

ENVIRONMENTAL LIVING ZONE

Our natural environment is integral to healthy communities, economies and our way of life.

Protection of our natural environment has been identified as one of five core values in the MidCoast Community Strategic Plan. For this reason, land use in areas next to national parks, sensitive vegetation or waterways must be considered carefully. The Environmental Living zone aims to ensure the environmental value of these properties and adjoining areas is not negatively impacted by over development, or intensive agricultural activities. The zone is currently used in discrete locations along the western foreshore area of Wallis Lake from Whoota to Coomba Park, and Blueys Beach.

Where will the Environmental Living zone be used?

The Rural Strategy recommends that the Environmental Living zone be applied more broadly to land with special environmental or scenic values. We are looking to extend the application of the Environmental Living zone to recognise areas where low impact residential development is already occurring in environmentally sensitive locations, including:

- extending the current Environmental Living zoned areas in Coomba Park and Whoota, to Tarbuck Bay
- low lying coastal wetland buffer areas in Darawank, Failford, Green Point, Forster, Harrington and Chatham
- isolated pockets of freehold land surrounded by National Parks or State Forest.

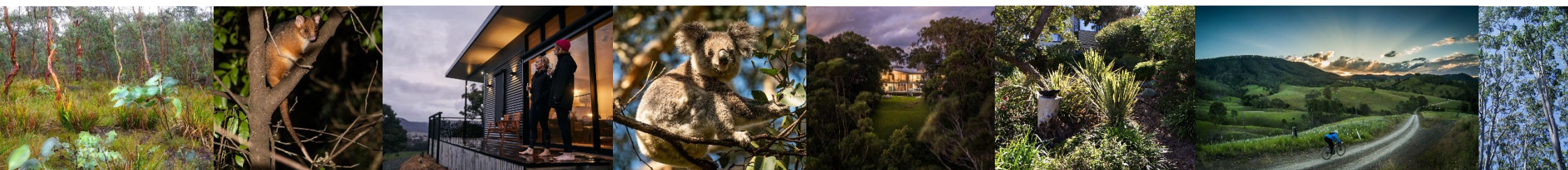
We are also proposing to remove the rural zone in urban areas where intensive agricultural activities like feedlots, poultry farms and abattoirs are not appropriate, and replace it with the Environmental Living zone.

ZONING IN ON ENVIRONMENT

Our environment is as diverse as the people who make up the MidCoast community. The MidCoast offers ready access to many of the regions high-quality natural areas.

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.



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How will the changes affect lot size?

Any proposed development, whether in an environmentally sensitive area or not, should be well-located and designed to consider its impact on its surroundings. In the case of land that is identified as contributing environmental value, applying a minimum lot size helps to minimise any adverse environmental impacts and potential land use conflicts.

The current minimum lot size controls vary across the MidCoast. To make these consistent, the 20ha minimum lot size will be applied to new areas of Environmental Living.

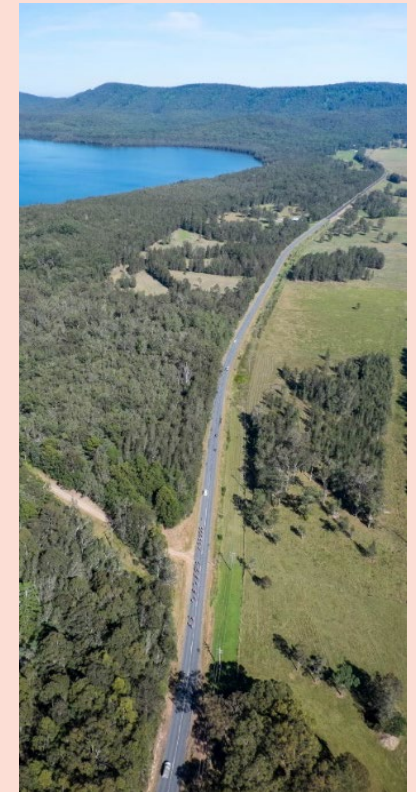
All development applications will still be subject to a development application process to ensure the land is accessible, environmental constraints and sensitivity are addressed and that the land is safe to develop and occupy.



What changes are proposed to the Environmental Living zone?

The Rural Strategy recommends that the Environmental Living zone should provide a diverse housing mix and continue to play a role in protecting and enhancing environmental functions. The land use tables will allow for a diverse range of uses that reflect the zone objectives and environmental sensitivity of these areas.

Land uses allowed with consent in the Environmental Living zone may include low scale and low impact grazing and cropping, various forms of tourist accommodation and home-based businesses.



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.

The Rural Strategy is part of this overarching project and reviews our waterways, rural and environmental lands, which cover around 95% of the MidCoast. Find out more: haveyoursay.midcoast.nsw.gov.au