

VILLAGE ZONE

Neighbourhoods zoned as village are typically smaller coastal or rural settlements with a mix of residential, community services and small commercial activities that support the community.

We have over 30 villages in the MidCoast offering a variety of lifestyle choices. Our coastal villages have great access to beaches, foreshores or waterways, making them a popular lifestyle and holiday destination. The rural villages offer a 'country-town' lifestyle, often providing services for the wider rural community.

Villages can offer a range of facilities such as a general store, cafes, fuel supplies or schools. These uses need to be appropriate to the character and scale of the area.

The main type of housing in the village zone is typically a free-standing house. However, occasionally you may see other types of houses such a duplex or tourist accommodation.

Buildings are low scale (two storey), often with larger lot sizes.



ZONING IN ON HOUSING

Our housing needs are as diverse as the people who make up the MidCoast community and will continue to change into the future.

We currently have three sets of planning controls – one for each of the three former regions – which can make planning inconsistent across the MidCoast.

That's why we're working to develop a MidCoast-wide plan.

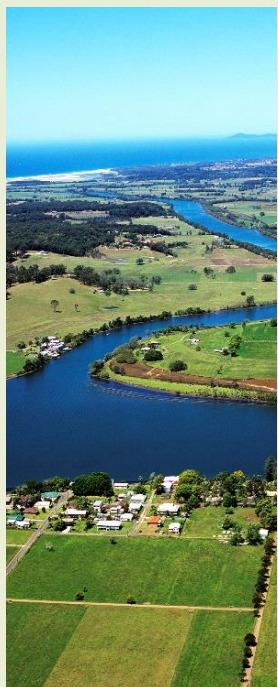
The Housing Strategy proposes a new framework for housing in the MidCoast.

Our aim is to offer a broad range of housing options to cater for our diverse needs - families, our ageing population, tourists and everyone in between... all the while delivering housing that is affordable.



VILLAGE ZONE

Where is the village zone used?



The village zone currently applies to:

Coastal locations

Charlotte Bay Village, Coomba Park, Croki, Johns River, Karuah (north), Green Point, Manning Point, North Arm Cove / Carrington, Pindimar / Bundabah, Seal Rocks, Smiths Lake, and Tarbuck Bay.

Rural locations

Allworth, Barrington, Booral, Bulahdelah, Bungwahl, Bunyah, Coolongolook, Coopernook, Elands, Krambach, Lansdowne, Limeburners Creek, Markwell / Newells Creek, Moorland / Moorland South, Nahiack, Nerong, Purfleet, Stratford, Stroud, Stroud Road, Wards River, and Wootton.

Proposed changes to the village zone:



Locations already in the village zone will remain. The types of uses that are allowed within the zone will remain very flexible, with minimal changes proposed.

Minimum Lot Size

In existing villages there will be no change. Extensions or new villages will be 1,000m² where connected to sewer and 1.5ha where not connected to sewer.

Not listed as a village?

We have some small communities, like Upper Lansdowne and Mount George that are in a rural zone. We are reviewing these zones through the Rural Strategy, which will be available later in 2020.



Zoning in on our future

We're zoning in on the zones used across the MidCoast to develop a clear, consistent planning framework. It will guide the way we manage land use across the entire region.

Zoning in is an overarching project that reviews our housing, rural, employment, recreation and infrastructure land use zones.

Find out more: midcoast.nsw.gov.au/zoningin