

LOW DENSITY RESIDENTIAL

Low density neighbourhoods are generally more sparsely populated, mainly made up of free-standing houses.

Walking down the street you'll see single houses on each block of land, sometimes with a granny flat in the backyard. On occasions you may come across a duplex, where two homes share a common wall on a single block. The skyline features prominently, with building heights restricted to two storeys. While you won't find a shopping centre, you might see a corner shop or local childcare centre that cater for the day-to-day needs of residents.

This zone will apply to many existing neighbourhoods, preserving the heritage character of an older neighbourhood, or the local character in a coastal or rural towns. It will also apply to many newly planned housing estates.

Typical development in this zone includes:

- free-standing houses, some with a granny flat
- duplex or dual occupancy
- where appropriate, local services to meet local needs



Planning controls for housing in this zone are:

- minimum lot size of 450m²
 - building height limit of 8.5m (two storeys)
- Reduced height exceptions apply in areas of Gloucester and Red Head

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