

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.

KNOW YOUR ZONE

We're now at the point we can check in with you to make sure the foundations in the Housing Strategy are right, before we move to the next step – writing the new MidCoast-wide plan.

Visit our website before 9 April 2020 to find out how you can get involved.

Key housing changes:

The zones currently used in each of the three existing plans are shown below. This highlights that the Taree region uses a General Residential zone for most urban areas, while both Great Lakes and Gloucester uses a number of different residential zones.

It is clear a new consistent and more transparent suite of zones is needed. The new suite of residential zones (right column below) will change how the current zones work. The zone names will remain, however the way that they are used and what will be allowed will change. All the residential zones will now be used consistently across the MidCoast (see over for details).

Zone	Greater Taree	Great Lakes	Gloucester	MidCoast
General Residential	✓	✗	✗	✓
Low Density Residential	✗	✓	✓	✓
Medium Density Residential	✗	✓	✓	✓
High Density Residential	✗	✓	✗	✓
Large Lot Residential	✓	✓	✓	✓
Village	✓	✓	✓	✓



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