

Medium Density Residential Zone

FACT SHEET

April 2024



ZONING IN ON MEDIUM DENSITY RESIDENTIAL

Medium density neighbourhoods are typically located close to town centres, providing a mixture of different housing, such as townhouses and apartments.

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 heights can be as high as four or six storeys in some locations.

This zone will apply to specific neighbourhoods, covering only 3% of our residential areas.

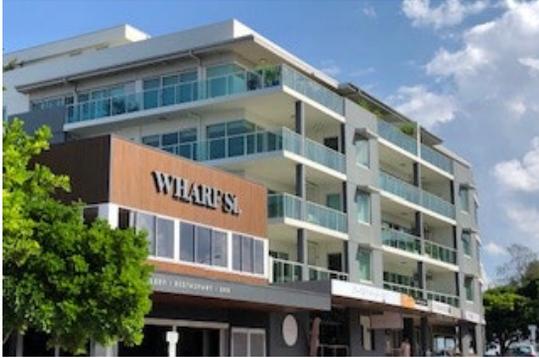
Typical development in this zone includes

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

Planning controls for development in this zone are:

- minimum lot size of 1,000m². Where a development is integrated (the building and subdivision are considered at the same time) a minimum lot size of 200m² to 450m² can apply
- building height limit of 12m (four storeys), though higher in some locations including in Forster, Taree and Tuncurry (18m)





What uses are proposed in the Medium Density Residential zone?

This zone caters for a wide range of uses, including those that support the residents who live there. 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 protection works; Home occupations

May be permitted through a development application process

Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Building identification signs; Car parks; Caravan parks; Co living housing; Community facilities; Early education and care facilities; Educational establishments; Emergency services facilities; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home Industries; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Moorings; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Serviced apartments; Sewerage systems; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems

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 Council's 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.