

Public Recreation Zone

FACT SHEET

April 2024



ZONING IN ON RECREATION

Our MidCoast lifestyle is all about enjoying the outdoors, our parks, and playing sport.

The recreation zones are similar across the three existing plans. Put simply, it comes down to who owns the recreation land.

The Public Recreation zone applies to land owned by Council or the State government.

A diverse range of recreational areas and facilities are located on public land. Some of these include playgrounds, beaches, picnic areas, surf lifesaving clubs and caravan parks in public spaces.

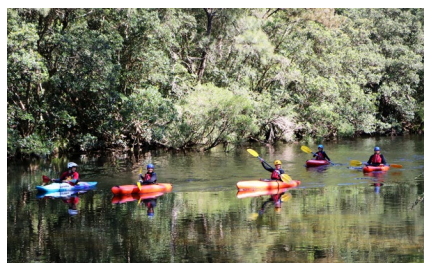
We have reviewed our Public Recreation zone to ensure a consistent and improved application of recreation zones across the MidCoast.

Typical development in this zone includes:

- active recreation, such as sporting fields and playgrounds
- community facilities such as showgrounds and life-saving clubs
- takeaway food and drink, as well as restaurants and cafes

Planning controls for development in this zone are:

- no minimum lot size controls are applicable
- a building height limit of 8.5m (two storeys) applies





Proposed changes to the Public Recreation zone

The Public Recreation zone has generally stayed the same. A consistent building height limit of 8.5m has been applied and some public recreation land has been changed to conservation land, where there is environmental value, such as bushland, creeks, or foreshores.

What uses are proposed in the Public Recreation zone?

This zone caters for a wide range of uses, including those that support the residents who live here. While most uses require a development application to be lodged, some can be undertaken without needing to contact us.

Permitted without a development application

Environmental facilities; Environmental protection works; Flood mitigation works

May be permitted through a development application process

Aquaculture; Amusement centres; Bee keeping; Boat launching ramps; Boat sheds; Building identification signs, Business identification signs; Camping grounds; Car parks; Caravan Parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Function centres; Hotel or motel accommodation; Helipads; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research Stations; Respite day care centres; Restaurants or cafes; Roads; Serviced apartments; Sewage systems; Signage; Small bars; Take away food and drink premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities.

Prohibited

Any development not listed above.

What do these uses mean?

These uses are defined by the NSW Government and are available to view in the LEP Dictionary available on Councils website at midcoast.nsw.gov.au/LEP



We're zoning in on our future by reviewing the zones used across the MidCoast to develop a clear, consistent planning framework.

Make sure you know what's proposed for your zone and have your say online before 14 July 2024.