

## RURAL STRATEGY

**Rural areas of the MidCoast are prosperous and resilient, reflecting the diversity of the landscape and the welcoming character of the people who live and work here.**

Rural areas across the MidCoast make up 95% of the total geographic area, making them a defining feature of the region.

### Why prepare a rural strategy?

Development in the MidCoast is still guided by three different planning frameworks, a legacy of the three former councils.

We are currently in the process of developing a single, contemporary set of planning controls - including a Local Environmental Plan (LEP) and a Development Control Plan (DCP) - that will cater for our community now and into the future... all the while ensuring we maintain the unique character of our existing towns, villages and rural areas.

The Rural Strategy is the final body of work to be undertaken before we start developing the new, region-wide planning controls. The Rural Strategy provides a consolidated platform for considering how land and water resources outside our towns and villages are expected to be used and developed in the coming decades. It will establish a program of actions Council and other stakeholders can take to facilitate the sustainable use of the region's assets.



## 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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## What is the overall aim of the Rural Strategy?

The draft Rural Strategy sets out to achieve four key goals:

- Goal 1: Sustain Primary Production Opportunities
- Goal 2: Enhance Rural Lifestyles and Livelihoods
- Goal 3: Protect Natural Landscapes
- Goal 4: Improve Planning and Plan-making in Practice

For full details, please refer to the MidCoast Rural Strategy Overview and the draft MidCoast Rural Strategy available on our website:

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



## What changes are being proposed?

As part of strategically reviewing rural areas across the MidCoast, a number of changes to the way we currently use these land and water resources are outlined in the draft Rural Strategy. Some of the changes proposed include:

- there will be a single rural zone and rural zone land uses will be consistent
- the standard 100ha minimum lot size in the Gloucester region and west of Mount George, will be changed to provide a consistent 40ha across the MidCoast
- Bundook and Mount George will be zoned Village
- Bunyah, Markwell Road and Newells Creek will change from village zones to a rural zone
- aquifer catchments in Nahiack and Tea Gardens will be zoned Environmental Management
- some rural lifestyle properties will be zoned Environmental Living to reflect the environmental value of the property or adjoining areas.



## 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)