

## LARGE LOT RESIDENTIAL

Large lot residential areas are located in a rural setting, often with larger homes and greater separation between them.

These estates are commonly known as rural residential. Typically located on the outskirts of towns and villages or on major transport routes, residents travel into town to access services and facilities.

Having a semi-rural lifestyle, these communities don't necessarily undertake agricultural activities. Some may be 'hobby farms', others may have open paddocks, wetlands or bushland; but most have a rural outlook with open spaces. Other activities can occur in this zone such as home businesses, B&Bs or childcare centres, where compatible with the rural or natural amenity.

Housing in these neighbourhoods is typically one or two storeys. The lot sizes will vary based on whether they are connected to the reticulated sewer system or not.

### Typical development in this zone includes:

- free-standing houses, some with a granny flat
- duplex or dual occupancy
- sheds and other associated structures
- where appropriate, local services to meet local needs



### Planning controls for housing in this zone are:

- minimum lot size for new estates
  - 4,000m<sup>2</sup> (sewer connection), or
  - 1.5 ha (no sewer connection)
 Existing sites to retain their existing minimum lot size
- building height limit of 8.5m (two storeys)

## 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.



# RESIDENTIAL ZONES

A range of residential zones are used to meet our diverse housing needs. The diagram below shows the progression in density from large lot residential through to more densely populated urban areas where unit blocks can be more than 10 storeys high. By reviewing character and opportunities in our towns and villages, zones will be applied to ensure we retain what is important and encourage growth where appropriate.



Based on Rural-Urban Transect by Duany Plater-Zyberk & Company



## 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](https://midcoast.nsw.gov.au/zoningin)