

## PAPER SUBDIVISIONS

**Paper subdivisions are areas that were historically planned as future towns or new estates adjoining towns or villages. Parcels of land in 'paper subdivisions' generally cannot be developed.**

They are typically designed with small lots between 600m<sup>2</sup> and 2ha in size. However, because they are in a rural zone with a minimum lot size of 40ha these lots do not have a dwelling entitlement, meaning a house cannot be built. A key element of the draft Rural Strategy is to provide a consistent way forward to deal with paper subdivisions.

### What is being proposed?

When paper subdivisions were designed, many from the early 1900s, the concepts for these estates included residential lots, roads, community facilities and other services, but many were never developed. With the introduction of planning controls in the 1960s, sale of individual lots and ongoing changes to planning rules, these original concepts may never be realised.

A detailed review of the constraints affecting paper subdivisions in the MidCoast confirms that it is not appropriate to rezone these areas from a rural to residential zone to allow a house on each individual property in these subdivisions.

As a general guide, the preliminary analysis considered constraints including environmental sensitivity, bushfire hazards, road access, on-site sewage hazard classification, flooding and other location-specific issues. This analysis found that the constraints notably limit the development potential in paper subdivisions, and the review recommends changing from a rural to an environmental zone.

In some cases, the environmental zone may mean some form of housing would be permitted if the lot sizes are large enough to reflect the environmental values and constraints affecting the land in the paper subdivision. Therefore, the planning controls that are recommended, would require landowners to work together, and share the costs, to consolidate lots, or to undertake a more detailed planning analysis to design a solution.

## ZONING IN ON RURAL

**Our rural and natural lands contain a diverse range of resources and amenities that underpin our lifestyle and livelihoods.**

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.



# PAPER SUBDIVISIONS

## The proposed approach:

Each paper subdivision has unique characteristics, so it is important to read the information relevant to your property that is available in the Paper Subdivision Analysis Report. In general, the proposed approach involves:

- **Changing the land use zone:** the draft Rural Strategy proposes to change the land use zone of properties in paper subdivisions from a rural to an environmental zone. By changing to an environmental zone, Council acknowledges that some form of housing may be allowed if the lot sizes are large enough to reflect the environmental values and characteristics of the land. This also recognises that these lands will never be used for commercial agricultural production purposes.
- **Allowing for lot consolidation in some cases:** some opportunities are available for land owners to work together to consolidate larger lots to meet the proposed minimum lots size requirements. In these cases, this would mean a dwelling would be allowed. In some cases, where issues are more complex, landowners will need to develop a master plan, which will involve a more detailed look at the planning issues involved in developing the land.

These development outcomes will only be achieved by landowners working together and sharing the costs associated with the process.

## What other options are available?

We understand some paper subdivision landowners may not wish to pursue consolidation; they may not have funds available to contribute to a planning process or they may have outstanding rates over the land.

An option is available to transfer ownership of the property, to be retained in public ownership for environmental and community benefit. The costs of transferring land and the future management of these areas would be covered by Council.

## Where can I learn more?

Visit our website:

[www.haveyoursay.midcoast.nsw.gov.au](http://www.haveyoursay.midcoast.nsw.gov.au) to review the Paper Subdivision Analysis report and learn about the characteristics of each of the paper subdivisions.



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