

## VILLAGE ZONE

Neighbourhoods zoned as village are typically smaller coastal or rural settlements with a mix of residential, community services and small commercial activities that support residents, visitors and the surrounding rural community.

We have over 30 villages in the MidCoast offering a variety of lifestyle choices. Our coastal villages have great access to beaches, foreshores and waterways, making them a popular lifestyle and holiday destination. Our rural villages offer a 'country-town' lifestyle, often providing services for the wider rural community.

Villages can offer a range of facilities such as a general store, cafes, fuel supplies or schools. These uses need to be appropriate to the character and scale of the area.

The main type of housing in the village zone is a free-standing house, however other types of houses such as duplex or tourist accommodation may be allowed in villages connected to reticulated water and sewage services.

Buildings are low scale (two storey), often with larger lot sizes.



## ZONING IN ON RURAL

**Our housing needs are as diverse as the people who make up the MidCoast community and will continue to change into the future.**

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.

# VILLAGE ZONE



## Where is the village zone used?

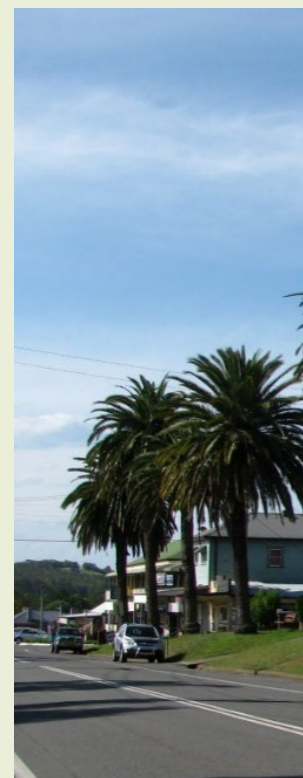
The village zone currently applies to:

### Coastal locations

Charlotte Bay, Coomba Park, Croki, Johns River, Karuah (north), Green Point, Manning Point, North Arm Cove, Carrington, Pindimar, Bundabah, Seal Rocks and Tarbuck Bay.

### Rural locations

Allworth, Barrington, Booral, Bulahdelah, Bungwahl, Coolongolook, Coopernook, Elands, Krambach, Lansdowne, Limeburners Creek, Moorland, Moorland South, Nabitac, Nerong, Purfleet, Stratford, Stroud, Stroud Road, Wards River and Wootton.



## Proposed changes to the village zone:

The Rural Strategy has identified Mount George and Bundook as locations that should change to a village zone, to enable additional land uses and activities to support residents and visitors.

In addition, it is recommended the historic village zone is changed to a rural zone at Bunyah, Markwell and Newells Creek, to better reflect existing land uses and activities.

## Proposed land use changes:

The Rural Strategy recommends allowing additional land uses, with consent, in the Village zone. This provides greater flexibility and means the development assessment process will consider the site and surrounding infrastructure, services and facilities to determine the suitability of a proposed development.



## 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)