

## MEDIUM DENSITY RESIDENTIAL

Medium density neighbourhoods are typically located close to town centres. They provide a mixture of different housing, such as townhouses and apartment style buildings.

People enjoy these areas as they can walk or cycle to a range of services located close by - such as parks, shops, cafes, schools and entertainment facilities. Some neighbourhoods offer a desirable lifestyle, being close to a beach or lake, making them popular for residents and tourists.

Housing in these neighbourhoods will vary from terrace style housing, apartment buildings, houses on small lots (known as integrated housing) to low scale villas. Building new houses is not allowed in this zone. Building heights can be as high as four or six storeys in some locations. On occasion, neighbourhoods may have services such as medical centres, neighbourhood shops or cafés.

### Typical development in this zone includes:

- existing free-standing houses.  
New houses will be prohibited
- townhouses, terraces and apartments
- local services and other uses to meet local needs



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

- minimum lot size of
  - 1,000m<sup>2</sup> or
  - 200m<sup>2</sup> to 450m<sup>2</sup> for integrated housing
- building height limit of 12m (four storeys), though higher in some locations in Forster, Tuncurry and Tea Gardens

## 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)