

RURAL LANDSCAPE ZONE

The rural landscape is a defining feature of the MidCoast, and it underpins the economic prosperity and rural character that the MidCoast is renowned for.

The Rural Landscape zone applies to rural land used for commercial primary production that is compatible with the ecological or scenic landscape qualities of the property and location. The zone allows for a broad range of agricultural activities, extractive and rural industries, tourism and other supporting land uses.

Where will the Rural Landscape zone be used?

The Rural Strategy recommends that the Rural Landscape zone is applied generally across the MidCoast rural landscape, except where environmental, waterways or urban zones are more appropriate based on existing site characteristics and land uses.

The focus of this zone will be facilitating sustainable land uses and activities associated with ongoing primary production. It is also proposed to allow additional value-add and complementary land uses and activities in this zone, increasing the inherent value, productivity and profitability of these lands.

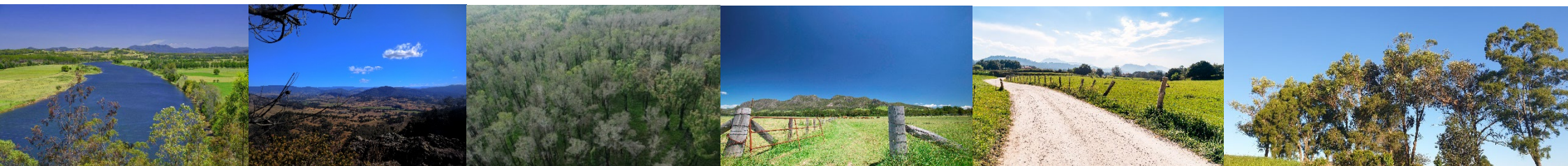


ZONING IN ON RURAL

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 Environment 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.



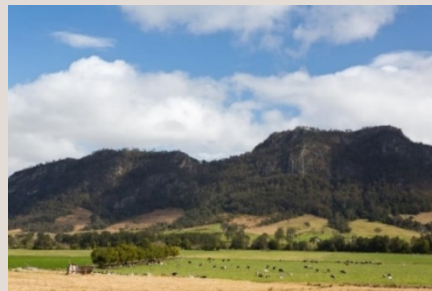
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How will the changes affect lot size?

The current minimum lot size controls vary across the MidCoast. To make these consistent, the 100ha minimum lot size currently in place over many rural properties in the Gloucester region and west of Mount George in the Manning region, will be replaced. A new standard minimum lot size of 40ha, will be applied in the Rural Landscape zone.

For some landowners this may change their dwelling entitlement, allowing lodgement of a development application for a house, if their property meets the new 40ha minimum lot size. This does not however, mean that landowners will automatically receive approval to build. In locations where the minimum lot size is already less than 40ha, these controls will generally remain.

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

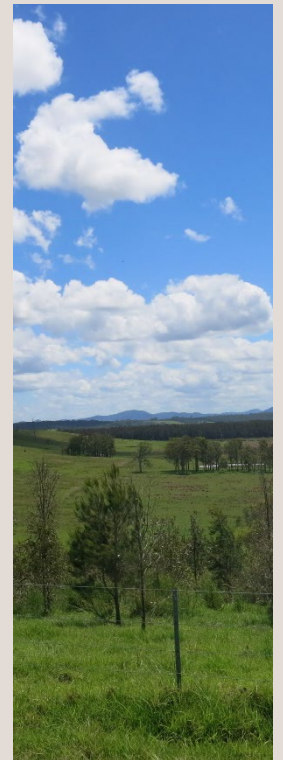


What changes are proposed to the Rural Landscape zone?

The Rural Strategy recommends that the rural zone be expanded, so that additional land uses are allowed with consent. Council is committed to ensuring primary production in the MidCoast is sustainable. Our aim is to encourage primary industry production while maintaining and enhancing our natural resource base, in addition to preserving the character of our rural landscape.

To encourage sustainable productivity a range of compatible land uses are proposed, while providing planning controls that facilitate the uptake of new and emerging technologies, maintaining our competitive advantage across the region and the state.

It is envisaged that the Rural Landscape zone will allow for a diverse mix of agriculture related land uses, rural industries and compatible tourism activities and events to enable on-farm productivity and profitability.



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