 Village zone to a few lots on the Bucketts Way to the south of the village
- the rezoning of a number of lots around the urban footprint to environmental purposes that are either in Crown or Council ownership or are reserved for biodiversity off-sets as part of the Stratford coal mining complex.

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Classification	Bushfire Constraints
<p>1 - Low 2 - Medium 3 - High</p> 	<p>BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 
Gloucester Shire Council (Flood Prone Land)	Stratford Coal Complex - Context
<p>GSC FPL Extent 100yr ARI</p> 	

Stroud

Demographic profile Stroud (Stroud SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	938
% Population Growth (2011-2016)	-9% (84 less people)
Median Age (2016 Census)	46
Number of Dwellings	396
Dwelling Vacancy Rates	11.8%
Average Household Size	2.6

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes	School	Yes
Post Office	Yes	Hotel/Club	Yes
Bank/Building Society	No	Sporting Complex	Yes
Police Station	Yes	Showground	Yes
Community Hall	Yes	Water & Sewer	Yes

Physical attributes

Stroud is located on The Bucketts Way South, approximately 45km south of Gloucester. It is a relatively large area of RU5 village zoned land. Laman's Creek splits the town between north and south, with the south containing more recent dwellings, and the north having a greater heritage character. Both directions elevate away from the creek. Surrounding the village are agricultural lands - several with poultry farms and associated infrastructure.¹²¹

Constraints

<ul style="list-style-type: none"> Potential flooding poultry farm locations 	<ul style="list-style-type: none"> Sloping lands Agricultural lands
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Capacity for growth

There are potential areas for the expansion of the village zone or re-classification of surrounding land in Stroud that are free from constraints.

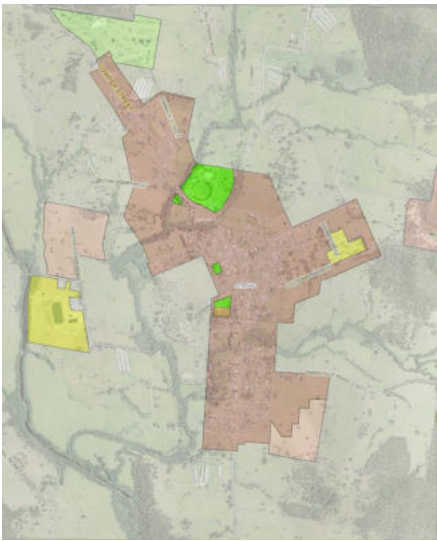
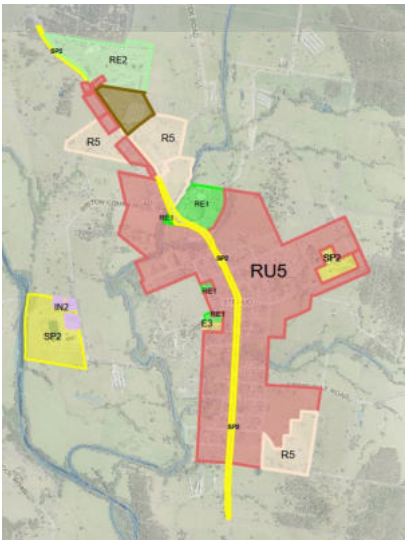
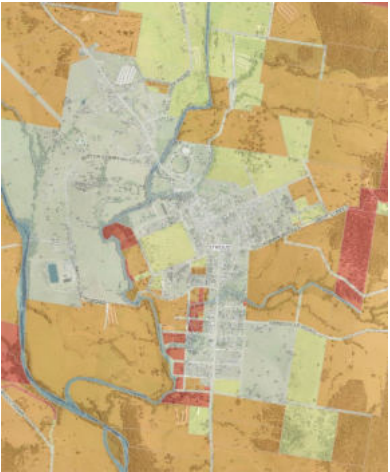



Recommendations

Stroud was exhibited as part of the Urban "Know Your Zone" project which recommended no zone changes.

It is recommended Stroud remain in the RU5 Village zone. The following additional changes are recommended for Stroud:

- Minor zone changes for the RU5 Village boundary to reflect the "one-lot, one-zone" principle.
- Rezoning of a number of larger RU5 Village zone lots to the R5 Large Lot Residential Zone.
- The rezoning of lots in the north of Stroud containing a poultry farm to the appropriate rural zone.
- The rezoning of a number of lots utilised for industrial purposes in Britton Court Road in the vicinity of the Stroud sewerage treatment plant, including the MidCoast Council Stroud works depot, to the IN2 Light Industrial Zone.

¹²¹ Locale Consulting 2018 p.34

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Constraints
<div data-bbox="344 887 632 909"> 1 - Low 2 - Medium 3 - High </div>	<div data-bbox="863 887 1366 909"> BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2 </div>
	
Flood Prone Land (Great Lakes LEP 2014)	Vegetation Cover (NearMaps 2020)
<div data-bbox="376 1487 600 1509"> Flood Prone Area (FLD) </div>	
	

Stroud Road

Demographic profile Stroud Road (Stroud Road SSC, ABS 2016)	
Population (2016 Census)	230
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	47
Number of Dwellings	112
Dwelling Vacancy Rates	21%
Average Household Size	2.5

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	Yes (general store)	School	Yes
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	Yes

Physical attributes

Stroud Road is located on The Bucketts Way South, approximately 6km north of Stroud. The Karuah River is to the west of the village and Johnsons River is to the east of the village. There is one large chicken farm to the west of the village and another to the south. The village is surrounded by mostly cleared agricultural land.¹²²

Constraints

<ul style="list-style-type: none"> Potential flooding Prime agricultural land Chicken farm locations 	<ul style="list-style-type: none"> Lack of physical and social infrastructure¹²³ Sloping lands
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Capacity for growth

Limited. Stroud Road is restricted from growth due to nearby intensive agricultural industries and flooding/biophysical constraints.

Recommendations

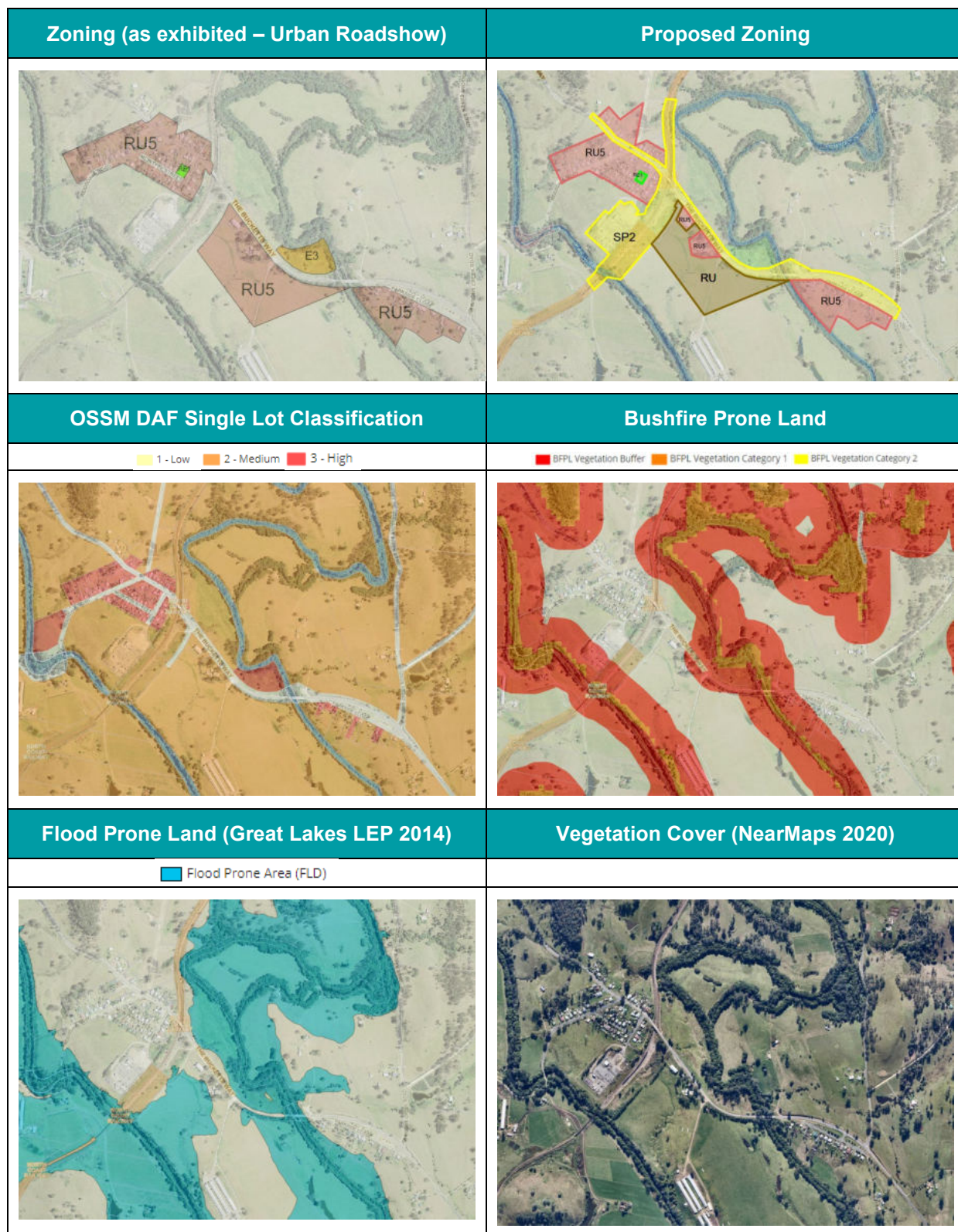
Stroud Road was exhibited as part of the Urban “Know Your Zone” project which recommended no zone changes.

It is recommended that Stroud Road remain in the RU5 Village Zone, however the following changes will apply:

- it is considered a lot containing a poultry farm with significant flooding constraints is rezoned to the appropriate rural zone.
- Minor adjustments to the RU5 boundary in accord with the “one lot – one zone” principle
- The designation of a major electricity substation in the SP2 Infrastructure Zone in addition to the railway corridor

¹²² GLC 2002 Rural Living Strategy (Background Data Report) p. 130

¹²³ GLC 2002 Rural Living Strategy (Background Data Report) p. 130



Tarbuck Bay

Demographic profile Tarbuck Bay (Tarbuck Bay SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	188
% Population Growth (2011-2016)	- 7% (- 14 people) 202 (2011)
Median Age (2016 Census)	46
Number of Dwellings	110 (+ 10 dwellings since 2011)
Dwelling Vacancy Rates	31%
Average Household Size	2.3

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	No	Water & Sewer	Yes

Physical attributes

Tarbuck bay is located on the Lakes Way, approximately 24km south of Forster. Tarbuck Bay is part of the Smiths Lake waterbody, with the village zone located on the northern side of the Lakes Way. The land surrounding the village zone is heavily vegetated. The village zone itself is flat, although land immediately to the north rises sharply.¹²⁴ Tarbuck Bay comprises a mix of single and two storey dwellings with minimal facilities.

Constraints

<ul style="list-style-type: none"> • Flooding (from Smiths Lake) • Vegetation • Bushfire Hazard • Steep lands 	<ul style="list-style-type: none"> • Water quality (Smiths Lake and Great Lakes/Port Stephens Marine Park)) • Lack of physical and social infrastructure¹²⁵
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Capacity for growth

Very limited. Significant expanses of bushland and topography constraints restrict any expansion of Tarbuck Bay beyond the existing village boundaries.

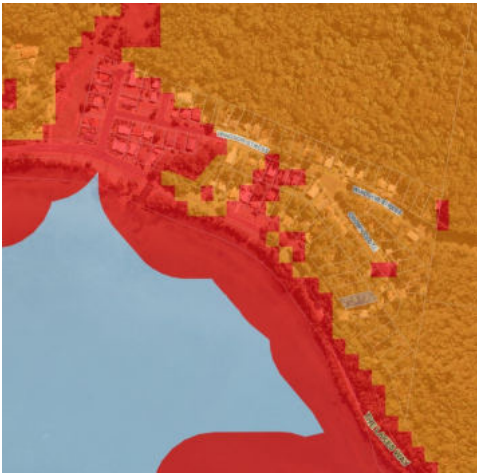


Recommendations

Tarbuck Bay was exhibited as part of the Urban “Know Your Zone” project which only identified amendments to reflect environmental land.

It is recommended that the majority of Tarbuck Bay remain in the RU5 Village Zone.

¹²⁴ GLC 2002 Rural Living Strategy (Background Data Report) p. 132

¹²⁵ GLC 2002 Rural Living Strategy (Background Data Report) p. 132

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning (No Change)
	
OSSM DAF Single Lot Hazard Classification	Bushfire Constraints
<p data-bbox="357 790 639 808">1 - Low 2 - Medium 3 - High</p> 	<p data-bbox="874 790 1374 808">BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 
Port Stephens – Great Lakes Marine Park	Vegetation Mapping (NearMaps 2020)
<p data-bbox="304 1391 687 1408">PSGLMP 100m Proximity Zone Flood Prone Area (FLD)</p> 	

Upper Lansdowne

Demographic profile Upper Lansdowne (Upper Lansdowne SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	565
% Population Growth (2011-2016)	13% (+ 72 people)
Median Age (2016 Census)	52
Number of Dwellings	249 (+ 11 dwellings since 2011)
Dwelling Vacancy Rates	13%
Average Household Size	2.5

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	Yes
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Upper Lansdowne is a small rural settlement with a memorial hall, a church, school and several dwellings located approximately 25km north of Taree. There are no shops in Upper Lansdowne. Lansdowne is 10 minutes away and provides the closest general store, post office, Rural Fire Brigade and recreational facilities.

Land surrounding the settlement is mostly cleared farmland. Much of this farmland is identified as high capability agricultural land (Class 3), which can accommodate variety of agricultural uses¹²⁶. The remaining cleared land is identified as moderate to low capability agricultural land which is suitable for grazing, forestry and nature conservation¹²⁷.

Vegetated areas surrounding Upper Lansdowne include the Coorabakh National Park, Killabakh Nature Reserve, Coxcomb Nature Reserve and the Goonook Nature Reserve.

Constraints

<ul style="list-style-type: none"> Steep/sloping topography Poor road condition - Koppin Yarratt Road Lack of reticulated water and sewerage 	<ul style="list-style-type: none"> Limited services Bushfire
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Capacity for growth



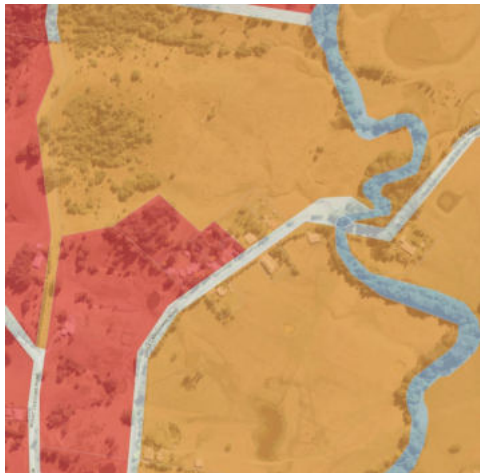


Very limited. Rezoning to Upper Lansdowne for village purposes is not desirable due to isolation and topography constraints

Recommendations

It is recommended Upper Lansdowne remain in the rural zone.

¹²⁶ OEH land and soil capability mapping.

¹²⁷ OEH land and soil capability mapping.

Current zoning	Proposed Zoning
	
OSSM DAF Single Lot Hazard Classification	Bushfire Prone Land
	
Vegetation Cover	
	

Wards River

Demographic profile Wards River (Wards River SSC, ABS 2016)	
Population (2016 Census)	178
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	53
Number of Dwellings	96
Dwelling Vacancy Rates	20%
Average Household Size	2.1

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Wards River is located on The Bucketts Way South, approximately midway between Stroud and Gloucester. Wards River (waterbody) runs to the east of the village. Wards River is surrounded by primarily cleared grazing land. A chicken farm is located to the south (which has been approved for expansion), and Duralie Mine to the east.¹²⁸

Constraints

<ul style="list-style-type: none"> • Coal seam and associated buffer • Possibility of flooding • Chicken farms • Prime agricultural land 	<ul style="list-style-type: none"> • Lack of reticulated sewerage & water • On-site sewerage management issues • Lack of physical and social infrastructure • Slope (steep land)¹²⁹
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Capacity for growth

Limited. Growth in Wards River is restricted by flooding impacts and steep lands.

Recommendations




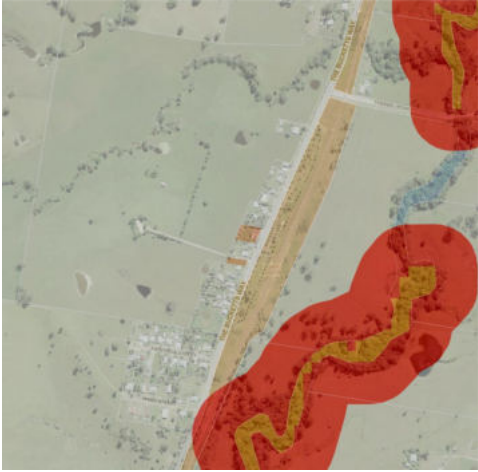


The Urban “Know Your Zone” project recommended the conversion a privately owned lot from the RU1 Public Recreation Zone to the RU5 Village zone.

It is recommended that Wards River remain in the RU5 Village Zone. It is additionally recommended that:

- A number of lots in the northern part of the village on The Bucketts Way South are to be rezoned to the appropriate rural zone due associated issues with development of these flood constrained lots, and to be in accord with the “one lot, one zone” in the RU5 Village zone principles
- 2 lots in Terreel Road be considered as part of the village footprint and included in the RU5 Village zone

¹²⁸ GLC 2002 Rural Living Strategy (Background Data Report) p. 136

¹²⁹ GLC 2002 Rural Living Strategy (Background Data Report) p. 136

Zoning (as exhibited – Urban Roadshow)	Proposed Zoning
	
OSSM DAF Single Lot Classification	Bushfire Prone Land
<p data-bbox="355 790 632 808">1 - Low 2 - Medium 3 - High</p> 	<p data-bbox="871 790 1370 808">BFPL Vegetation Buffer BFPL Vegetation Category 1 BFPL Vegetation Category 2</p> 
Flood Prone Land (Great Lakes LEP 2014)	Vegetation Cover (NearMaps 2020)
<p data-bbox="379 1391 600 1408">Flood Prone Area (FLD)</p> 	

Waitui

Demographic profile Waitui (Waitui SSC, ABS 2016)	
Population (2016 Census)	105
% Population Growth (2011-2016)	na - suburb boundary changed between 2011 & 2016
Median Age (2016 Census)	46
Number of Dwellings	46
Dwelling Vacancy Rates	-
Average Household Size	2.4

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical attributes

Waitui is a small village located at the base of the Coorabakh National Park, approximately 19km west of Johns River. It contains a few dwellings which are predominantly high set. It locates on the Stewarts River in a heavily forested area with some cleared lands along the river. Topography is dominated by the steep rising terrain up towards the National Park.

Constraints

<ul style="list-style-type: none"> Bushfire Possibility of flooding 	<ul style="list-style-type: none"> Vegetation Prime agricultural land
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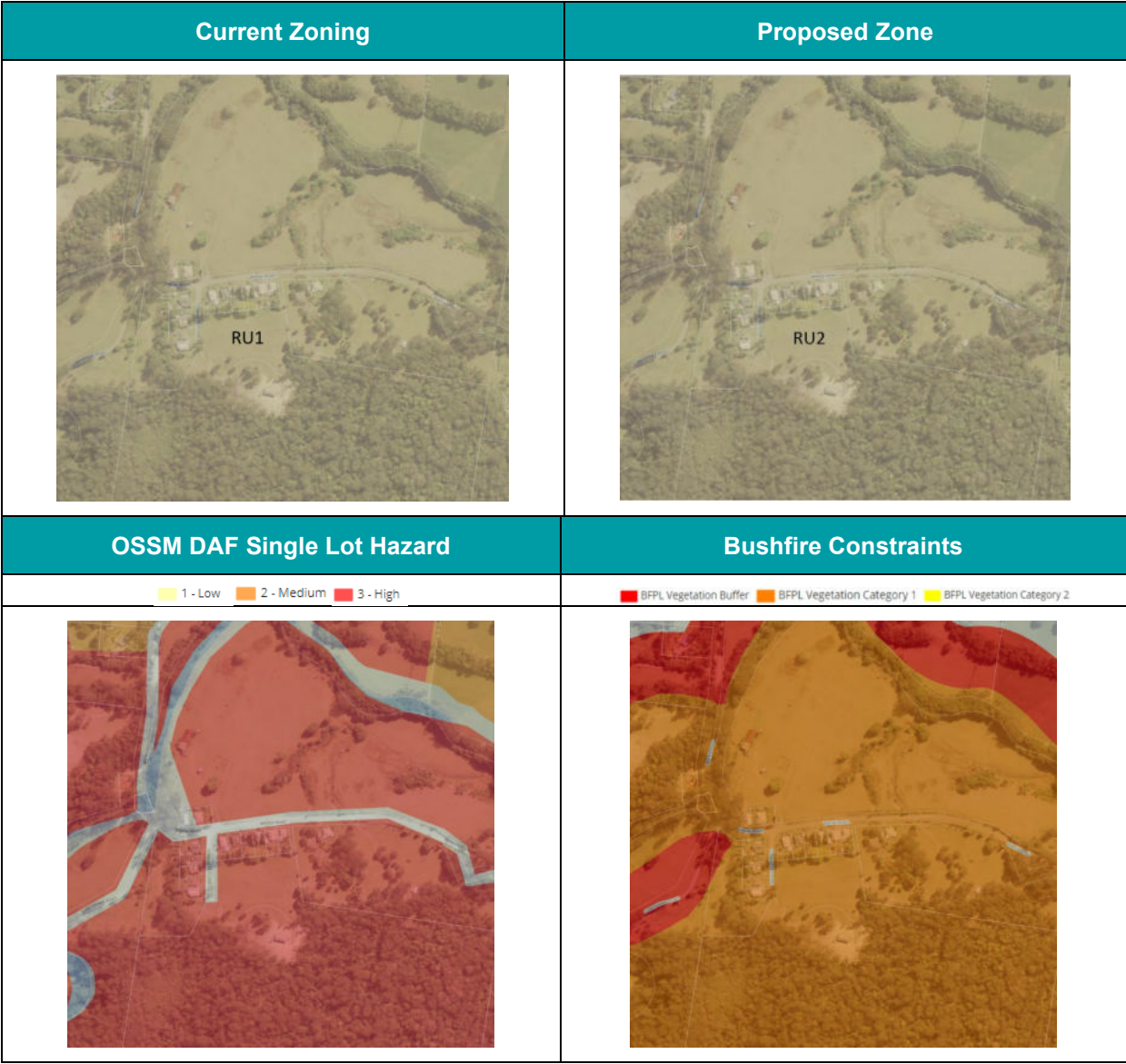
Capacity for growth

Limited. Growth in Waitui outside of the existing built form is restricted by the surrounding environment which includes the Coorabakh National Park.

Recommendations

Waitui has a semi-regular subdivision pattern, but however lacks the low dwelling density as required in the principles for the RU5 Village zone.

It is recommended Waitui remain in the rural zone.



Wherrol Flat

Demographic profile Wherrol Flat (Wherrol Flat SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	319
% Population Growth (2011-2016)	3% (+ 10 people)
Median Age (2016 Census)	51
Number of Dwellings	147
Dwelling Vacancy Rates	11%
Average Household Size	2.5

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical Attributes

Wherrol Flat is a small village located approximately 19km north-west of Wingham on Wherrol Flat Road. It has a focus in the community hall, but with a wide scattering of dwellings. The hall and two road bridges are heritage items. It is on Big Run Creek, near the confluence of Little Run Creek and Caparra Creek.¹³⁰

Constraints

<ul style="list-style-type: none"> • Prime agricultural lands • Steep/sloping lands - steep mountain ranges surround the village¹³¹ • Lack of reticulated water and sewerage 	<ul style="list-style-type: none"> • Watercourses – serve as a physical constraint • Lack of services/facilities
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Capacity for growth

Limited. Given the limited community facilities and services available at Wherrol Flat and its prime function as a rural settlement, the area should not expand significantly beyond its present level.¹³²

Recommendations

Wherrol Flat has an irregular regular subdivision pattern, a low dwelling density and is located relatively close to Wingham for access to services and facilities.

It is recommended Wherrol Flat remain in the rural zone.

¹³⁰ GTCC 1996 Rural Villages Study, p. 27

¹³¹ GTCC 1996 Rural Villages Study, p. 28

¹³² GTCC 1996 Rural Villages Study, p. 28



Wootton

Demographic profile Wootton (Wootton SSC, ABS 2016, ABS 2011)	
Population (2016 Census)	195
% Population Growth (2011-2016)	- 12% (- 23 people)
Median Age (2016 Census)	54
Number of Dwellings	143 (+ 36 since 2011)
Dwelling Vacancy Rates	36%
Average Household Size	2.1

Facilities	Yes/No/Comment	Facilities	Yes/No/Comment
Shopping	No	School	No
Post Office	No	Hotel/Club	No
Bank/Building Society	No	Sporting Complex	No
Police Station	No	Showground	No
Community Hall	Yes	Water & Sewer	No

Physical Attributes

Wootton is Located on the Old Pacific Highway between Bulahdelah and Coolongolook, on the Coolongolook River. The turn-off for the Old Pacific Highway is 5km south of Coolongolook, with the village zone approximately another 5km further south, on the western side of the road. Anecdotal evidence suggests the village is in decline after its' bypass by the new route of the Pacific Highway. The area is hilly, with the village zone sloping from north east to south west. The area has been mostly cleared for grazing.¹³³

Constraints

<ul style="list-style-type: none"> Slope Prime agricultural land On-site sewerage management issues 	<ul style="list-style-type: none"> Lack of reticulated sewerage & water Lack of physical and social infrastructure¹³⁴
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Capacity for growth

Somewhat limited. There is potential for expansion of the village zone to the north although this land is somewhat constrained.

Recommendations

It is recommended Wootton remain the RU5 Village zone. A lot within the Wootton village urban footprint is recommended to be rezoned to the R5 Large Lot Residential zone.

¹³³ GLC 2002 Rural Living Strategy (Background Data Report) p. 138

¹³⁴ GLC 2002 Rural Living Strategy (Background Data Report) p. 138

