High density neighbourhoods form part of our major centres at Taree, Forster and Tuncurry, where you’ll see apartments sitting alongside busy town centres and popular tourist or lifestyle destinations.

These neighbourhoods compliment the Taree and Forster/Tuncurry centres making them busy and vibrant, where residents and tourists have easy access to nearby services and facilities.

Housing is of a larger scale – they need larger sites and buildings can be up to 11 storeys, offering a variety of styles and designs to meet the needs of the community. This housing caters for different levels of affordability and lifestyles, for both residents and visitors.

The high-density zone is also home to motels, hotels, neighbourhood shops and restaurants and cafes. They often have large open spaces nearby and are pedestrian-friendly communities - reducing the need to drive your car every time you leave your home.

**Typical development in this zone includes:**

- serviced apartment buildings
- units in taller buildings
- services and uses to meet local and visitor needs

**Planning controls for housing in this zone are:**

- minimum lot size of 1,000m²
- building height limit of 18 - 33m, being up to 11 storeys or more
A range of residential zones are used to meet our diverse housing needs. The diagram below shows the progression in density from large lot residential through to more densely populated urban areas where unit blocks can be more than 10 storeys high. By reviewing character and opportunities in our towns and villages, zones will be applied to ensure we retain what is important and encourage growth where appropriate.