

## 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:

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

## ZONING IN ON RURAL

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

Development in the MidCoast is currently guided by three different planning frameworks, which is why we're working to develop a consistent, region-wide framework. The Rural Strategy is one of the key elements required in developing the new Local Environmental Plan and Development Control Plan.

The draft Rural Strategy proposes a new framework for our waterways, rural and environmental lands, which cover around 95% of the MidCoast. These areas contain a diverse range of resources and amenities that underpin our lifestyle and livelihoods and are increasingly sought out for business, recreational and tourism uses.

