

## HIGH DENSITY RESIDENTIAL

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 1,000m<sup>2</sup>
- building height limit of 18 - 33m, being up to 11 storeys or more

## ZONING IN ON HOUSING

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

We currently have three sets of planning controls – one for each of the three former regions – which can make planning inconsistent across the MidCoast.

That's why we're working to develop a MidCoast-wide plan.

The Housing Strategy proposes a new framework for housing in the MidCoast.

Our aim is to offer a broad range of housing options to cater for our diverse needs - families, our ageing population, tourists and everyone in between... all the while delivering housing that is affordable.



# RESIDENTIAL ZONES

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.



Based on Rural-Urban Transect by Duany Plater-Zyberk & Company



## 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.

Zoning in is an overarching project that reviews our housing, rural, employment, recreation and infrastructure land use zones.

Find out more: [midcoast.nsw.gov.au/zoningin](http://midcoast.nsw.gov.au/zoningin)