

## ZONING IN ON RECREATION

**Our MidCoast lifestyle is all about enjoying the outdoors, our parks, and playing sport.**

Did you know local residents and visitors to our region enjoy recreational opportunities that include:

- 3,000 hectares of open space
- 190km of pristine coastline
- 84 playgrounds
- 58 sporting fields
- 13 skate parks
- 10 chlorinated pools
- 2 ocean pools

We currently have three sets of planning controls applying to our recreation lands – 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.

We're reviewing our public and private recreation zones to ensure a consistent and improved application of recreation zones across the MidCoast through the Recreation Zones Review.

Our aim is to ensure our recreation lands provide a range of open space, sporting and community uses across the MidCoast, meeting the future needs of our residents.

## KNOW YOUR RECREATION ZONE

As part of community consultation for the draft Rural Strategy we want to check in with you to make sure plans for our recreation areas are right before we move to the next step - writing the plan.

### Key changes proposed for recreation zones:

The recreation zones are similar across the three existing plans. Put simply, it comes down to who owns the recreation land.

Land owned by Council or the State Government will be put into a Public Recreation zone. Privately owned land like a golf course, bowling club or tennis complex will be in a Private Recreation zone. The same applies to caravan parks that will be in recreation zones.

While the zones themselves won't change significantly, they will be applied consistently across the entire region.

One of the key changes will be to rezone land that contributes environmental value, for example where bushland, creeks or foreshore are a primary feature of the land. In these cases, an environmental zone will be applied instead of the recreation zone.

To cater for changing recreation needs into the future, more flexibility around land use will exist within the planning controls in recreation zones.



# RECREATION ZONES

Recreation lands are important for the MidCoast community - to kick a ball, play sport or just enjoy the outdoors. The recreation zones are shown below. It is important to know that the review only looked at existing zoned recreation lands - future recreational needs were not examined.



## Public Recreation zone:

A diverse range of recreational areas and facilities are located on public land. Some of these include playgrounds, beaches, picnic areas, surf lifesaving clubs and caravan parks in public spaces.



We will work with communities to see how these lands can be used most effectively. Flexibility will be important, so no minimum lot size or height restrictions apply.



## Private Recreation zone:

This zone will apply to the many recreation activities that are privately owned. Racecourses, golf courses, bowling clubs and privately owned caravan parks are just a few of the many examples.

Our review has highlighted these facilities typically require larger areas of land to cater for the activities being undertaken. For this reason, a minimum lot size of 20ha will apply, with the maximum height of buildings being 8.5 metres (around two storeys).



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