

APPENDIX 3: ASSESSMENT OF RESIDENTIAL AREAS

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Background

The draft MidCoast Local Environmental Plan (draft MidCoast LEP) brings together and replaces the three existing Local Environmental Plans (LEPs), being

- Greater Taree Local Environmental Plan 2010
- Gloucester Local Environmental Plan 2010
- Great Lakes Local Environmental Plan 2014

Instead of consolidating the current LEPs, the approach was to undertake strategies and reviews to guide new planning controls for the MidCoast (referred to as 'supporting documents' and provided in **Appendix 8-16**), which included:

- MidCoast Housing Strategy
- MidCoast Rural Strategy – The Way Forward
- Paper Subdivision Analysis Report
- Recreation Zones Review
- Employment Zones Review
- Infrastructure Zones Review
- Manning Health/Taree CBD Precinct Plan
- Zoning in Urban – Response to feedback
- Rural Strategy – Supplementary Report.

Each of these documents were developed in consultation with the community and guided the development of the draft MidCoast LEP.

Residential and village zone changes

The MidCoast Housing Strategy (refer to **Appendix 8**) identifies how the new suite of residential zones will be applied over the MidCoast. This strategy identifies what zones will apply, proposed planning controls for each zone, and specific sites where additional changes are proposed.

The planning controls are outlined below. It is important to note that:

- these standards typically reflect the current controls. Key locations where changes are proposed are Old Bar, Taree, Forster and Tuncurry
- under the current three LEPs, the RU5 Village and R5 Large Lot Residential zones had specific minimum lot sizes applied to the circumstances for each location, which resulted in various controls applying across the MidCoast. For the draft MidCoast LEP, the existing minimum lot sizes will generally remain. The provisions in the table below will apply to any new residential zoned development
- a floor space ratio (FSR) will only apply where the maximum building height is 26m or more.

Zone	Height limit	Minimum lot size
R2 Low Density Residential	8.5m (except Gloucester and parts of Red Head)	450m ² (except in parts of Bulahdelah that are subject to a 700m ² minimum lot size) 300m ² when houses are approved with subdivision (integrated housing)
R1 General Residential	8.5m generally, with 7.5m retained in Gloucester.	450m ² generally

Zone	Height limit	Minimum lot size
	Some areas of 12m in Taree, Forster Hawks Nest and Tea Gardens	300m ² when houses are approved with subdivision (integrated housing)
R3 Medium Density Residential	12m, though higher in some limited locations such as Forster and Tuncurry	1,000m ² generally 200m ² (but no more than 300m ²) when houses are approved with subdivision (integrated housing)
R4 High Density Residential	18 - 33m	1,000m ² generally
R5 Large Lot Residential	8.5m	Existing controls apply to current locations. Any new rezonings, the following will apply - 4,000m ² where reticulated sewerage system is available, and 1.5ha where not available
RU5 Village zone	8.5m	Existing controls apply to current locations. Any new rezonings, the following will apply - 1,000m ² where reticulated sewerage system is available, and 1.5ha where not available

The Manning Health/Taree CBD Precinct Plan (refer to **Appendix 14**) recommended significant changes to the urban form in the draft MidCoast LEP. This plan encourages health facilities around the Manning Base Hospital and encourages more people to live close to the Taree CBD. In some locations potential building heights have increased from 8.5m up to 21m.

The MidCoast Housing Strategy (refer to **Appendix 8**) and MidCoast Rural Strategy – The Way Forward (refer to **Appendix 9**) both examined the application of the RU5 Village zone across the MidCoast. The three existing LEPs applied the RU5 Village zone differently. An assessment was undertaken to consistently apply the RU5 Village zone in the draft MidCoast LEP. The RU5 Village zone is proposed to be applied to Mount George and Bundook, and be removed from Bunyah, Markwell and Newells Creek. Residents of these locations have been advised of the proposed change through the draft Rural Strategy consultation.

The MidCoast Rural Strategy – The Way Forward (refer to **Appendix 9**) also examined the application of the R5 Large Lot Residential zone across the MidCoast and identified locations where estates had the same characteristics and values of typical R5 Large Lot Residential estate and proposed to include these locations in the zone - Cundletown, Hannam Vale, Johns River, Lansdowne, Stroud, Taree and Tuncurry.

In addition to this work, minor changes were proposed when sites were identified as being in an inappropriate zone. For example, houses that physically form part of a village, but were in a rural zone.

Where we are extending the urban footprint through the draft MidCoast LEP, it is important to ensure that any sites moving into a residential zone are not constrained (e.g. flooding, coastal risk, contamination, bushfire). The following maps show the extent of the residential footprint in our towns and villages, the existing and proposed residential zones, and the maximum building heights in key locations to identify where the urban footprint is extending or intensifying. Where there is an extension proposed, constraints have been considered.

It is important to note that different flooding parameters have been used. The Probable Maximum Flood (PMF) levels are available for locations in the former Greater Taree and Gloucester locations, while the flood planning area is available for locations in the former Great Lakes locations. Where relevant, these flooding parameters are shown through shading on the maps.

The coastal risk mapping is shown where any changes to the residential footprint are proposed in coastal towns or villages. Coastal risk is shown as an aqua colour along the coastline.

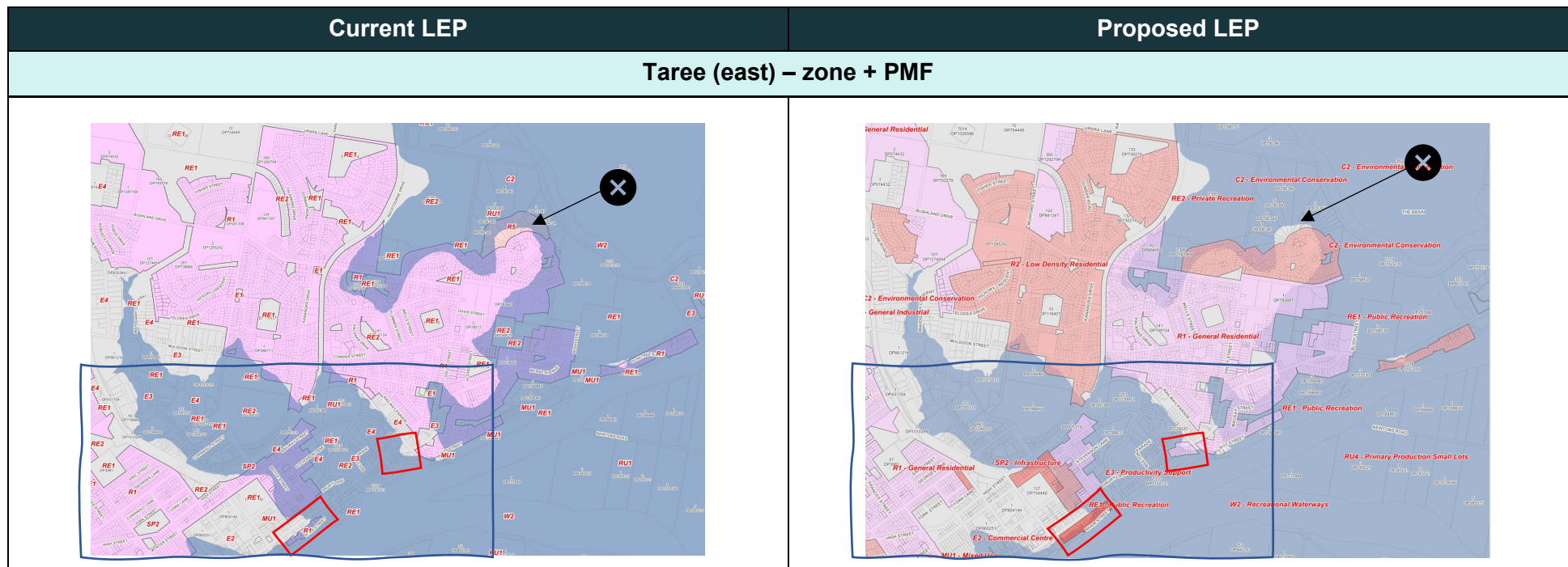
Please note that the maps are orientated with north being at the top of each map. Reference to locations on each map refer to sites being to the north, east, west and south.

It is important to note that this assessment, undertaken with relevant NSW Government Departments has resulted in some changes to proposed zones. These changes are generally outlined in the NSW Government Consultation assessment (refer to **Appendix 7**). The principles used in this assessment was considered for the villages, which resulted in some minor changes to the proposed RU5 Village and R5 Large Lot Residential zone.

Strategic Centre – Taree (including Cundletown)

Taree (east)

The area of greatest change in the residential footprint is around the Manning Health/Taree CBD where land is being included in a MU1 Mixed Use zone. In a number of zones, the maximum building height will increase from 8.5m up to 21m. There have been sites included in a residential zone (outlined in red). The eastern site is proposed to be included in the R1 General Residential zone to reflect the established use. This area is dominated by houses established for over 60 years. During times of inundation residents can evacuate towards Chatham. The western site is proposed to be included in the R4 High Density Residential zone. The sites fronting River Street are currently in the R1 General Residential zone (8.5m maximum building height) and sites fronting Victoria Street are in the MU1 Mixed Use zone. The R4 High Density Residential zone will be extended through to Victoria Street and the maximum building height increased to 21m. These sites are subject to the PMF. By extending the residential zone through to Victoria Street, future residential redevelopment would enable flood free access from Victoria Street. Some of the uses fronting Victoria Street are identified as contaminated land and would be required to undertake a contamination assessment with any future development application. This extension of the residential zones and increased building heights are considered appropriate given the redevelopment of these sites provides the opportunity for improved access during floods and the opportunity to address contaminated land sites. There is a minor reduction of the residential footprint (indicated by X), where sites have been included in the C4 Environmental Living zone.



ASSESSMENT OF RESIDENTIAL AREAS

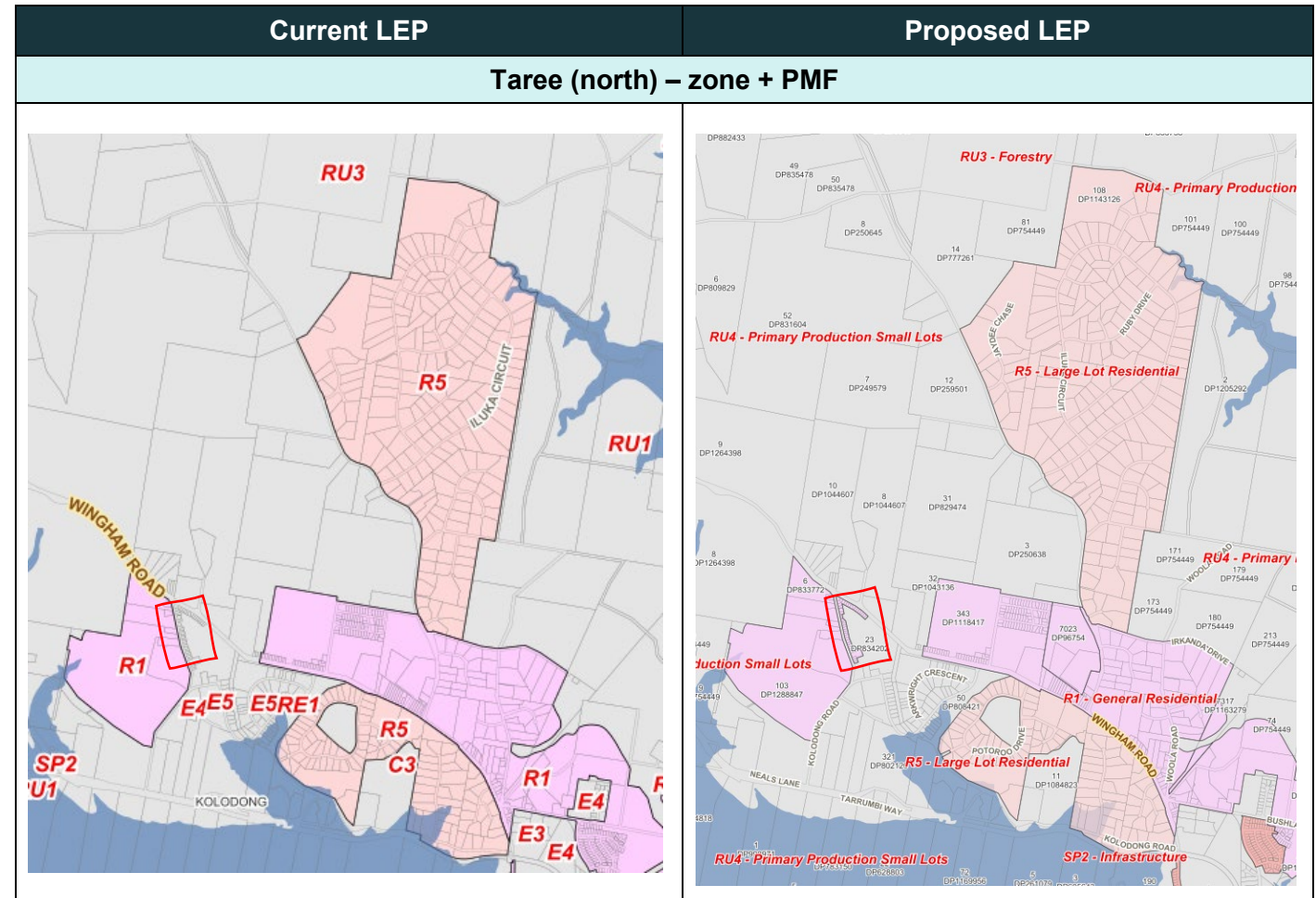
The area outlined in blue indicates the location of the maximum building height map below. Apart from the sites above, the extent of the residential zone remains unchanged in this location, other than the building heights increase. The residential neighbourhoods (shown as **1** and yellow) increase from 8.5m to 12m and the residential neighbourhood (shown as **2** and light brown) increase from 8.5m to 18m. Any redevelopment applications would need to address the flooding requirements, to provide an improved residential outcome. During a flood event, residents have the opportunity to move to Chatham Avenue (eastern sites) and Florence Street (western sites) to access a range of services and facilities offered at the Chatham and Taree centres. These changes are considered appropriate.



Taree (north)

There is a minor increase in the residential footprint (outlined in red). These strips of housing front both Wingham Road and Kolodong Road and have houses developed on the lots. The inclusion of these sites in the R1 General Residential zone reflects the residential nature of these lots.

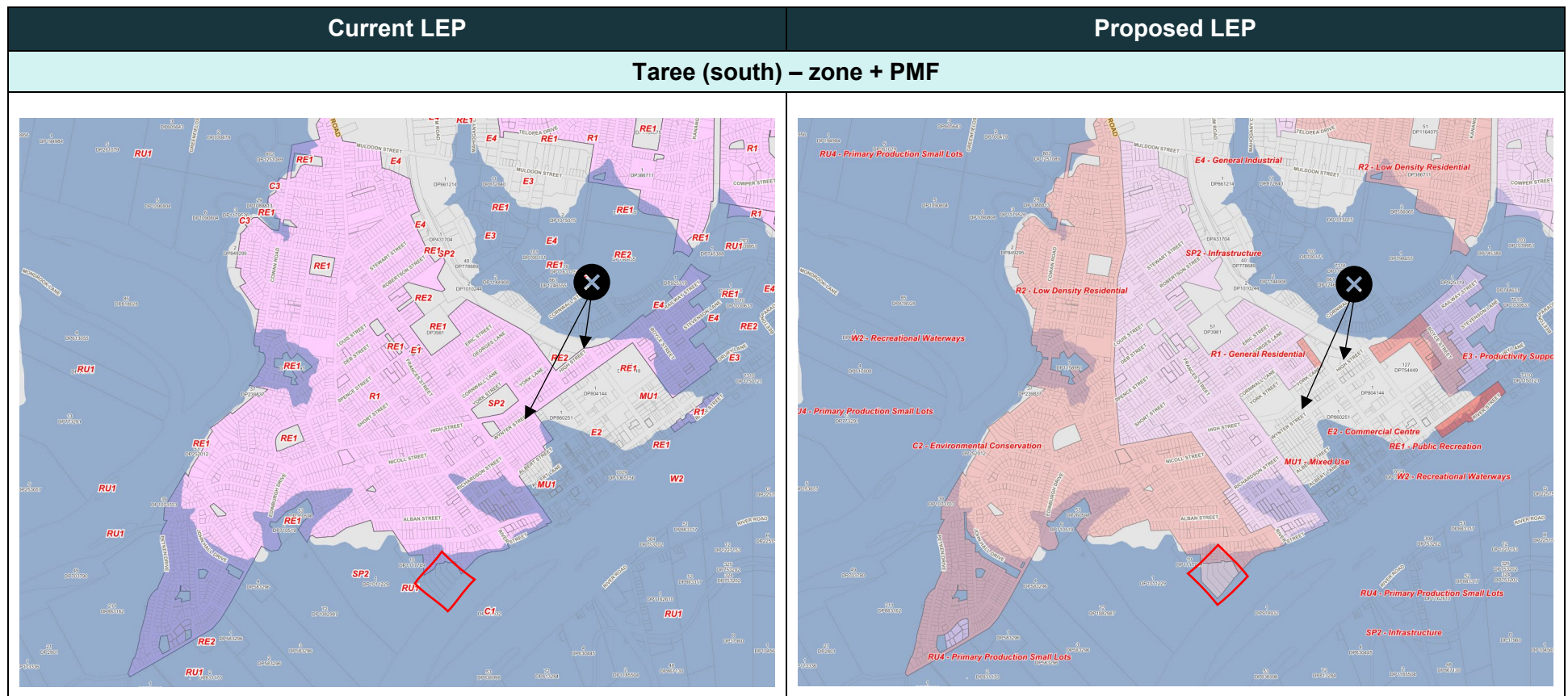
There are no changes proposed to the R5 Large Lot Residential zoned land.



Taree (south)

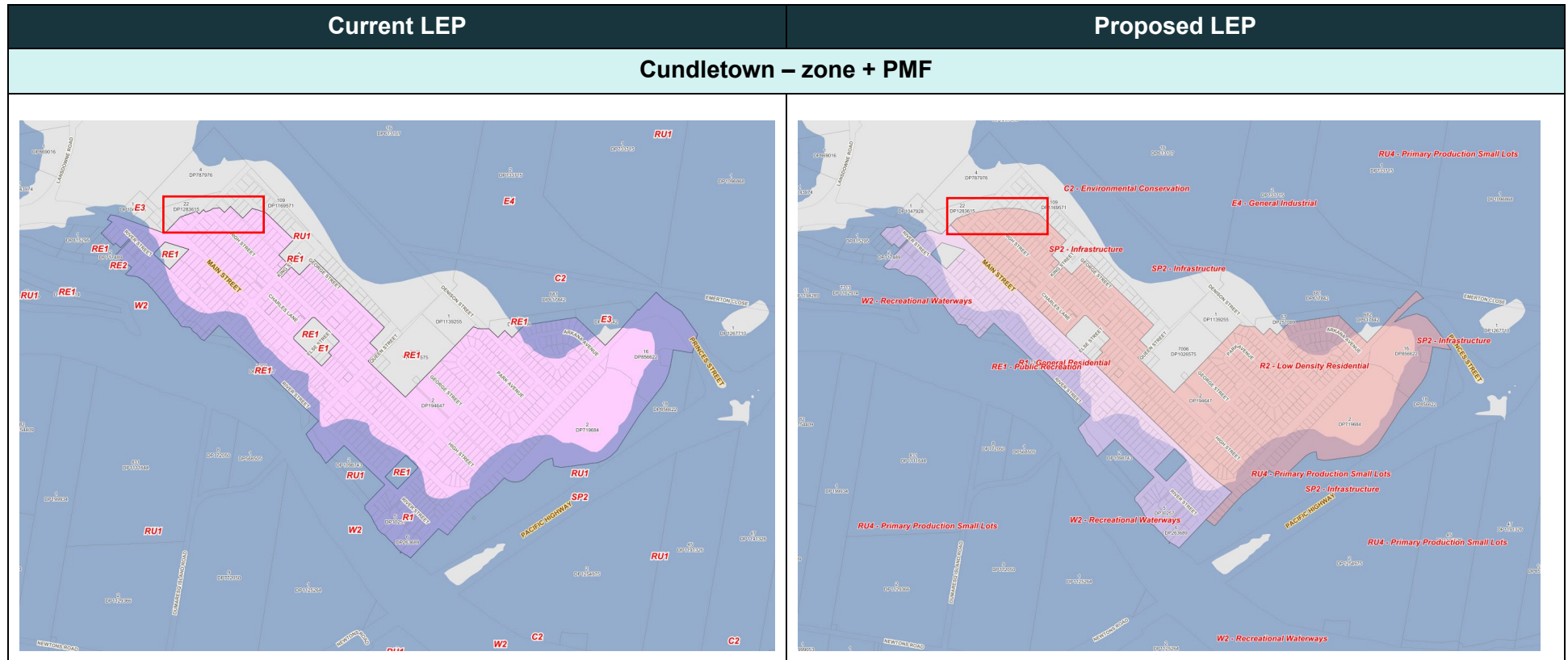
There is a minor increase in the residential footprint (outlined in red) to reflect the current residential uses. This land is currently in a rural zone, with houses built or being built on these sites. To reflect the size and nature of these properties it is proposed to include these sites in the R5 Large Lot Residential zone. While these sites are subject to the PMF, the houses have been built on building platforms to address flooding and during a flood event residents can move to Victoria Street and have access to services and facilities in the Taree town centre. These sites are not identified as having any potential contamination.

There is a reduction in the residential footprint (indicated by **X**) where sites have been included in the MU1 Mixed Use zone.



Cundletown

There is a minor increase proposed to the residential footprint for Cundletown (outlined in red). The existing R1 General Residential zone follows the property boundaries while the proposed zone follows the alignment for the Cundletown Bypass. The R2 Low Density Residential zone has been applied to more recent residential areas, while the R1 General Residential zone has been applied southwest of Main Street.

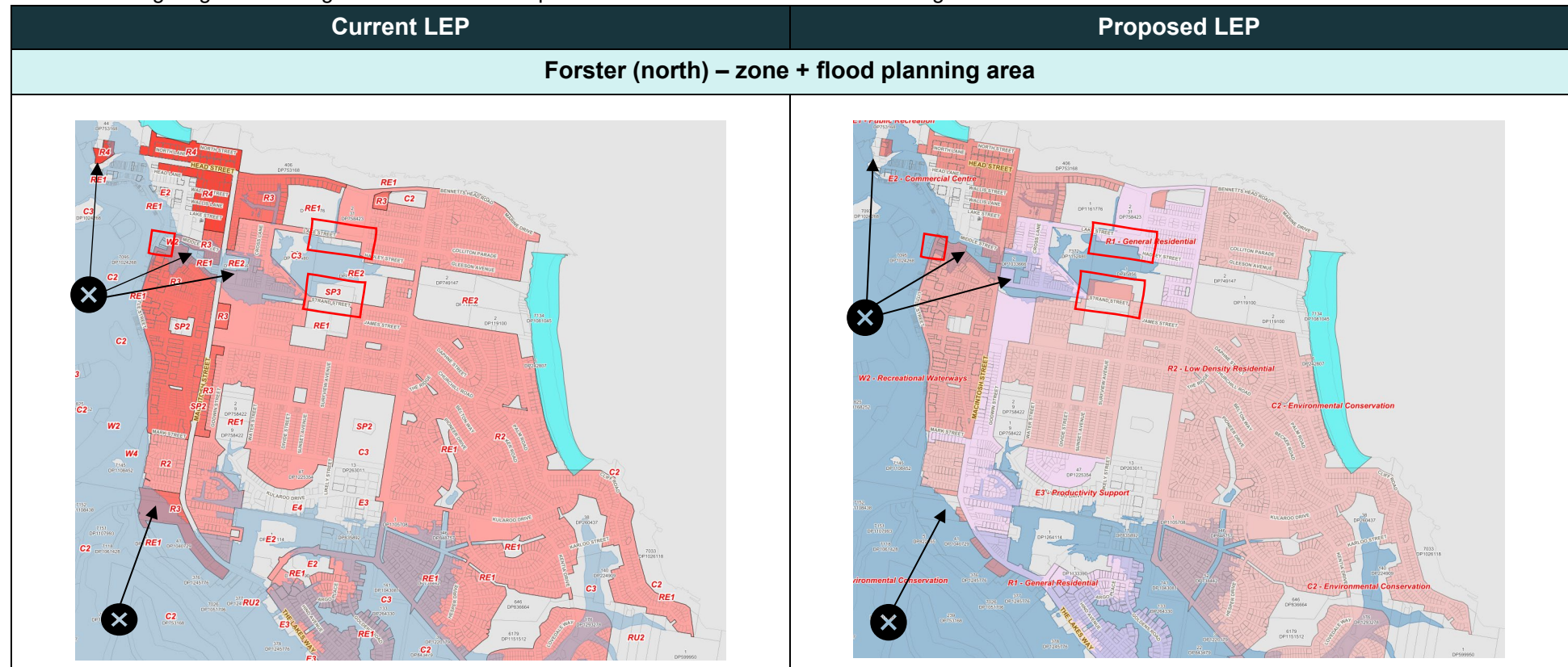


Strategic Centre – Forster/Tuncurry

Forster (north)

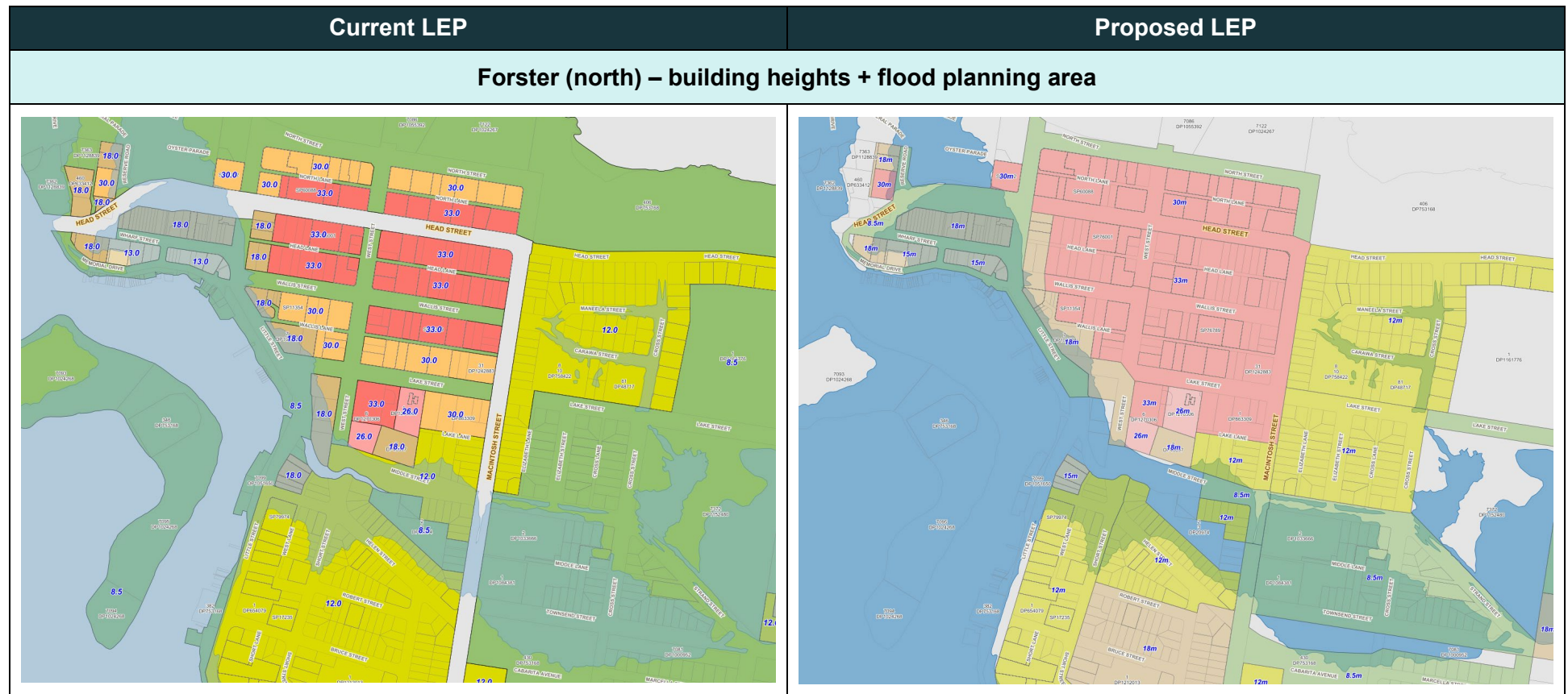
The residential footprint for north Forster is being reduced (indicated by **X**). The northern site is being included in the RE1 Public Recreation zone, while the the middle site is a road reserve adjoining a drainage line which will be included in a consevation zone. The two southern sites will be included in the RE2 Private Recreation zone given they form part of a bowling club and are an existing caravan park.

There is a slight increase in the residential footprint (outlined in red). The western site is proposed to be changed from a MU1 Mixed Use zone to a R3 Medium Density Residential zone, with the building height reducing from 18m to 15m, reducing the intensity of residential development. The northern site changes the zone applied to a child care centre, Girl Guides hall and Arts Centre from the SP2 Infrastructure zone to the R1 General Residential zone. The southern site is owned by the Golf Course and is proposed to change from the SP3 Tourist to the R3 Medium Density Residential zone to reflect the intended residential use, with the building height increasing from 12m and 18m up to 18m over the whole site. These changes are considered minor in nature.



ASSESSMENT OF RESIDENTIAL AREAS

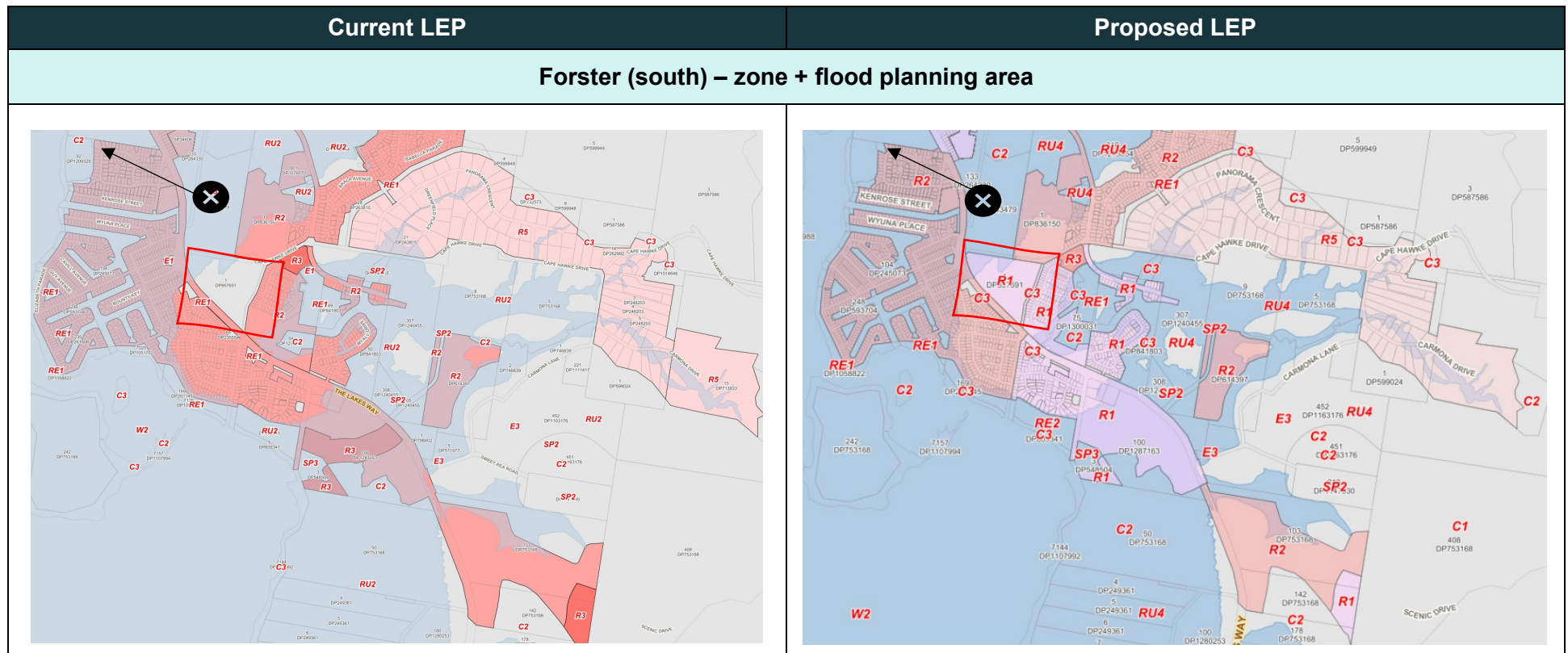
Within areas subject to the flood planning area there have only been minor changes to the maximum building height, particularly where heights have been consolidated across the MidCoast (e.g. increased from 13m to 15m). The maps look different due to the building heights applying over adjoining road and the colour scheme changing.



Forster (south)

There is an increase in the residential area (outlined in red) where there is an established school. School are placed in the same zone as neighbouring properties which in this case will be the R1 General Residential zone. There are no proposed changes to the maximum building height in south Forster.

There is a slight decrease in the residential footprint (indicated by **X**) where a property owned by Council will be included in a conservation zone.



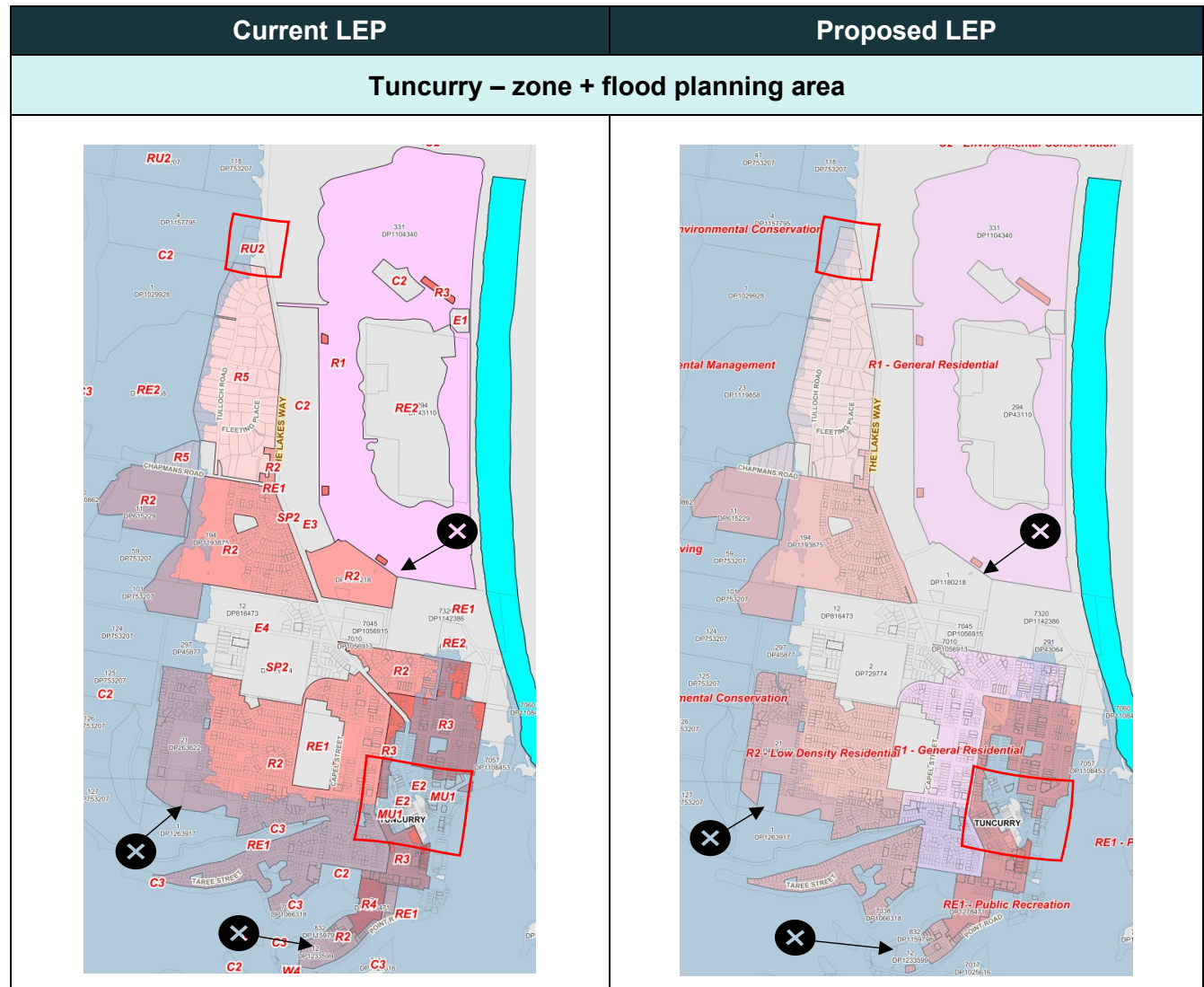
Tuncurry

In Tuncurry there is a small northern extension of the R5 Large Lot Residential zone (outlined in red) which applies to sites with existing dwellings. The minimum lot size of 1.5ha restricts any further subdivision.

Around the town centre there is a small increase in the residential zone (outlined in red) where some land has changed from the MU1 Mixed Use zone to the R3 Medium Density Residential zone. This change of zone does not necessarily result in an intensification of residential as residential uses are permitted in the Mixed Use zone land and the building height remains unchanged. In this location, a number of the roads are included in residential zones, which does not result in any intensification of residential.

The residential footprint is being reduced in three locations (indicated by X). The northern site is a TAFE site which is to be included in the SP2 Infrastructure zone. The remaining sites are caravan parks that have been included in a RE2 Private Recreation zone.

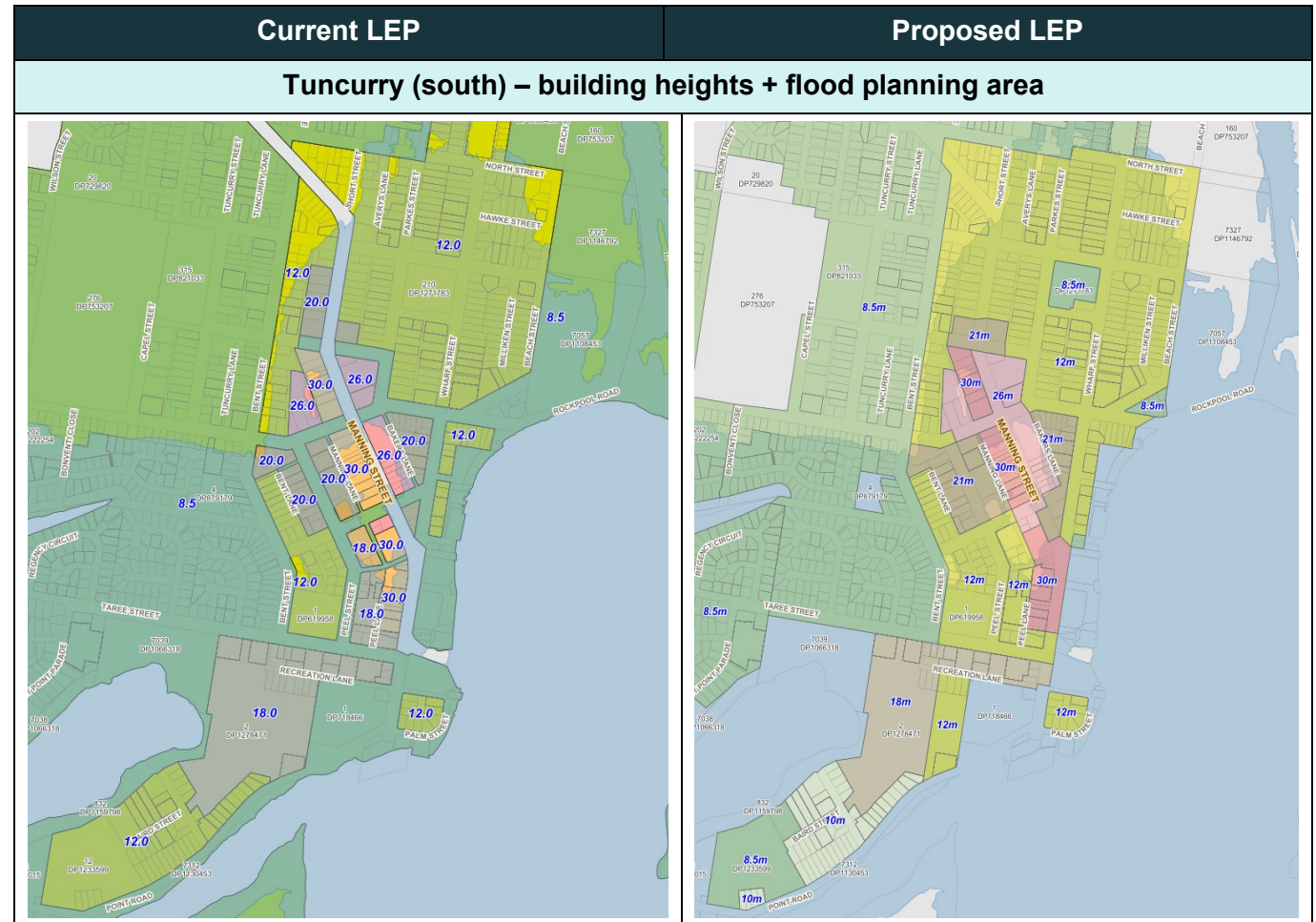
Where the residential footprint is being increased is in the town centre, where the R3 Medium Density Residential is proposed to expand into areas currently part of the MU1 Mixed Use and E2 Commercial Centre.



In locations subject to the flood planning area there have only been minor changes to the maximum building height, particularly where heights have been consolidated across the MidCoast (e.g. 20m increased to 21m).

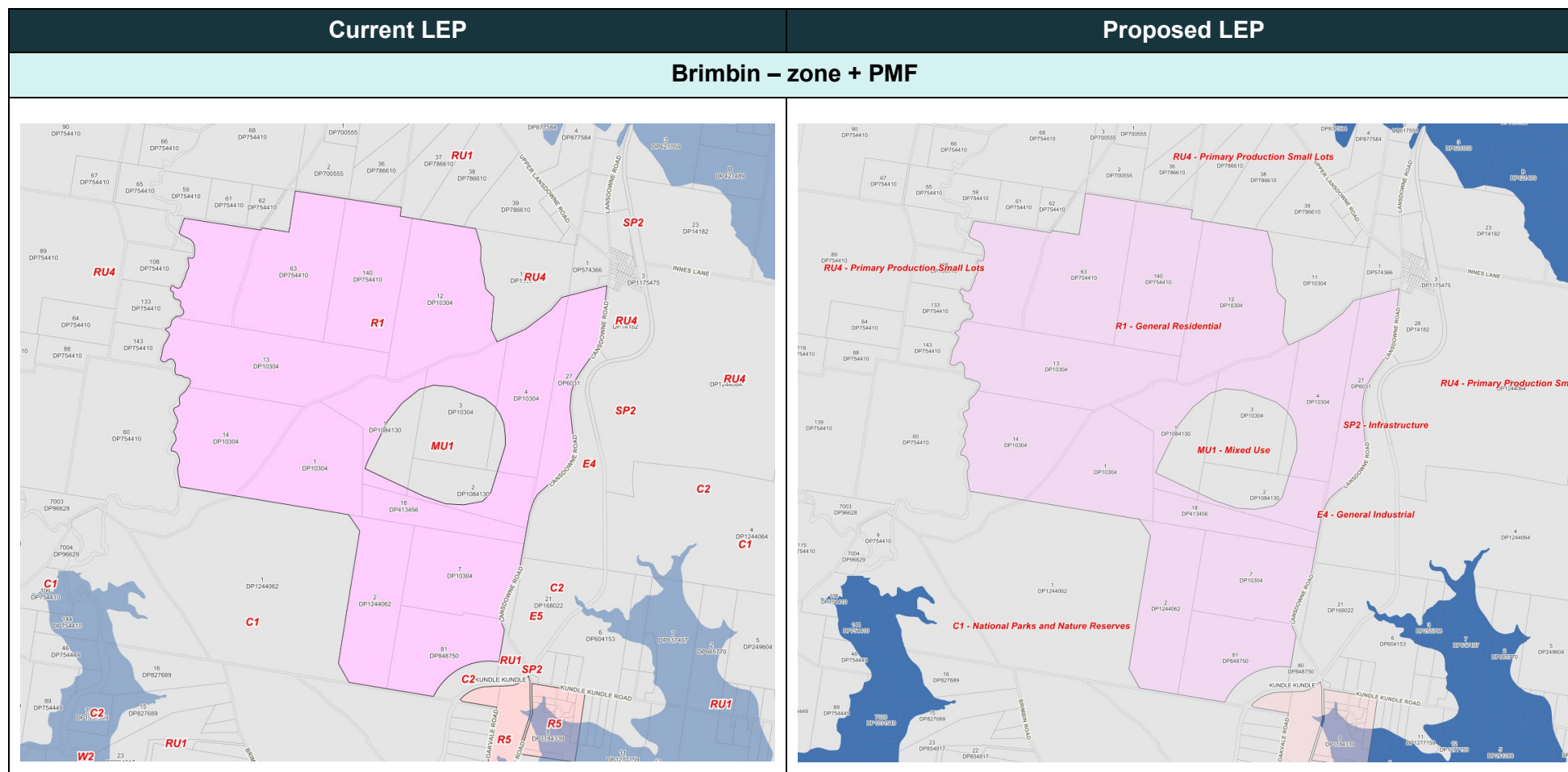
The maps look different due to the building heights applying over adjoining road and the colour scheme changing.

Overall, there is a net decrease in building heights in Tuncurry.



Major release areas Brimbin

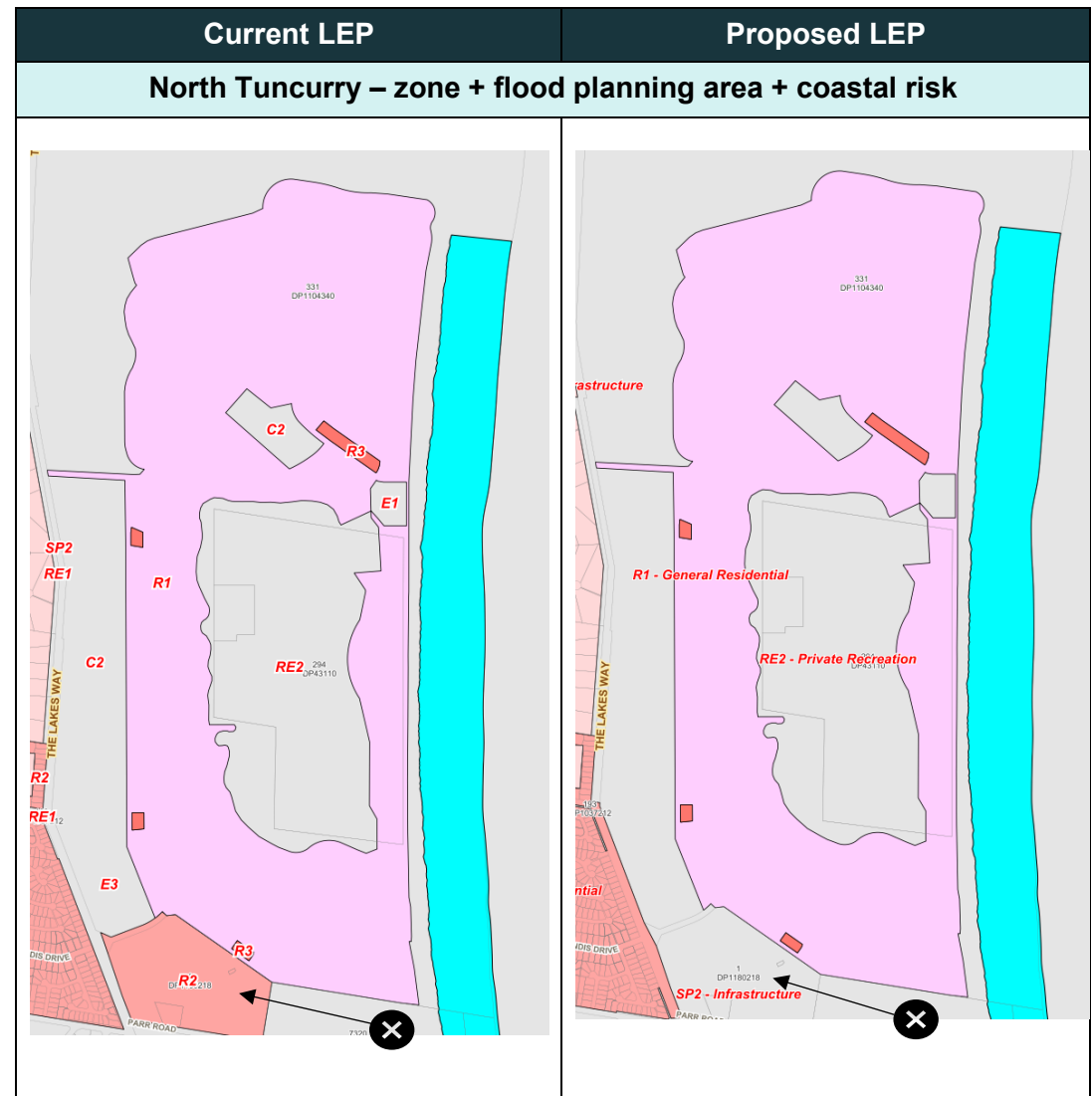
There are no changes proposed to the residential footprint for Brimbin.



ASSESSMENT OF RESIDENTIAL AREAS

North Tuncurry

There are no changes proposed to the residential footprint for North Tuncurry. The TAFE falls outside the North Tuncurry release area and is to be included in a SP2 Infrastructure zone as mentioned on the Tuncurry map (indicated by **X**).

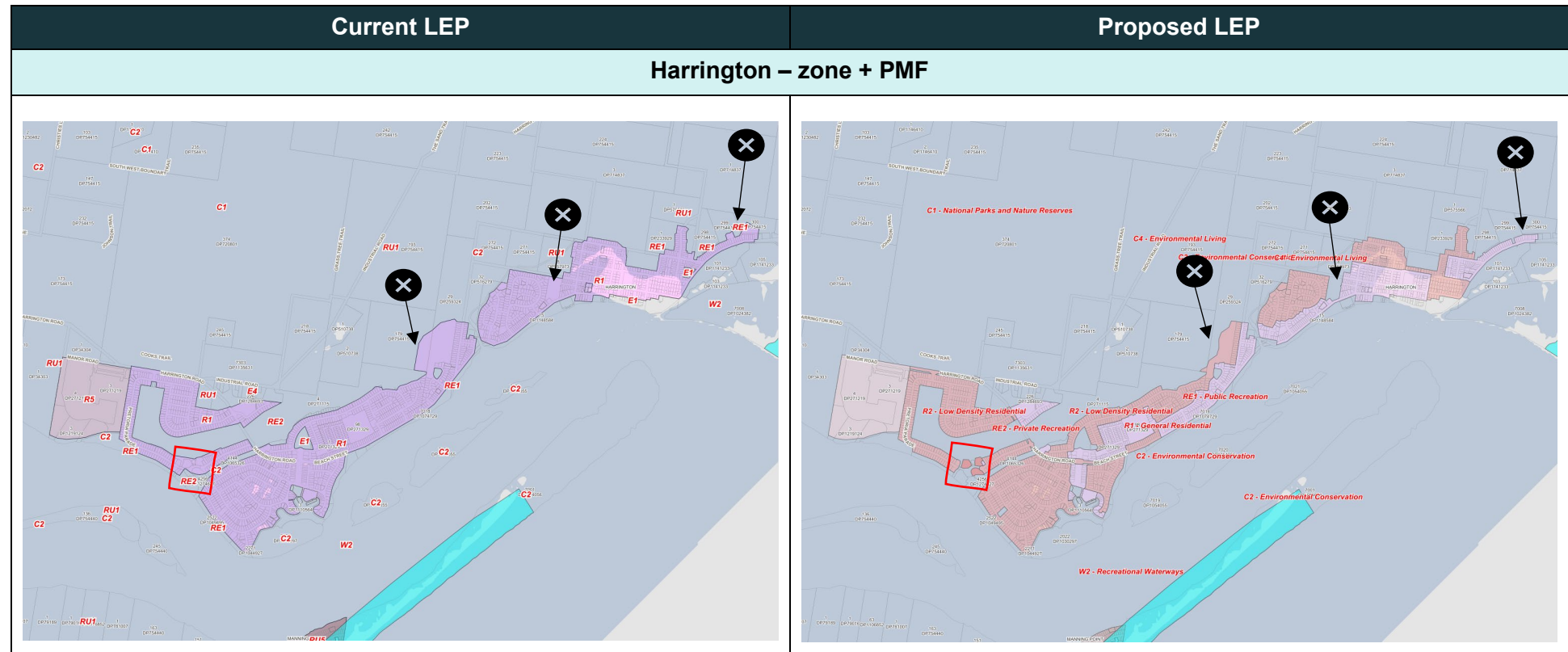


Coastal centres

Harrington

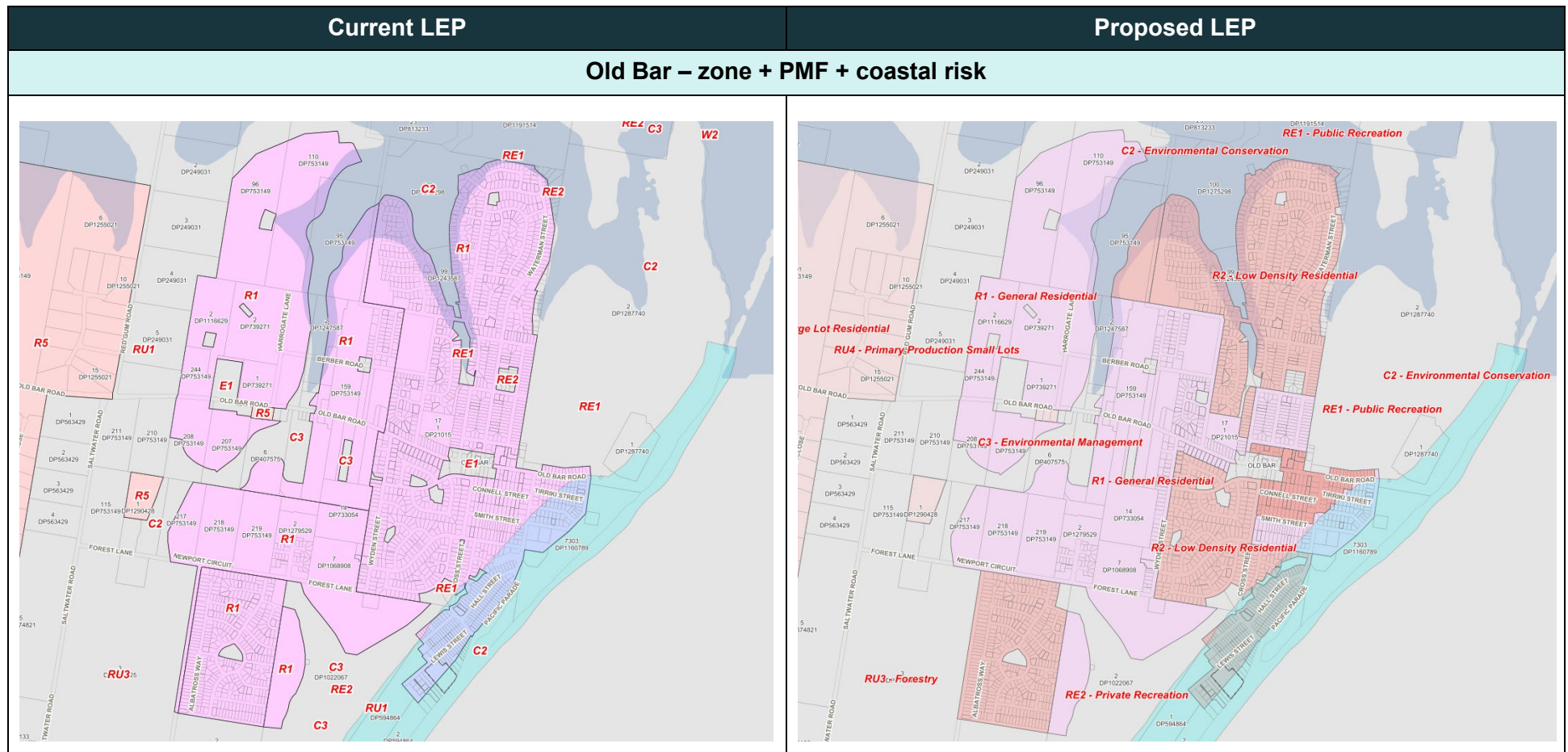
There have been minor reductions in the residential footprint in Harrington (indicated by **X**). The western and eastern areas are proposed to be included in the C2 Environmental Conservation zone to reflect the State Environmental Planning Policy (Resilience and Hazards) 2021 mapping. The middle site has been removed from a residential zone, as it is a caravan park which has been included in the RE2 Private Recreation zone (a consistent approach across the MidCoast).

An area (outlined in red) is proposed to be included in the R3 Medium Density Residential zone around the Harrington Golf Club. While these sites are currently in the R1 General Residential zone, they have a maximum building height of 14.5m. The R3 Medium Density Residential zone has been applied to reflect the intended use of the site. Through the height consolidation undertaken for the draft MidCoast LEP, there has been a slight increase in height from 14.5m to 15m.



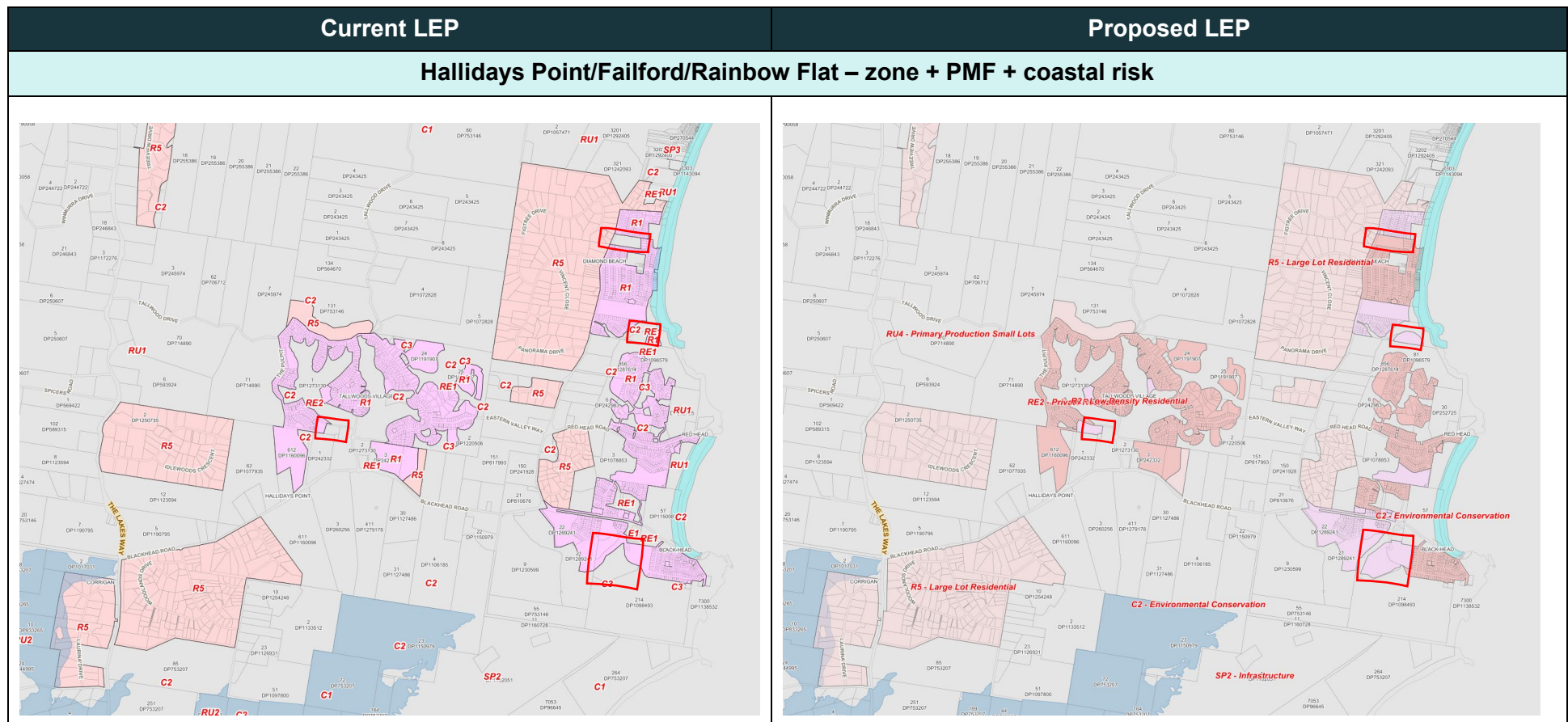
Old Bar

There are no changes proposed to the residential footprint for Old Bar. The R2 Low Density Residential zone has been applied to the more recent residential areas, while the R1 General Residential zone and R3 Medium Density Residential zone has been applied to locations closer to the town centre (that are not subject to any flooding or coastal constraints). The R1 General Residential zone has also been applied over greenfield sites where subdivision has not yet occurred.



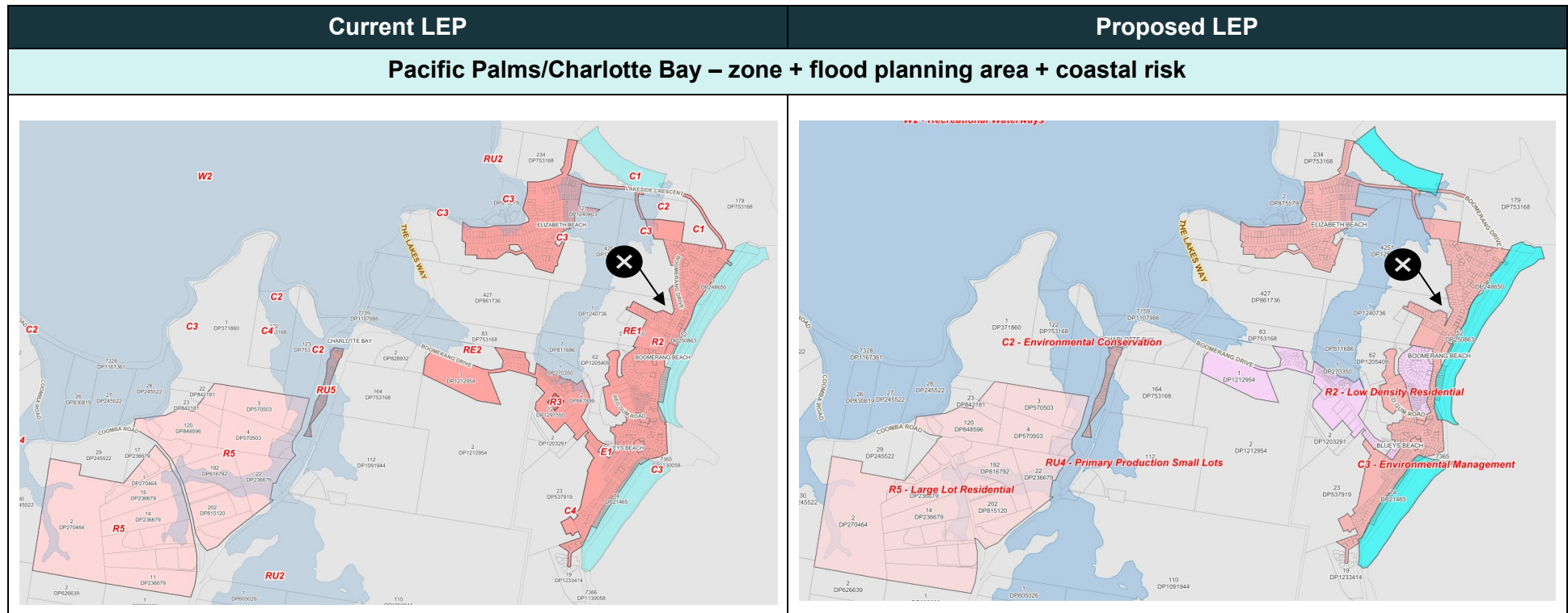
Hallidays Point/Failford/Rainbow Flat

There are minor increases proposed to the residential footprint for Hallidays Point (outlined in red). In the north the Hallidays Point Public School will be included in the R2 Low Density Residential. The western site was an Additional Permitted Use for units - changing the zone to residential enables the use to proceed. The southern site is an established aged care facility and will be included in the R1 General Residential zone. The middle site was included in the SP3 Tourist zone and was approved for units. Inclusion in the R1 General Residential zone is consistent with the adjoining site and is appropriate for this residential use. All of these changes apply to land that is not constrained by the PMF or coastal risk and are not recorded contamination sites.



Pacific Palms/Charlotte Bay

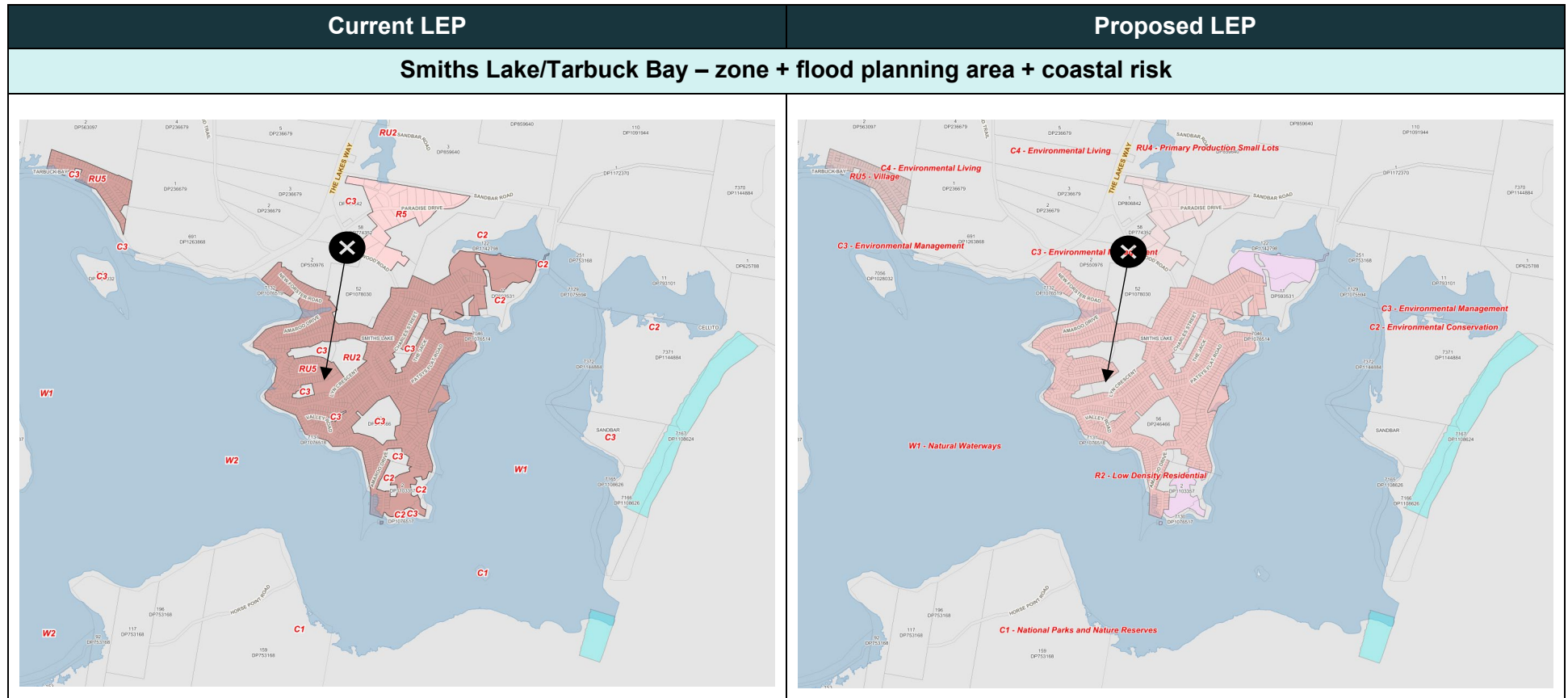
There is a minor decrease in the residential footprint for Pacific Palms (indicated by **X**) where land has been included into a conservation zone to reflect the values of the land. The R2 Low Density Residential zone has been applied to established residential areas, while the R1 General Residential zone has been applied to locations closer to the town centre and greenfield sites where the subdivision layout has not yet been established.



Smiths Lake/Tarbucket Bay

There has been a minor reduction of the residential footprint for Smiths Lake (indicated by **X**). This land was purchased by Council and has been included in a C3 Environmental Management zone. Smiths Lake is currently in a RU5 Village zone. It is proposed to include the township in both the R2 Low Density Residential and R1 General Residential zones. The R2 Low Density Residential zone has been applied to established residential areas, while the R1 General Residential zone has been applied to greenfield sites where subdivision has not yet occurred.

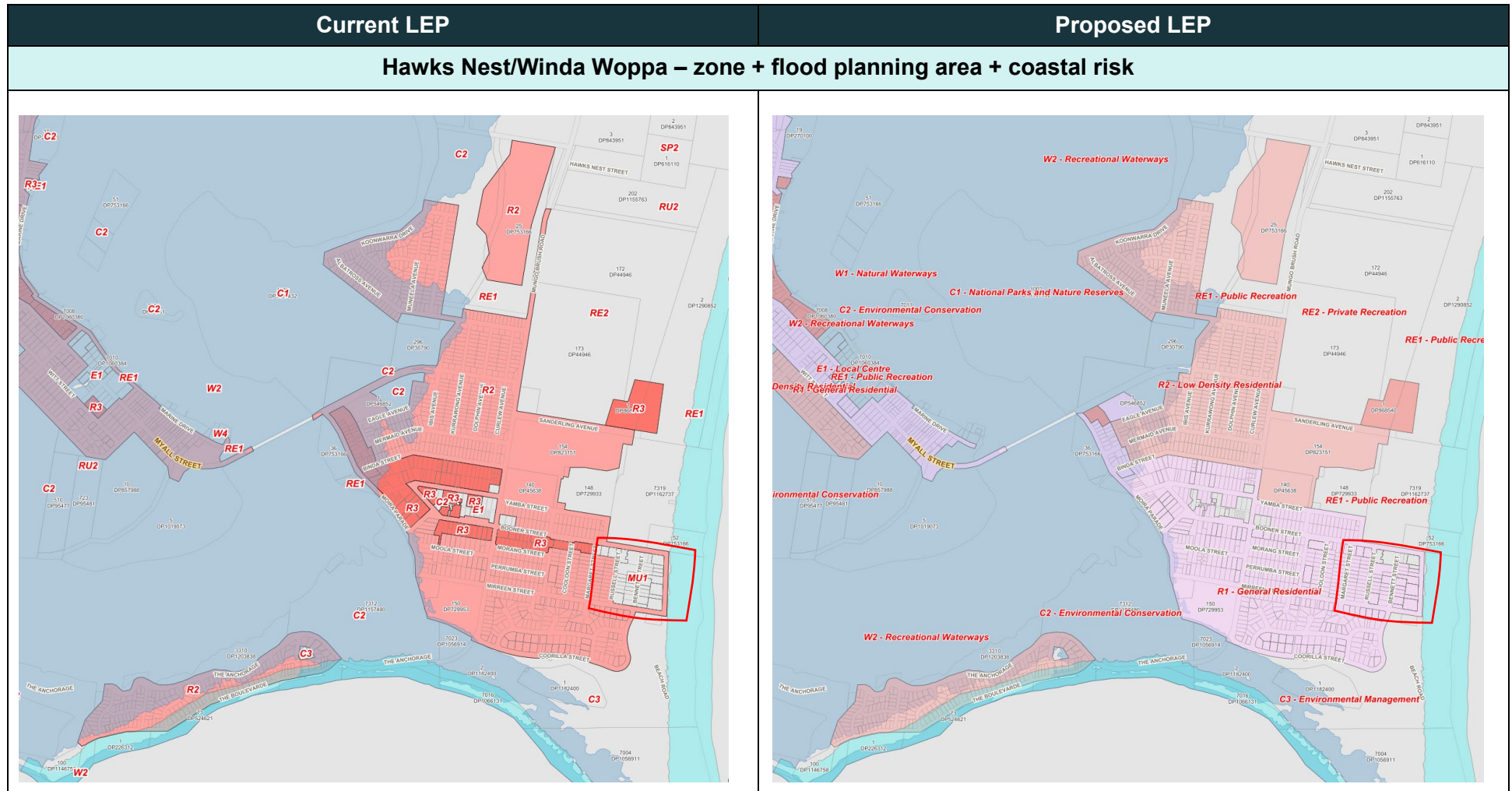
There are no changes proposed at Tarbucket Bay or the Large Lot residential estate.



Hawks Nest/Winda Woppa

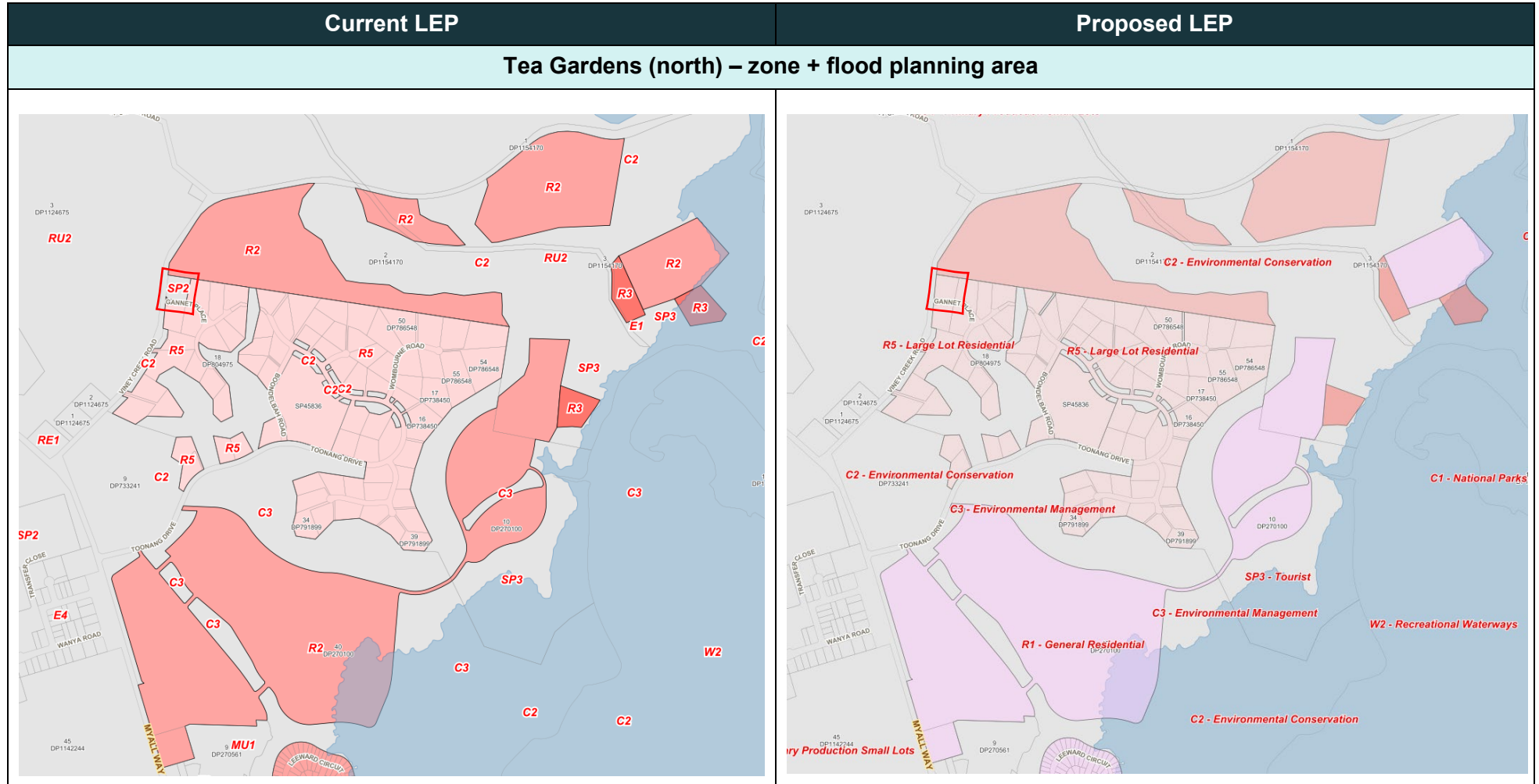
There has been a minor increase of the residential footprint for Hawks Nest (outlined in red). This site was included in the MU1 Mixed Use zone and is proposed to be included in the R1 General Residential zone to reflect the existing residential dwellings.

No changes are proposed to the residential footprint for Winda Woppa.



Tea Gardens (north)

There is a minor increase of the residential footprint in Tea Gardens (north) (outlined in red). This land has water facilities located on-site, is owned by MidCoast Council and is currently in the SP2 Infrastructure zone. The application of the Infrastructure zone was examined in the Infrastructure Zones Review (refer **Appendix 13**). Sites such as these are proposed to be included in the adjoining zone, which in this case is the R5 Large Lot Residential zone.

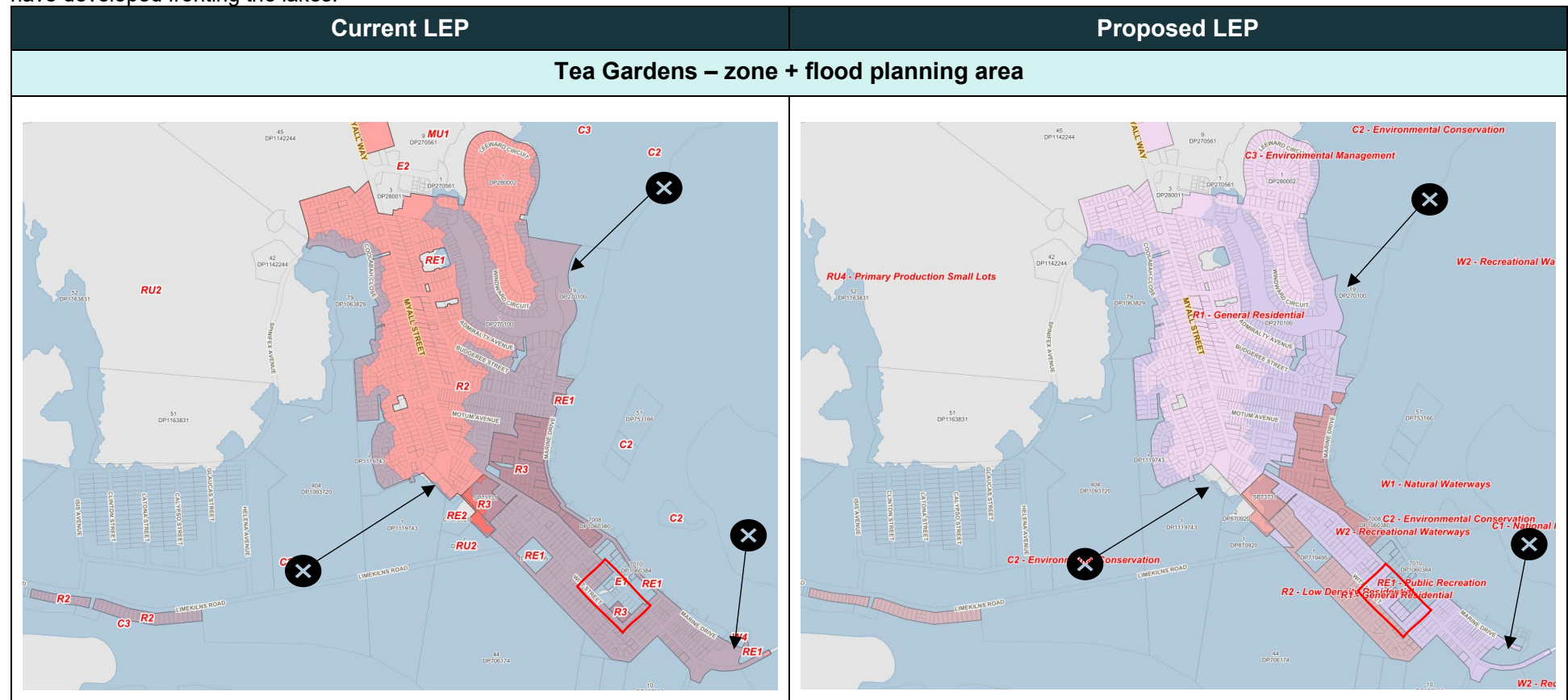


Tea Gardens (south)

There has been minor reductions of the residential footprint for Tea Gardens (south) (indicated by **X**). The northern site has been included in the C2 Environmental Conservation zone given the conservation values of the land. The western site has been included in the SP2 Infrastructure zone given the site is a cemetery and the southern site has been included in the RE1 Public Recreation zone to reflect the use and ownership of the site.

There has been an increase in the residential footprint in the town centre where two houses and a church have been removed from E1 Local Centre zone and included in the R1 General Residential zone to reflect the residential use of the land. The maximum building height of these properties has been reduced from 12m to 8.5m to retain low scale residential controls.

The majority of Tea Gardens will be included in the R1 General Residential zone, with the R3 Medium Density Residential zone applying over areas where units have developed fronting the lakes.

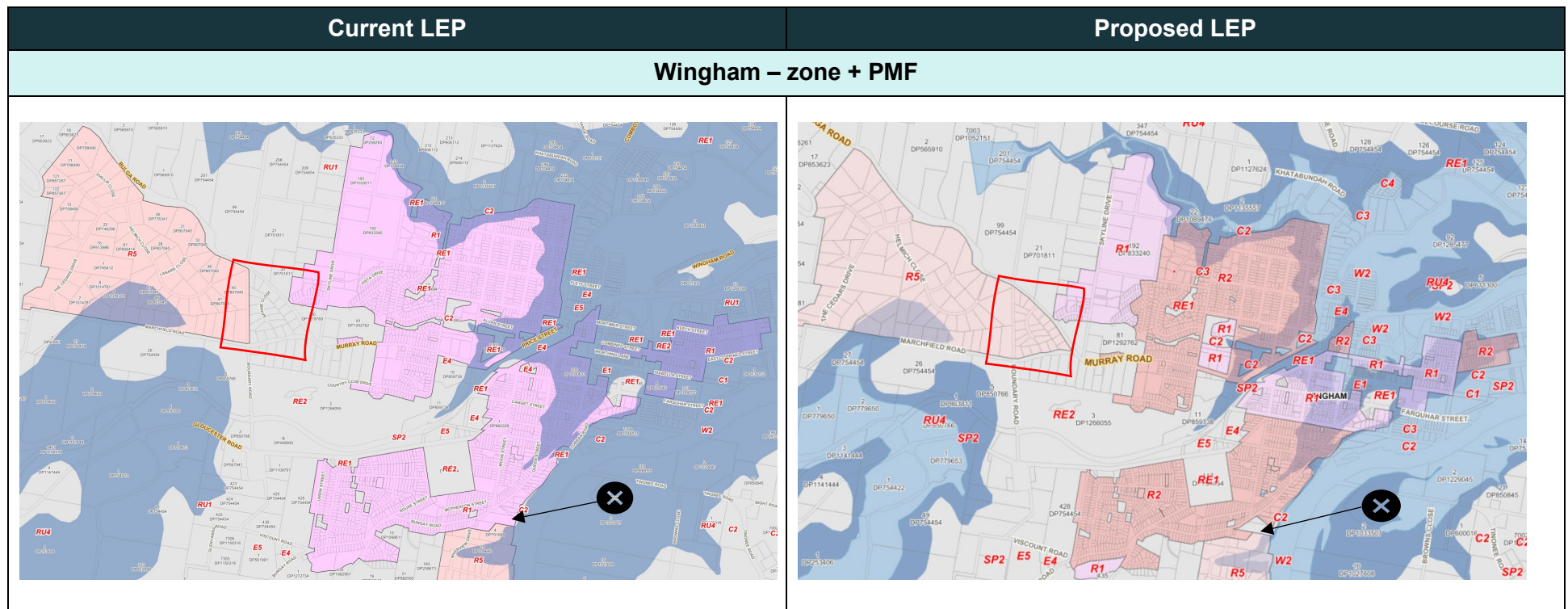


Rural centres

Wingham

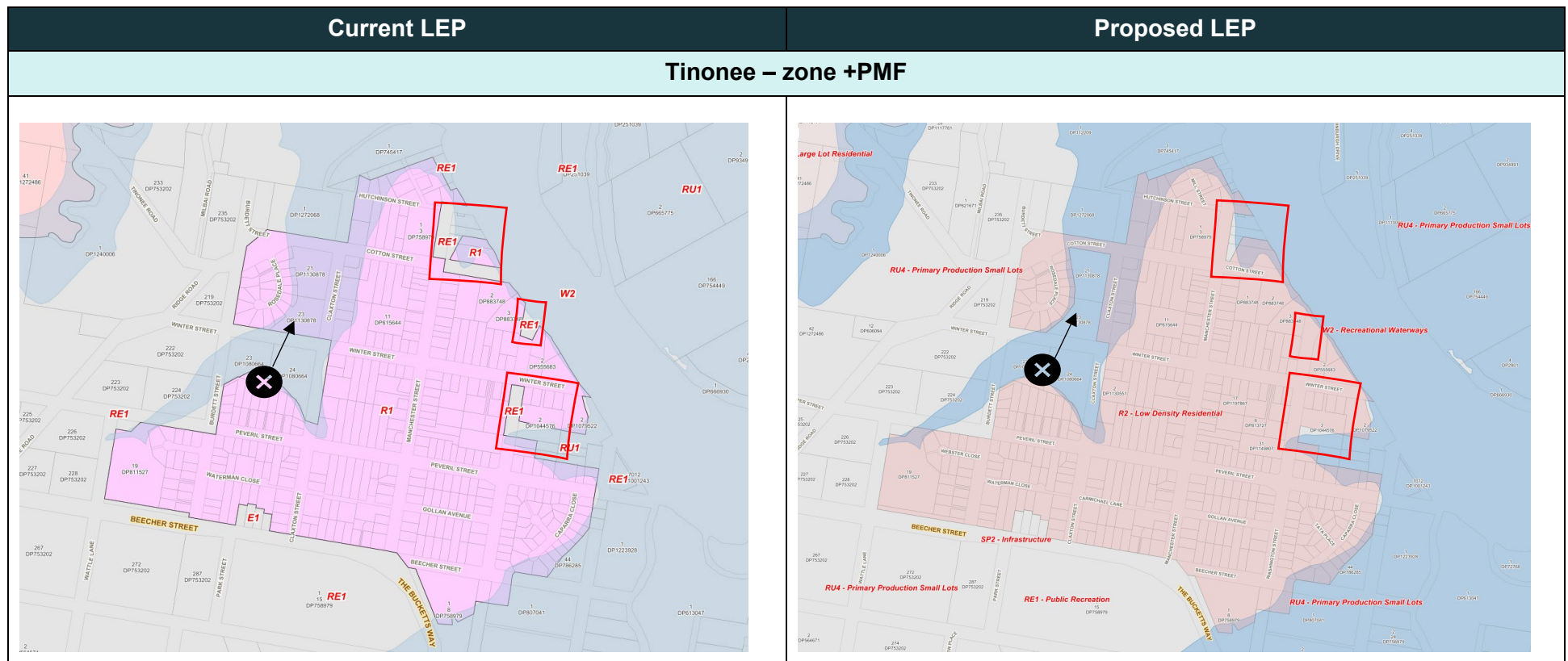
There has been a slight decrease in the residential footprint for Wingham (indicated by **X**) where the site has been included in the SP2 Infrastructure zone over the sewage treatment plant. There has been an increase in the R5 Large Lot Residential area footprint as shown in red outline to reflect existing rural residential development in this area.

The R2 Low Density Residential zone has been applied to established residential areas, while the R1 General Residential zone has been applied to locations closer to the town centre and over greenfield sites where the subdivision layout has not yet been established.



Tinonee

There has been a slight reduction in the residential footprint in Tinonee (indicated by **X**). This area is proposed to be included in the C3 Environmental Management zone to reflect the environmental significance of the land and flooding constraints. There are three locations (outlined in red) where the residential zone now applies over the road reserve, however there is no additional development potential. The R2 Low Density Residential zone will apply over Tinonee.

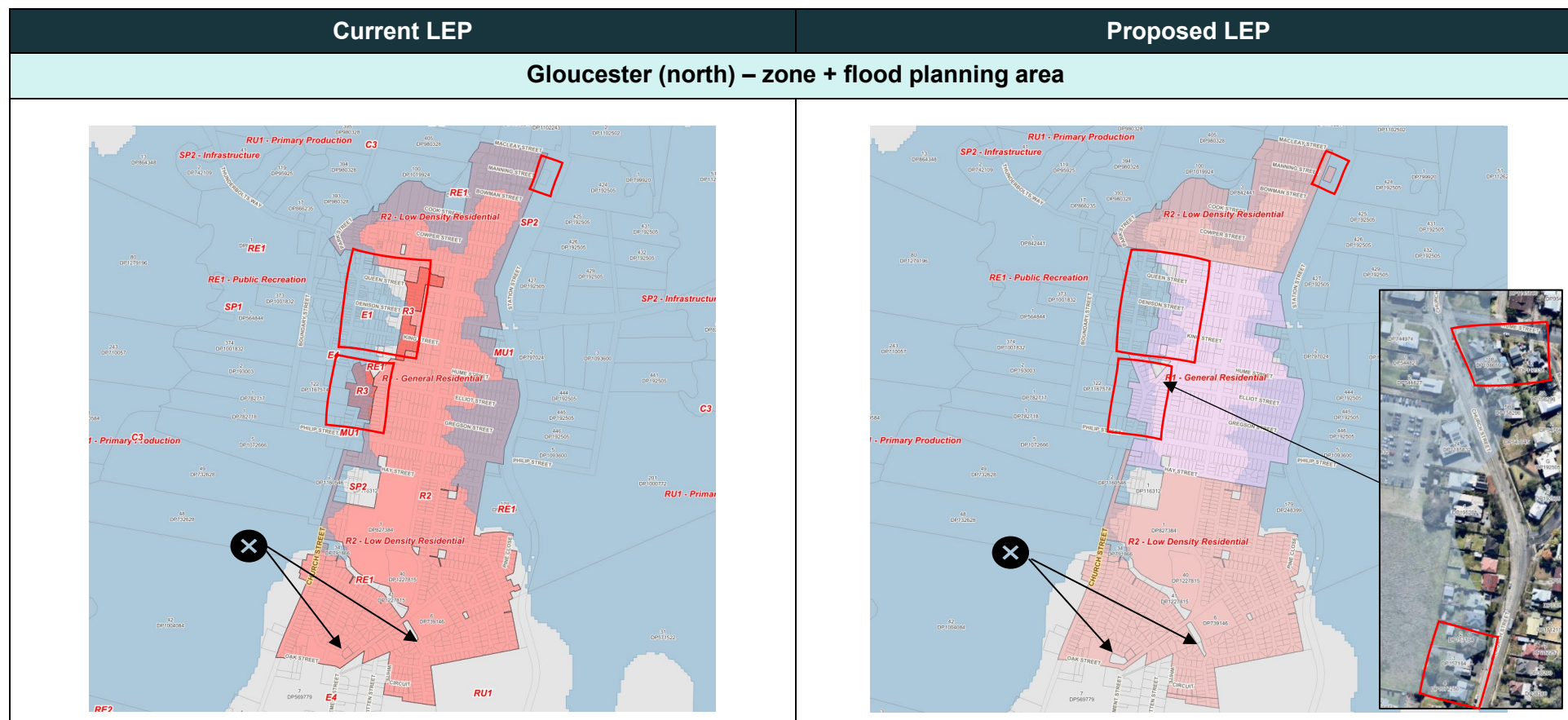


Gloucester (north)

There are minor increases to the residential footprint proposed in Gloucester (north) (outlined in red). The north-eastern site is an established house which forms part of the Gloucester township. The north-western area around the Gloucester centre is currently in the R3 Medium Density Residential zone and is proposed to be included in the R1 General Residential zone. The extent of this zone has also been increased. Through the MidCoast Employment Zone Review (refer **Appendix 12**), it was identified that the employment zones were too extensive for the town centre and restricted residential development. As a result, it was proposed that the extent of the employment zone should be reduced and the R1 General Residential zone applied.

The southern location involves including four lots around Hume and Church Street intersection and three lots fronting Church Street (refer aerial insert) in the R1 General Residential zone (currently in the MU1 Mixed Use) zone). These lots have houses established on the sites and are unlikely to be redeveloped.

There are minor reductions to the residential footprint (indicated by **X**) where land has been included in the RE1 Public Recreation zone given it is a park.



Gloucester (south)

There are no changes proposed to the residential footprint in south Gloucester

Current LEP	Proposed LEP
Gloucester (south) – zone + PMF	

Current LEP Map:

- R2** (red): Residential Medium Density
- C2** (orange): Community Neighbourhood
- R5** (pink): Residential Low Density
- C3** (light blue): Community Neighbourhood
- SP2** (yellow): Strategic Purpose 2
- R5** (pink): Residential Low Density

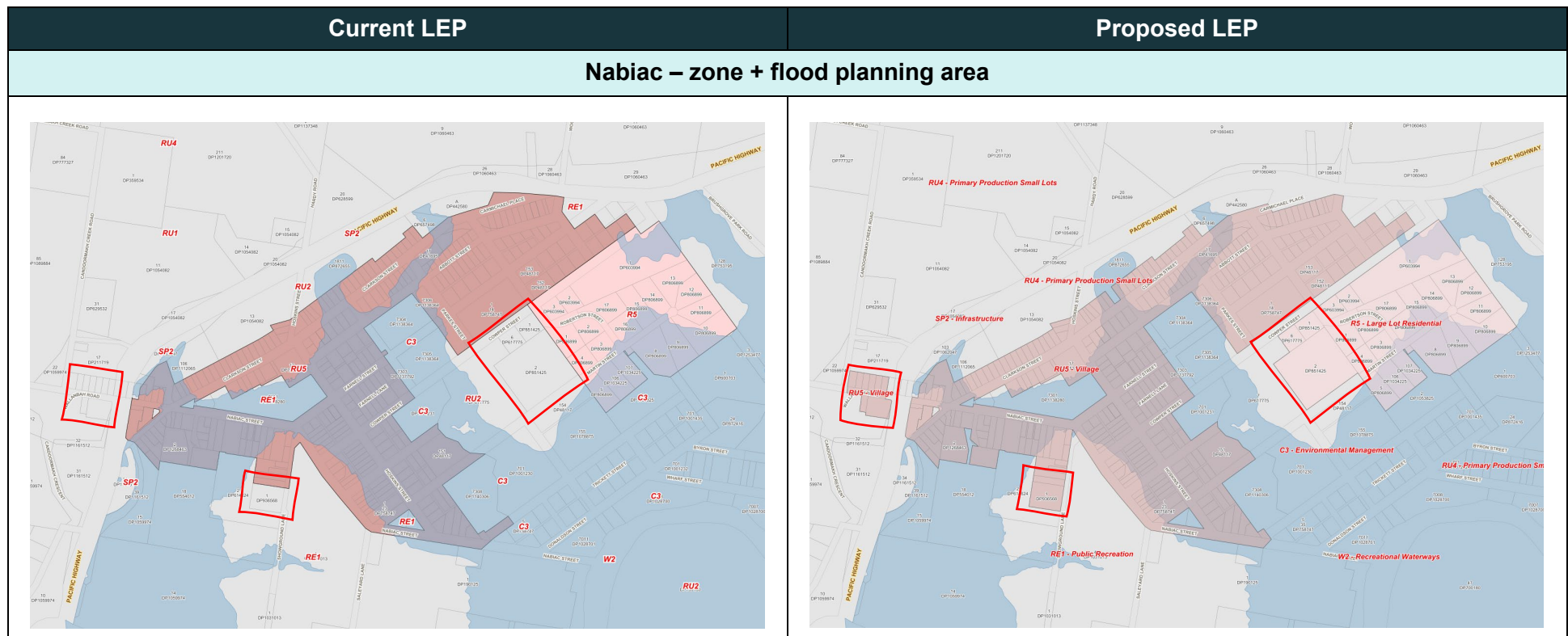
Proposed LEP Map:

- C3 - Environmental Management** (light blue)
- R1 - General Residential** (pink)
- R5 - Large Lot Residential** (pink)
- R1 - Primary Production** (light blue)
- SP2 - Infrastructure** (yellow)
- R5 - Large Lot Residential** (pink)

Nabiac

There is proposed to be a minor increase in the residential footprint for Nabiac (outlined in red). The proposed extensions of the RU5 Village zone reflect where houses and a service station are located and form part of the village. These sites are not subject to flooding. While the service station is a contaminated site, the use is typical of what is located within a village. It is unlikely that the site would be developed for residential purposes given the proximity to the Pacific Highway.

An extension to the R5 Large Lot Residential zone is proposed to reflect the existing uses. These areas are not subject to flooding. The minimum lot size applied would enable a subdivision to be considered for one additional lot on Lot 2 DP851425. Any application would have to consider the environmental qualities of the site and address and potential bush fire hazards.

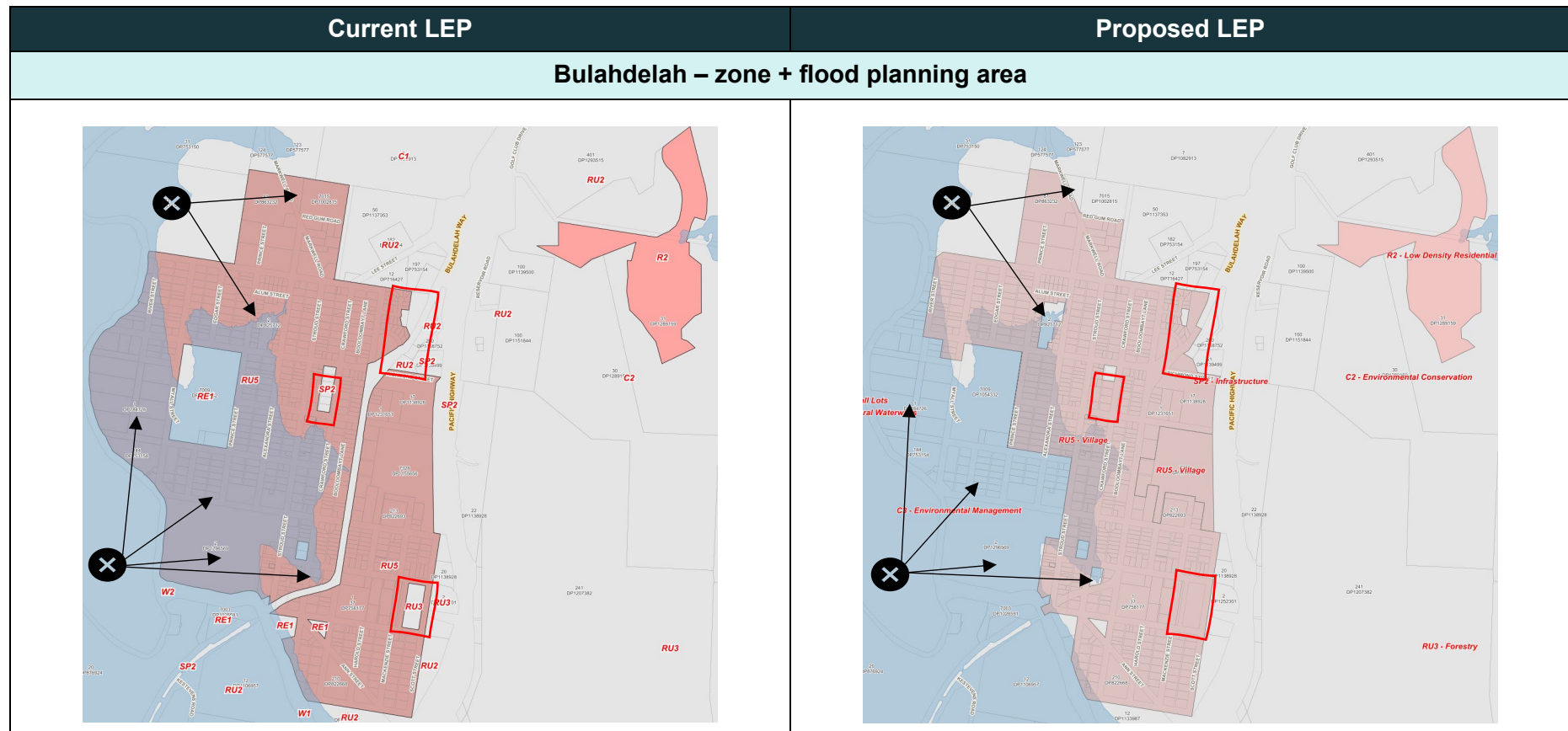


Bulahdelah

There is proposed to be a significant decrease in the residential footprint for Bulahdelah (indicated by **X**). The southern sites can be affected by extensive flooding. It is proposed to include these sites in the C3 Environmental Management zone to clearly demonstrate that the land is constrained.

The northern sites are being excluded from the village zone given their use as a cemetery and drainage basin.

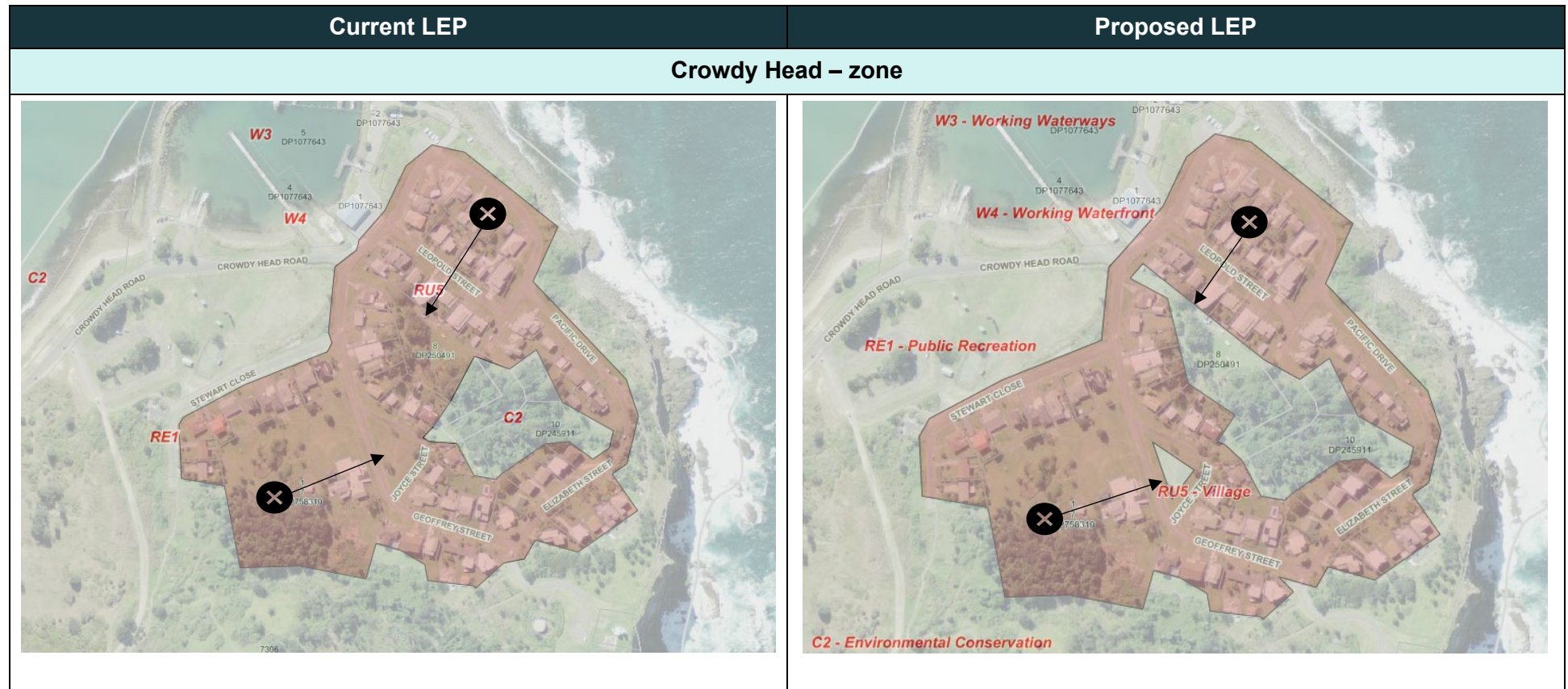
There are three locations where land is being included in the RU5 Village zone. The northern site currently has village uses on the site. The middle sites were incorrectly included in the SP2 Infrastructure zone. The Village zone is more appropriate for the existing aged care use. The southern site was owned by the Forestry Corporation and sold to a private landowner. There are no records of site contamination, and the site is not affected by flooding. As a result it is proposed to include the site in the RU5 Village zone consistent with the neighbouring properties.



Villages

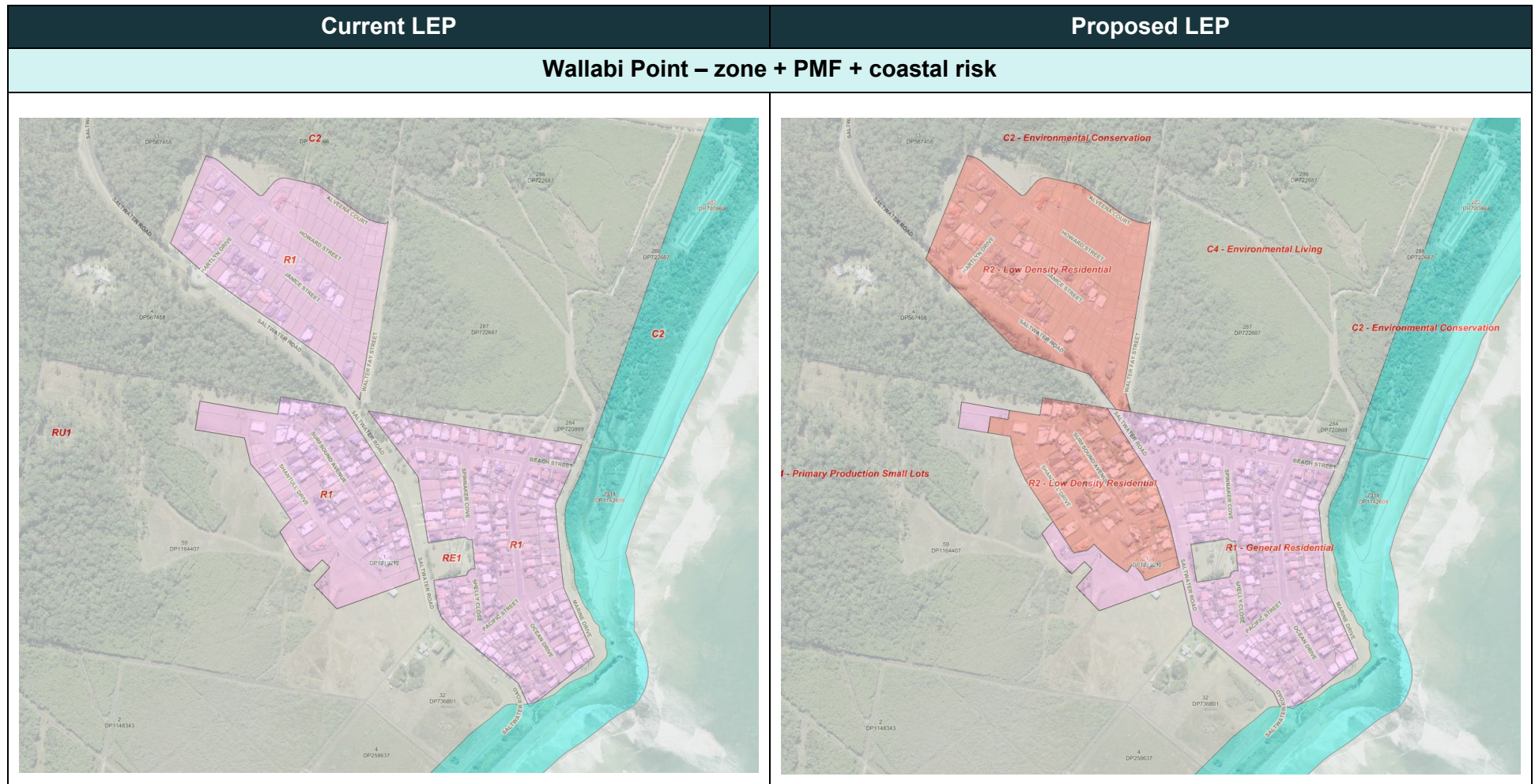
Crowdy Head

There are minor reductions to the residential footprint for Crowdy Head (indicated by **X**). The zone in these locations has been changed to a recreation and conservation zone to reflect the use of the land.



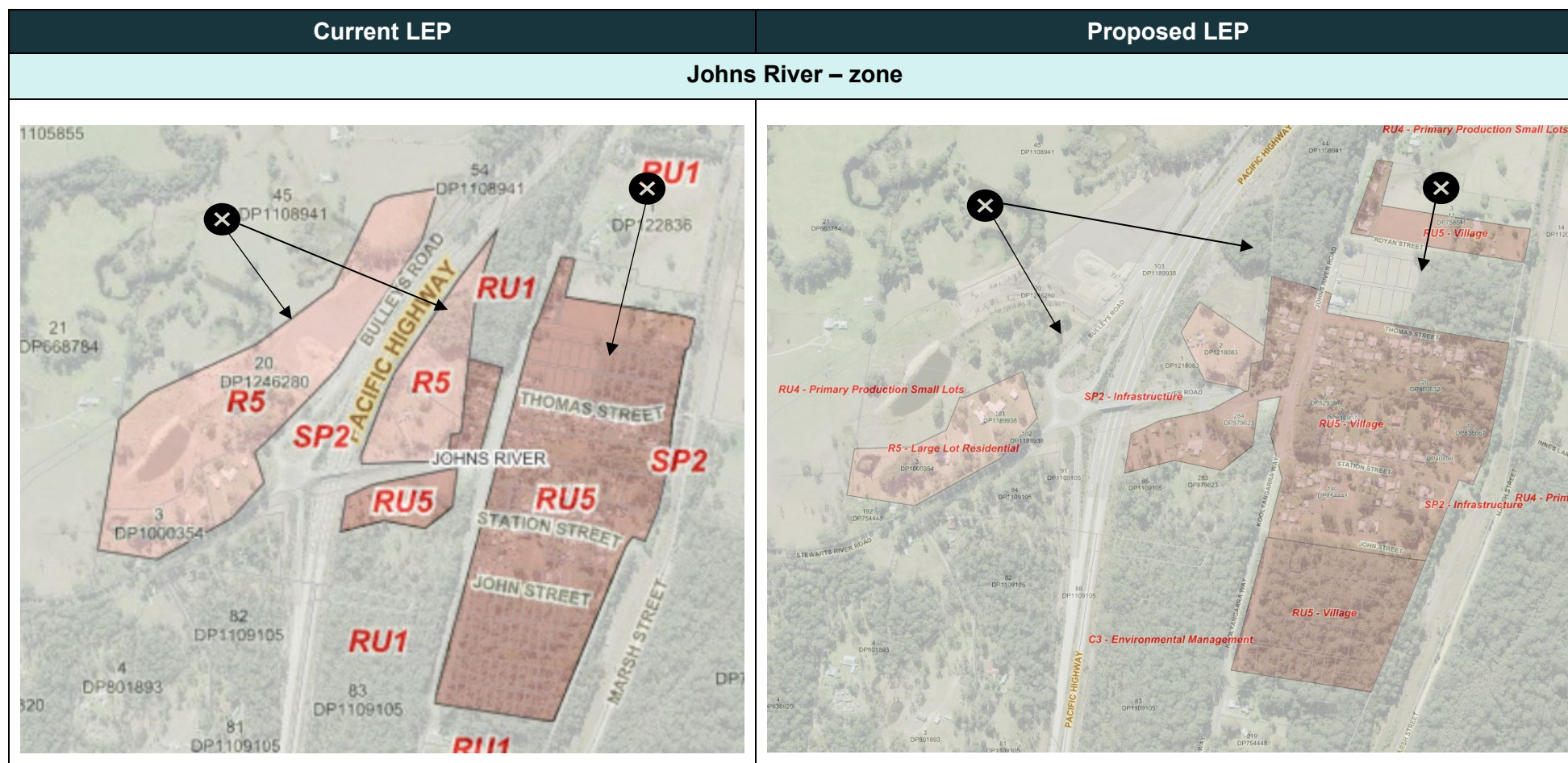
Wallabi Point

There are no changes proposed to the residential footprint for Wallabi Point. The R2 Low Density Residential zone has been applied to the more recent neighbourhoods and the R1 General Residential zone applied to the established neighbourhoods and greenfield sites that have not yet been developed.



Johns River


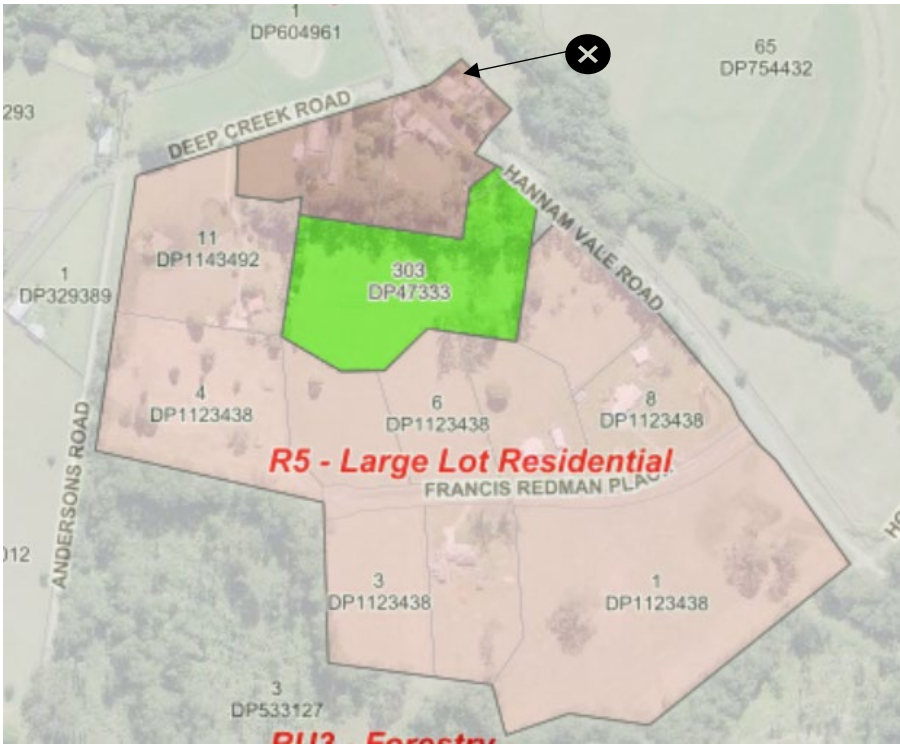
There is a proposed decrease in the residential footprint in Johns River (indicated by **X**). Land to the west of the Pacific Highway will be included in a rural zone. Land to the east of the Pacific Highway will be included in a C3 Environmental Management zone to reflect the constraints of the highway and the environmental values of the land. There is a minor extension of R5 Large Lot Residential zone (outlined in red) given the lot size of 1.7ha and the residential use of the land. No further subdivision of this land would be permitted with the site having a minimum lot size of 1.5ha.



Hannam Vale

The MidCoast Rural Strategy – The Way Forward (refer to Appendix 9) reviewed the application of the RU5 Village zone across the MidCoast. Hannam Vale was identified as a location that should be included in the RU5 Village zone around the core village activities of the school and general store. It is recognised that the general store (Lot 1 DP533127) served as a petrol station and has an underground tank and is listed as a contaminated site (indicated by X). This is a typical use in a village. Any further development of the site would have to address the contamination issue.

The surrounding sites are proposed to be included in the R5 Large Lot Residential which is consistent with the lot sizes and use of the land. The minimum lot size restricts any further subdivision of these lots.

Current LEP	Proposed LEP
Hannam Vale – zone	
	

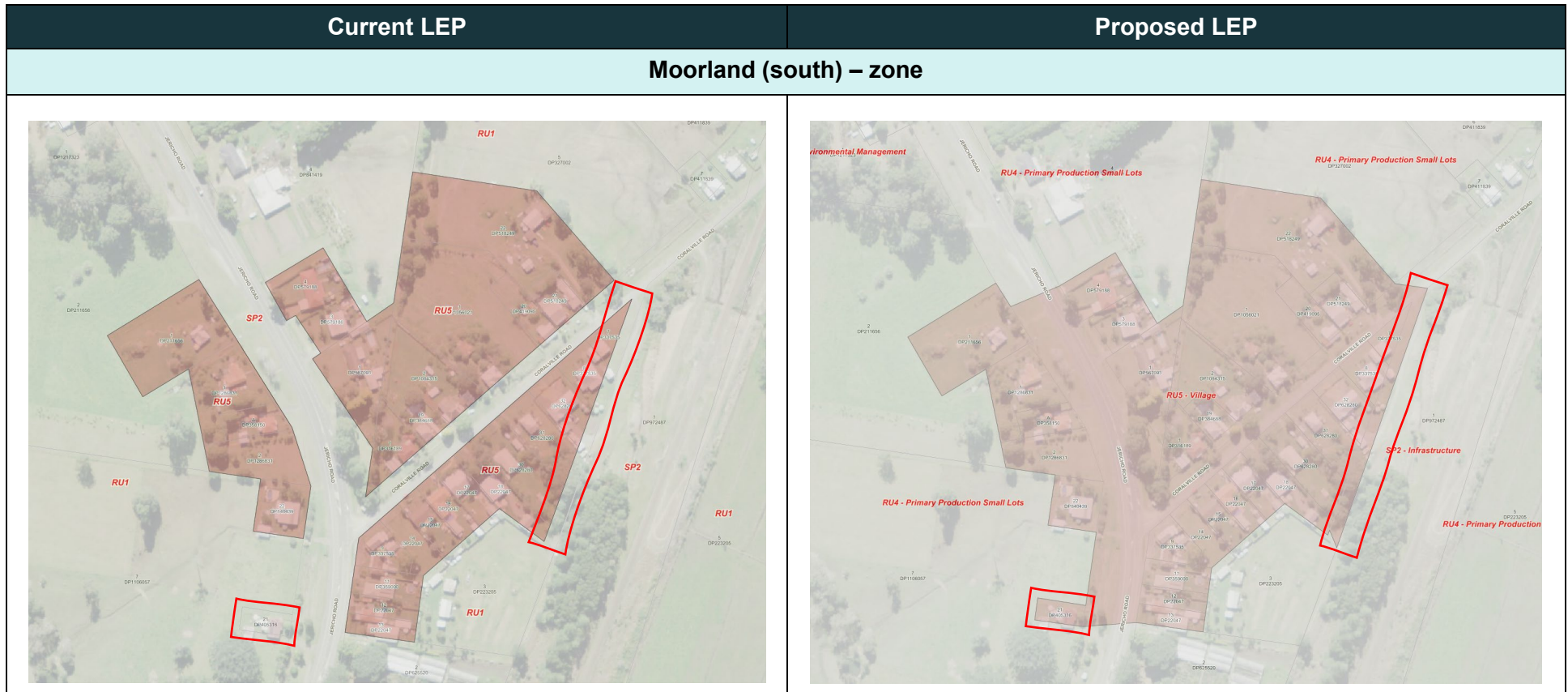
Moorland (north)

There is a minor decrease in the residential footprint for Moorland (north) (indicated by **X**). The existing park and facilities are to be included in the RE1 Public Recreation zone.



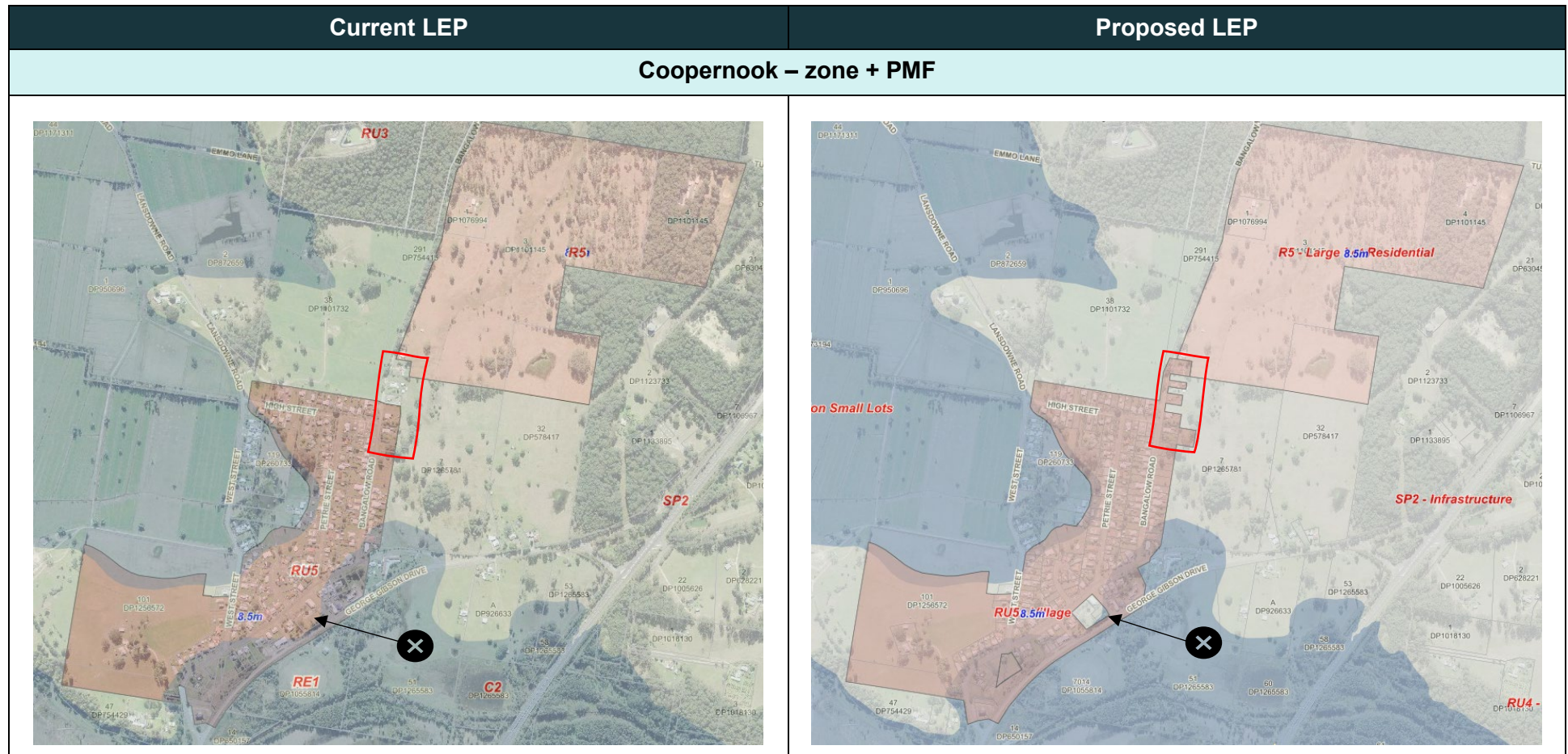
Moorland (south)

There is a minor increase in the residential footprint for Moorland (south) (outlined in red) where the RU5 Village zone has been extended over a house to the south of the village. The extension next to the railway line is a result of the road being included in the RU5 Village zone and will not increase development potential.



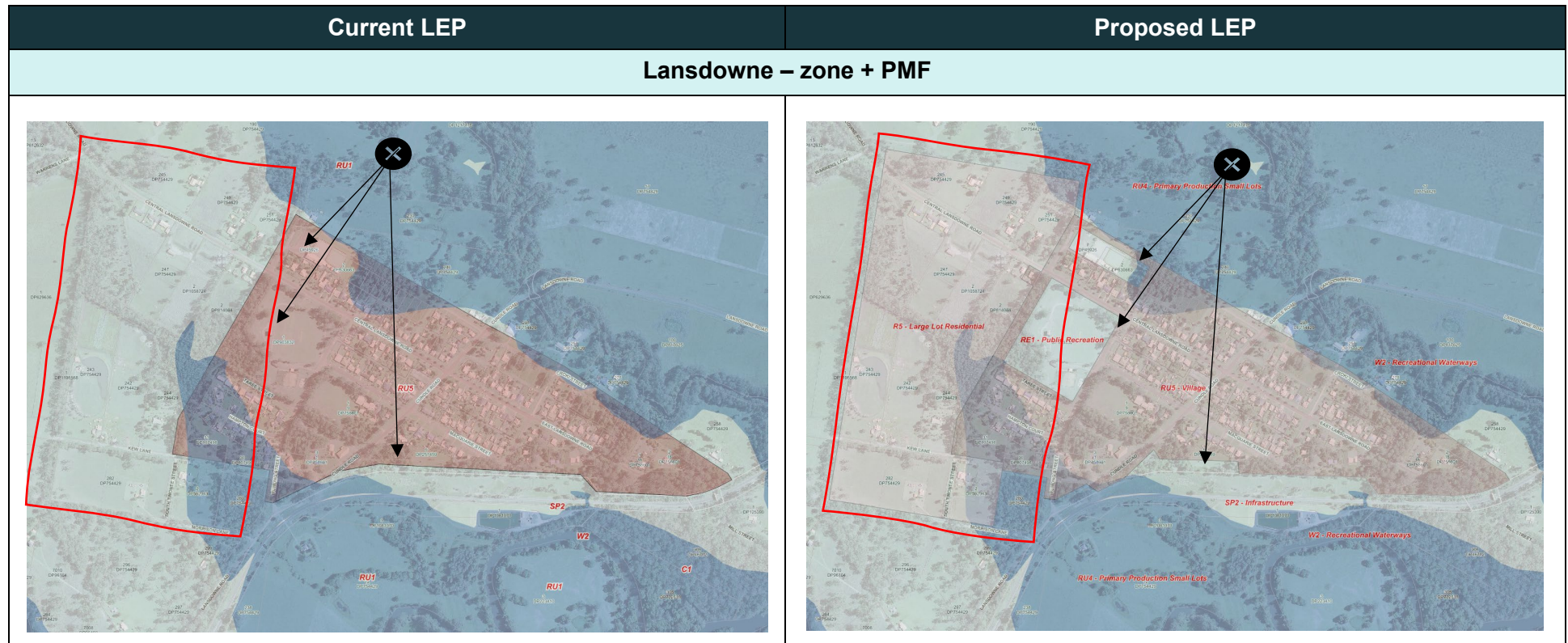
Cooperbrook

There are minor changes to the residential footprint for Cooperbrook. The RU5 Village zone is to be extended north (outlined in red) where houses exist and form part of the village. These sites are not constrained and the inclusion of these sites in the RU5 Village zone provides a logical extension of the village. There are sites where the extent of the RU5 Village zone will be decreased (indicated by X). These sites are publicly owned and are to be included in the RE1 Public Recreation zone.



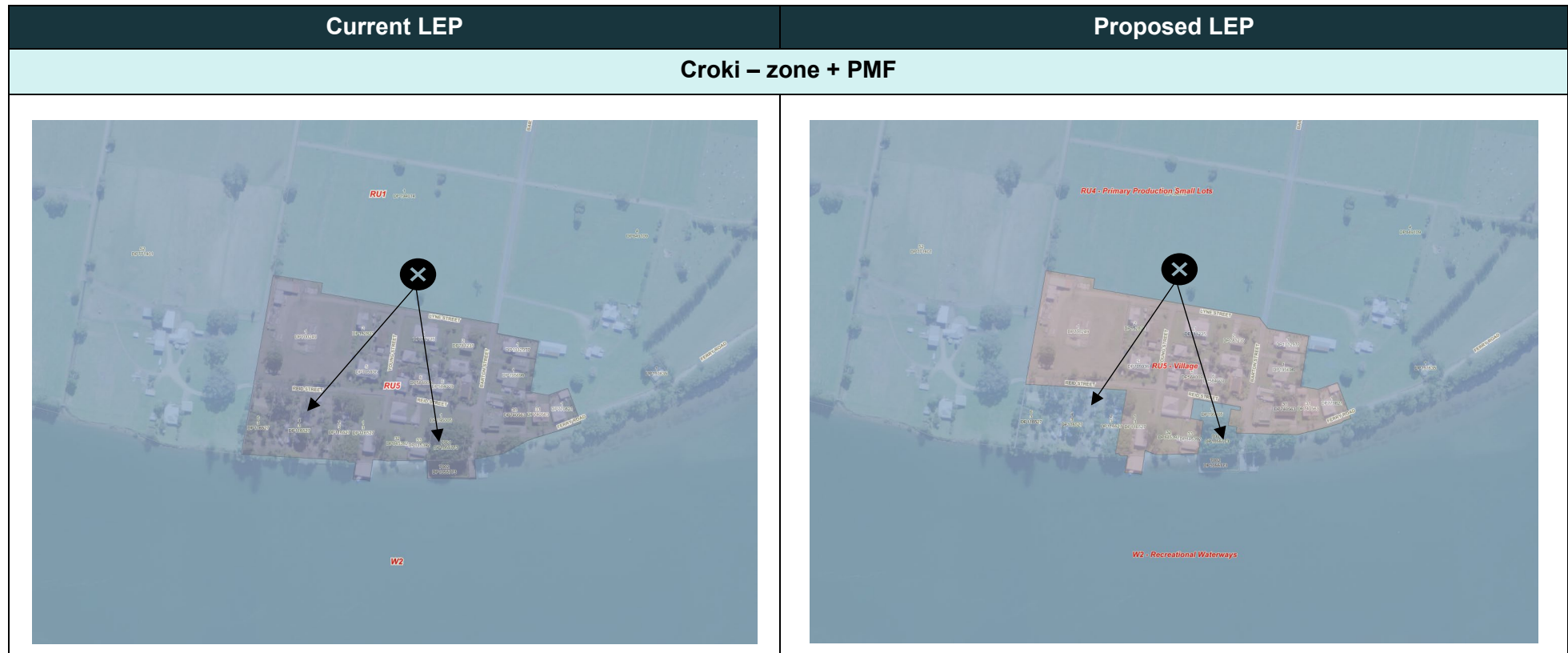
Lansdowne

There are proposed changes to the residential footprint for Lansdowne. The RU5 Village zone is to be removed from sites (indicated by **X**) that are used for recreational purposes or have environmental values. The R5 Large Lot Residential zone is to be applied to sites to the west of Lansdowne. These lots are typically 2ha in size and have dwellings established. The zone is appropriate for the character and use of this land. With a minimum lot size of 1.5ha, there is some potential for further subdivision. These sites are predominately above the PMF and have not been identified as contaminated land.



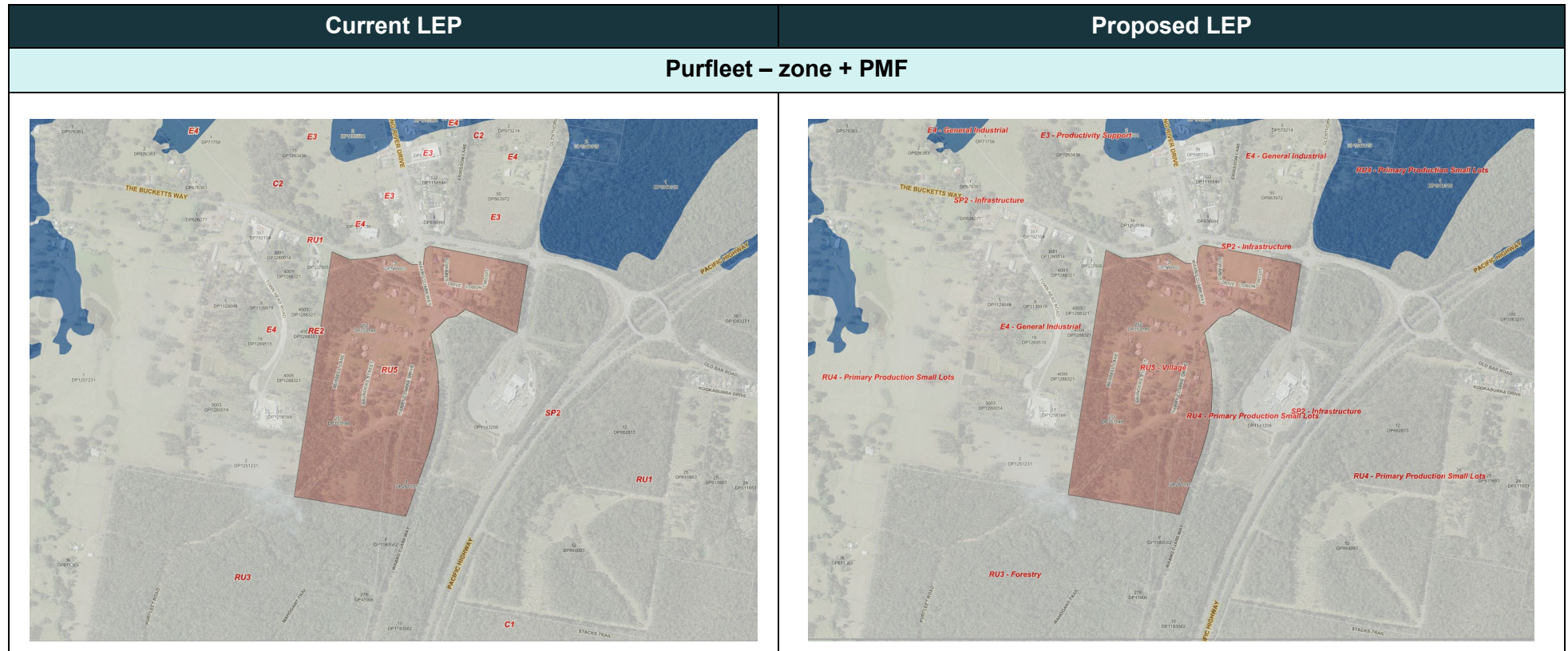
Croki

There is a proposed reduction in the residential footprint for Croki. The RU5 Village zone is to be removed from sites (indicated by **X**) that are used for a caravan park (western site) and recreational purposes (eastern site).



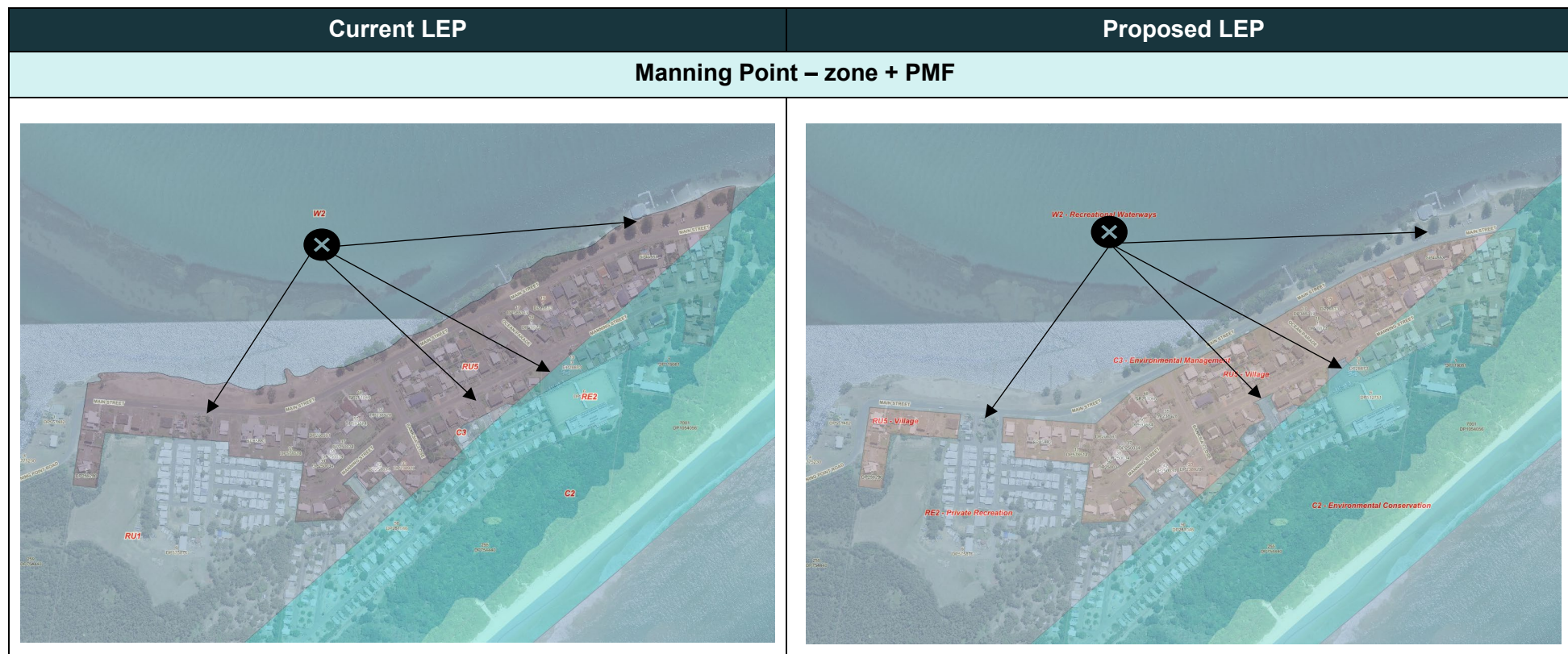
Purfleet

There are no changes proposed to the residential footprint for Purfleet, which will remain in the RU5 Village zone.



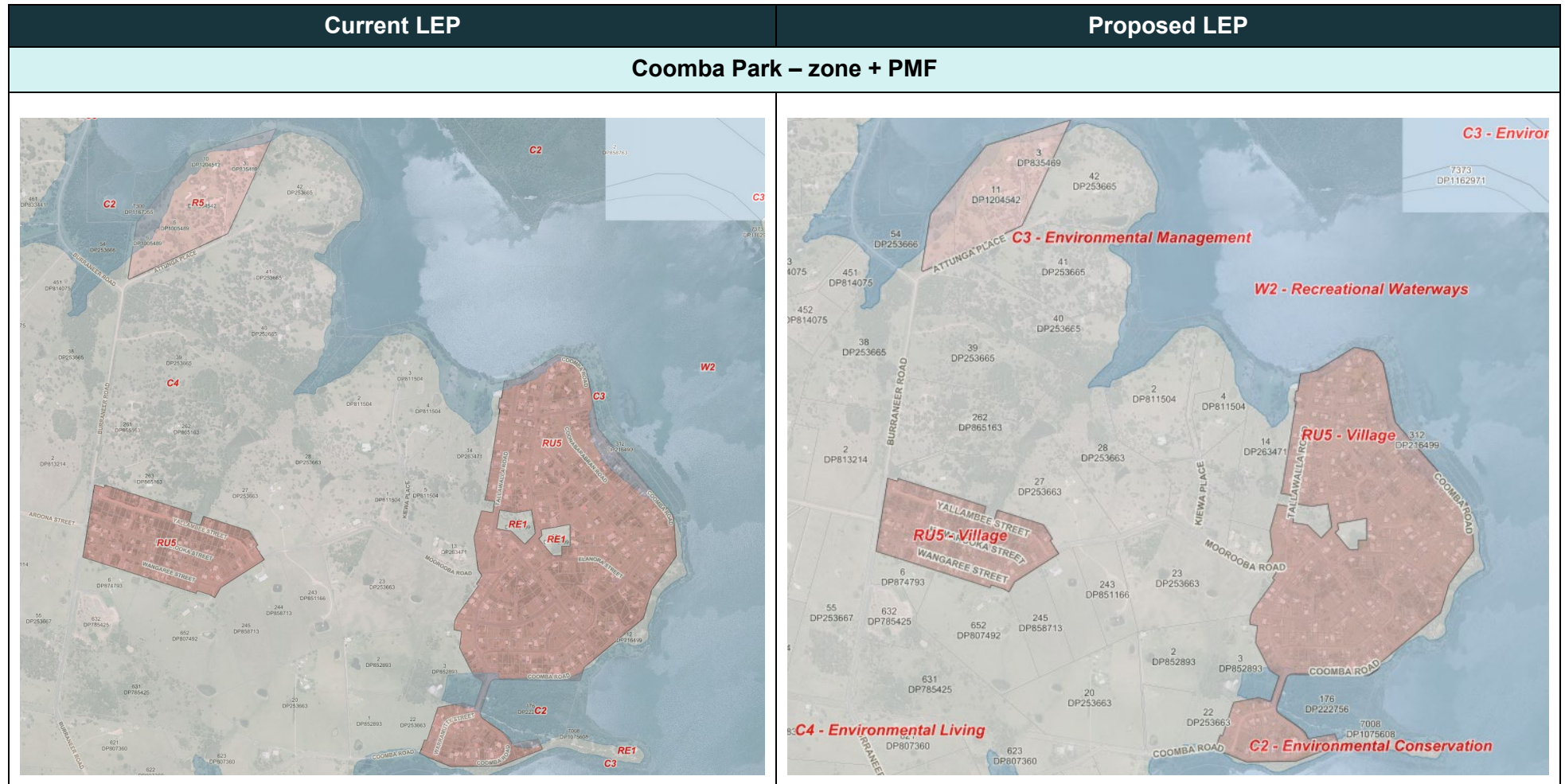
Manning Point

There are minor changes proposed to the RU5 Village zone for Manning Point (indicated by **X**). The western and southern sites are to be incorporated into the surrounding RE2 Private Recreation zone and the north-eastern site into the C3 Environmental Management.



Coomba Park

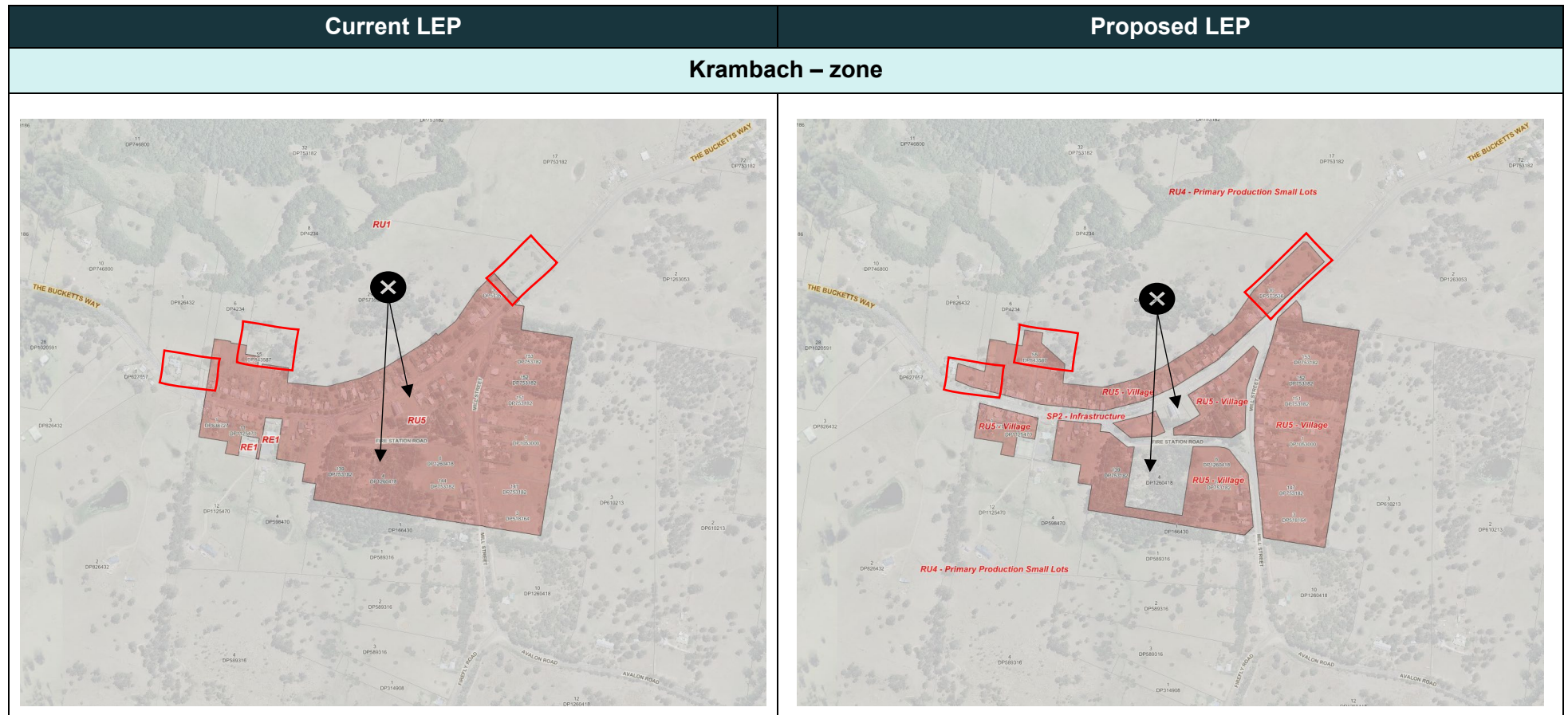
There are no changes proposed to the residential footprint for Coomba Park, which will remain in the RU5 Village zone.



Krambach

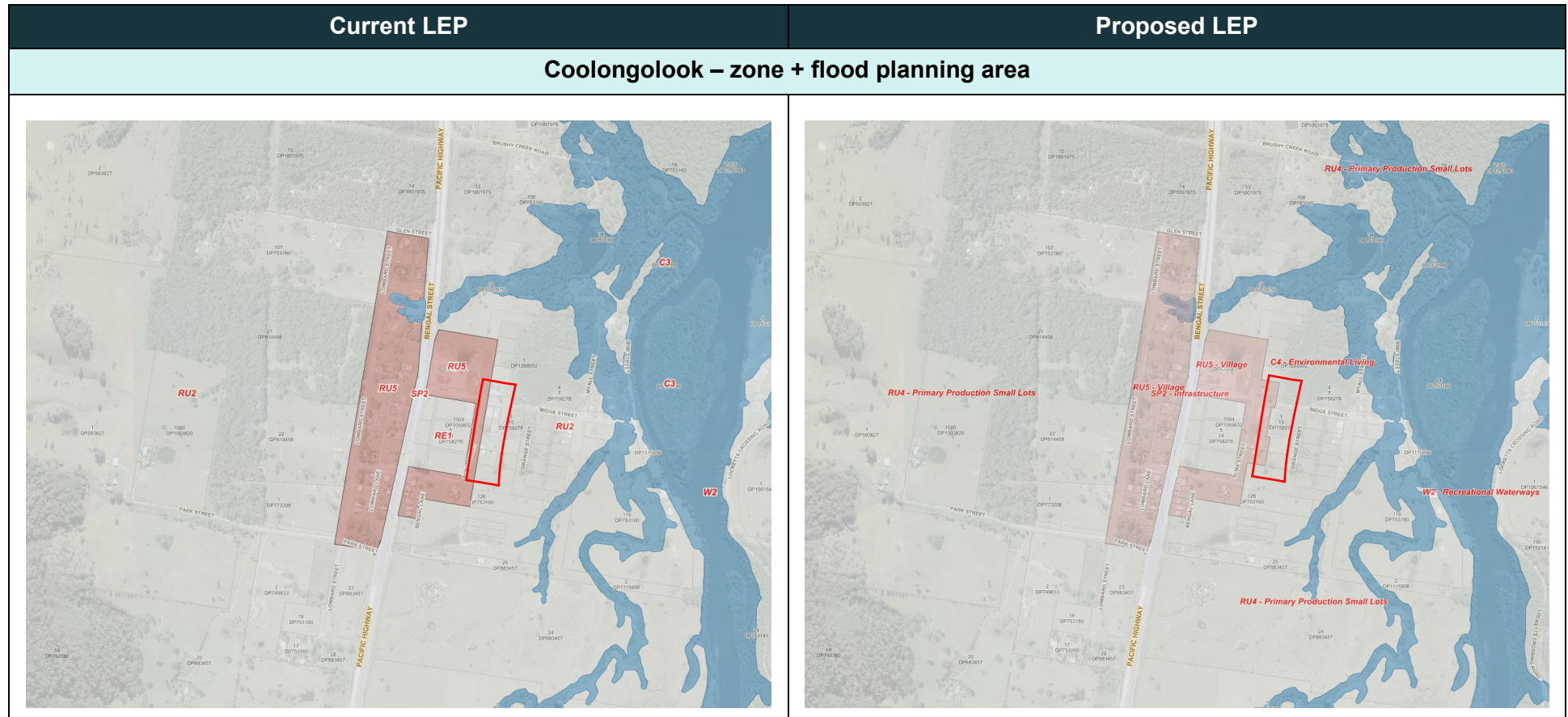
There are proposed changes to the residential footprint for Krambach. The RU5 Village zone is to be expanded (outlined in red) over existing buildings that form part of the village being a house, shed and church. While there are no flood records in this location, the site is located away from the creek on higher ground.

The RU5 Village zone will be reduced (indicated by **X**) over the hall which will be included in a recreation zone and over land with conservation values to be included in the C3 Environmental Management zone.



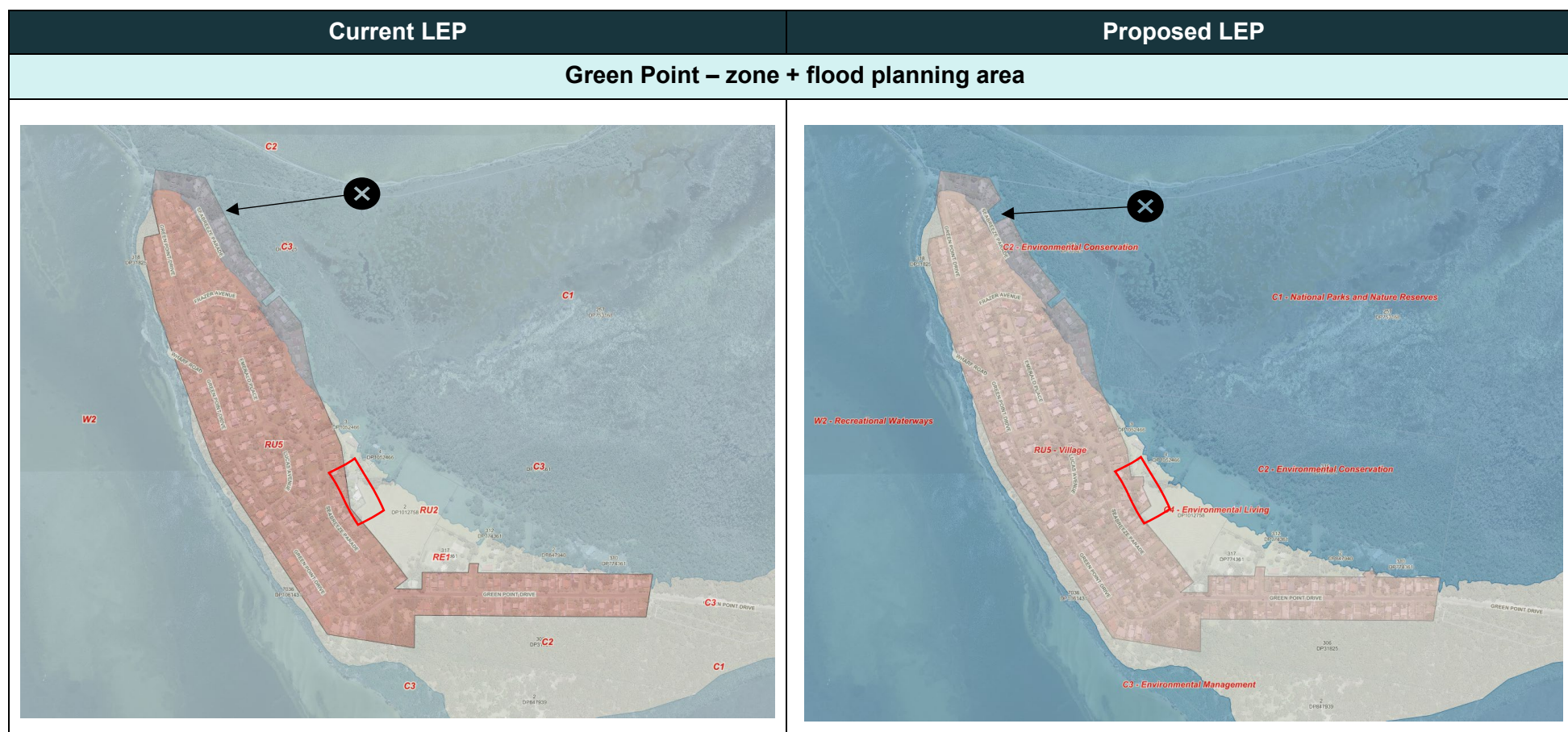
Coolongolook

There is a minor increase in the residential footprint for Coolongolook (outlined in red). The RU5 Village zone is to be expanded to the east over existing houses on smaller lots that form part of the village. These sites are not impacted by the flood planning area and are not identified as contaminated land.



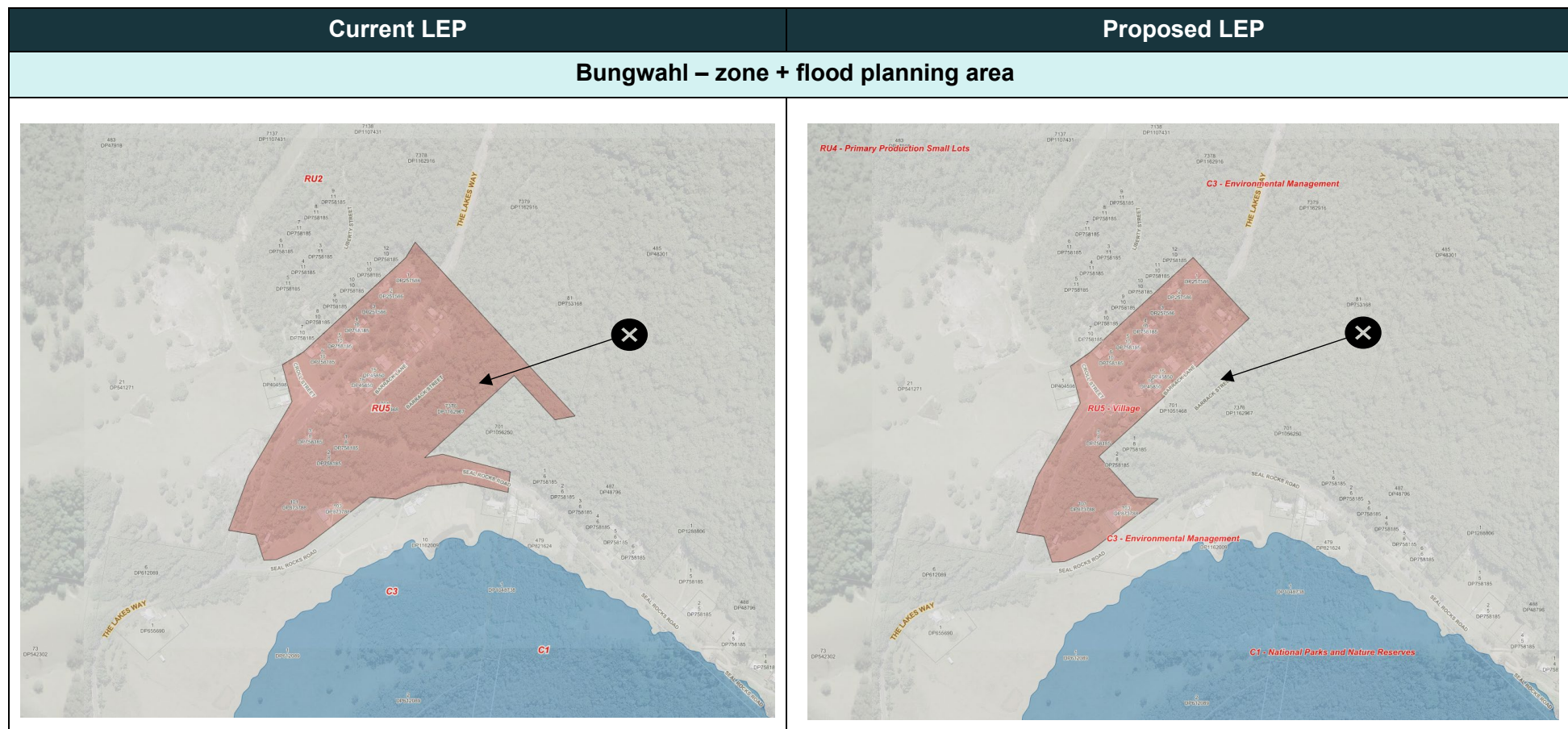
Green Point

There are minor changes proposed to the residential footprint for Green Point. There is a reduction of the RU5 Village zone (indicated by **X**) where the site has conservation values and has been included in a conservation zone. There is an extension of the RU5 Village zone (outlined in red) where there is an existing house that forms part of the village. This site is not impacted by the flood planning area and is not identified as contaminated land. There is potential for this site to be further subdivided, but this is limited by the location of the house on the existing site.



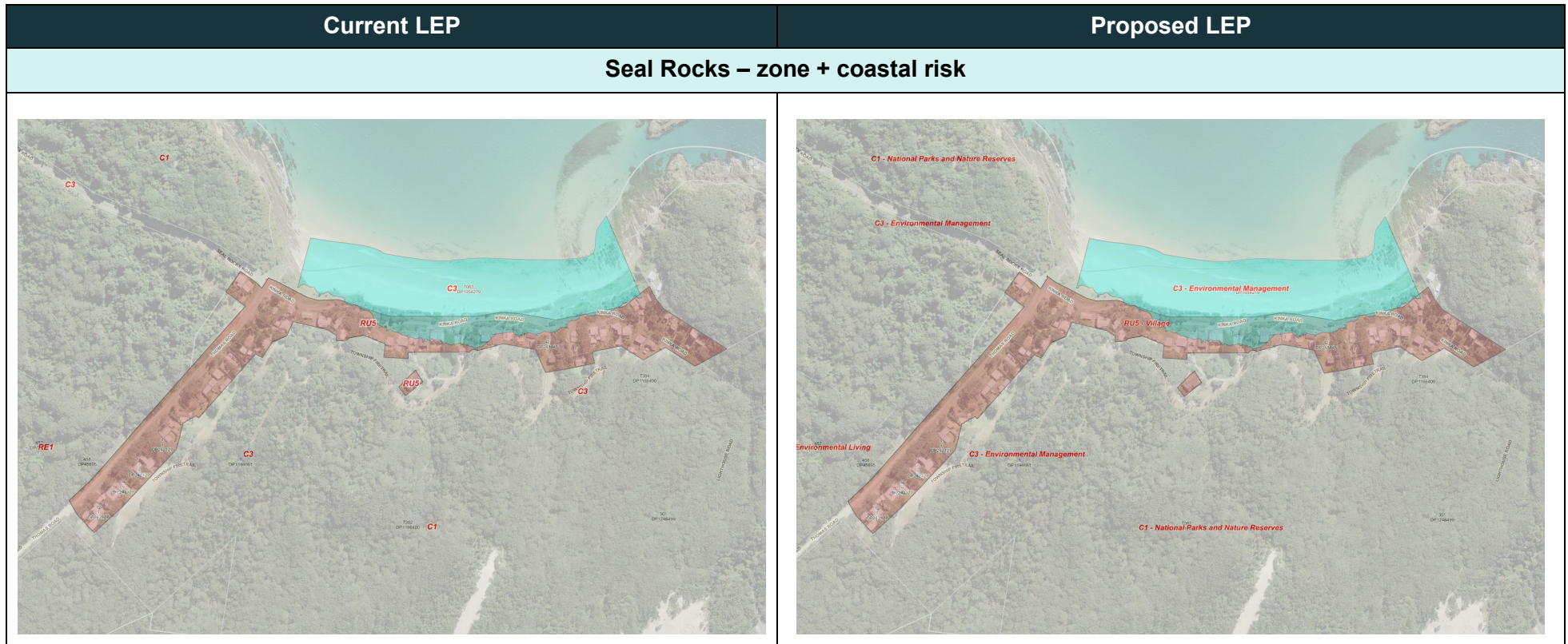
Bungwahl

There is a proposed reduction of the residential footprint for Bungwahl (indicated by **X**). The RU5 Village zone is to be reduced, to reflect the conservation values of the land.



Seal Rocks

There are no changes proposed to the residential footprint for Seal Rocks, which will remain in the RU5 Village zone.

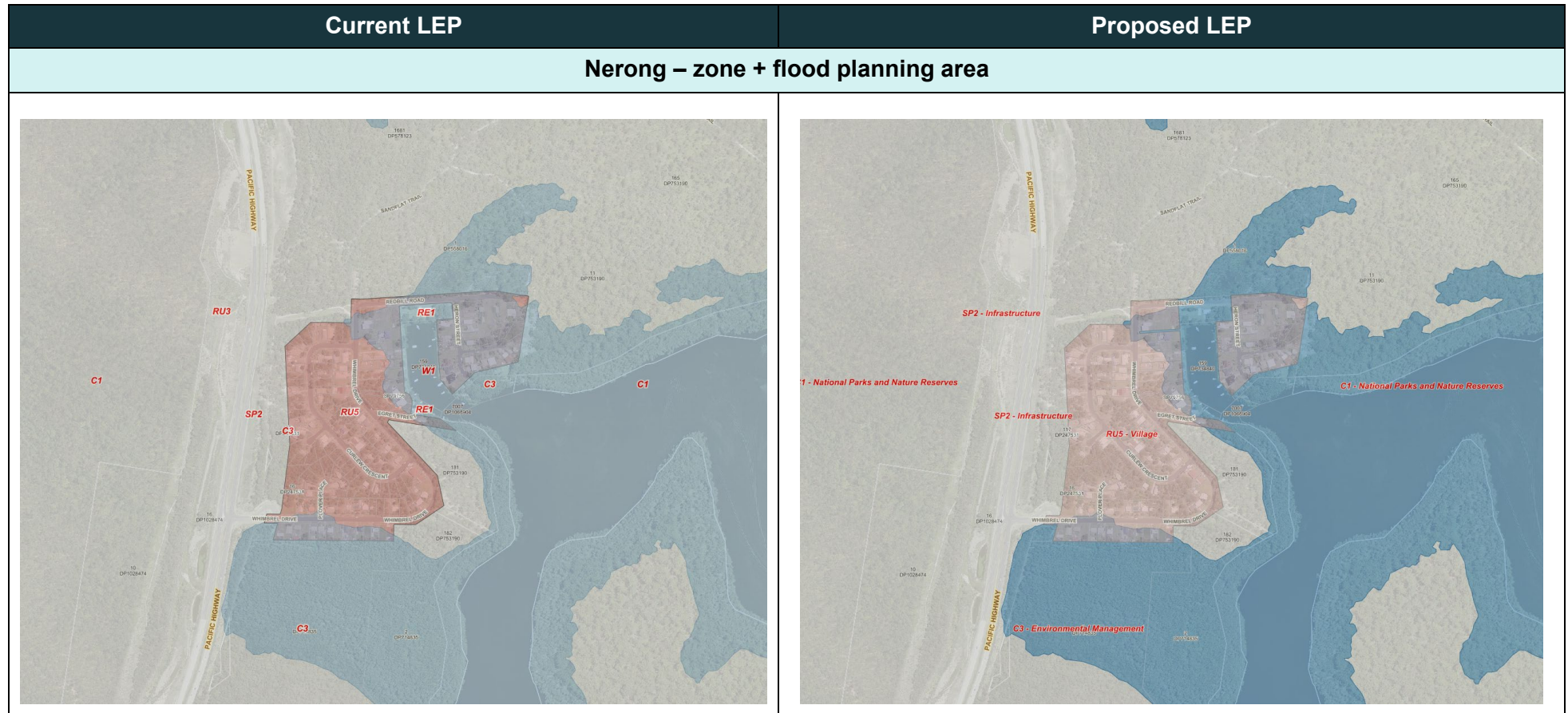


There are no proposed changes to the residential footprint for Wootton. The RU5 Village zone is to remain unchanged.

Version 26 April 2024

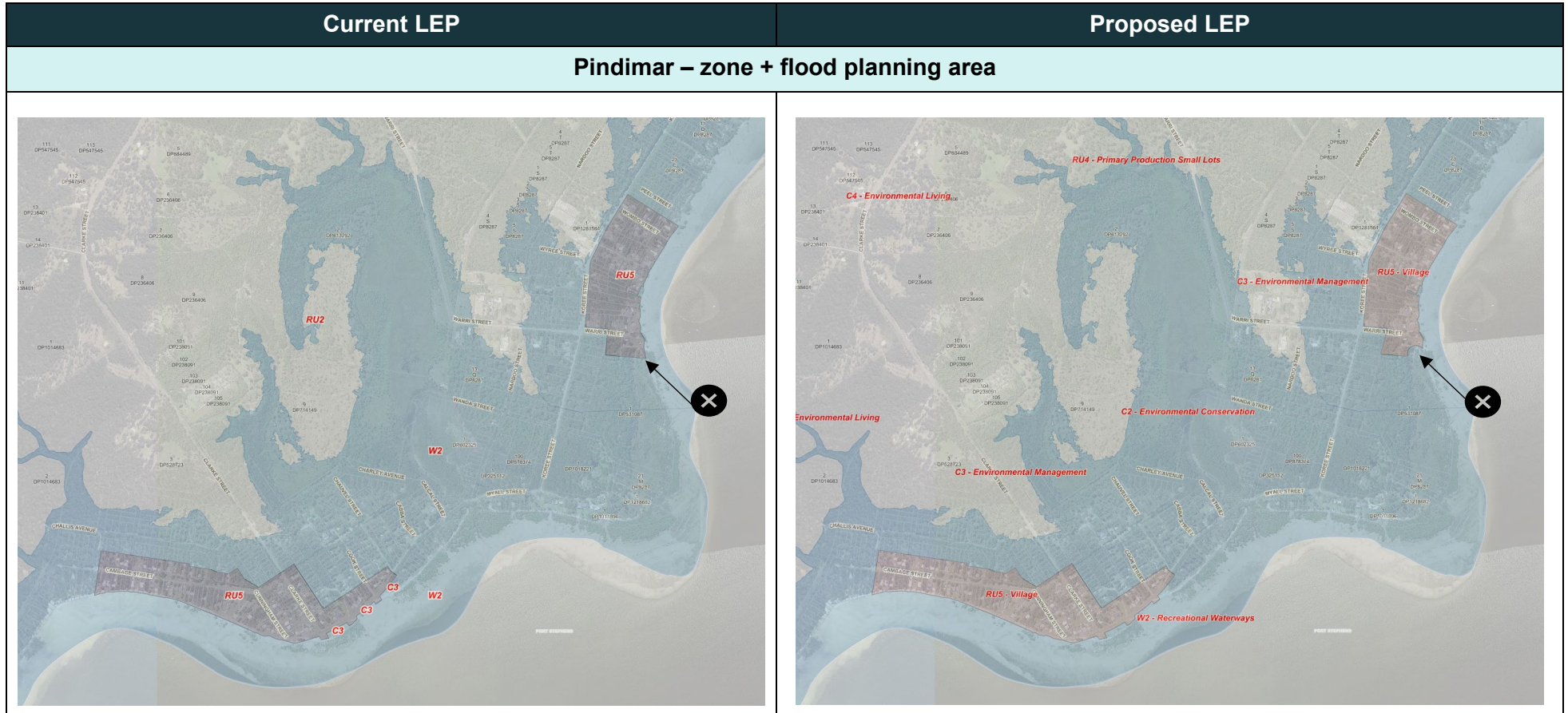
Nerong

There are no proposed changes to the residential footprint for Nerong. The RU5 Village zone is to remain unchanged.



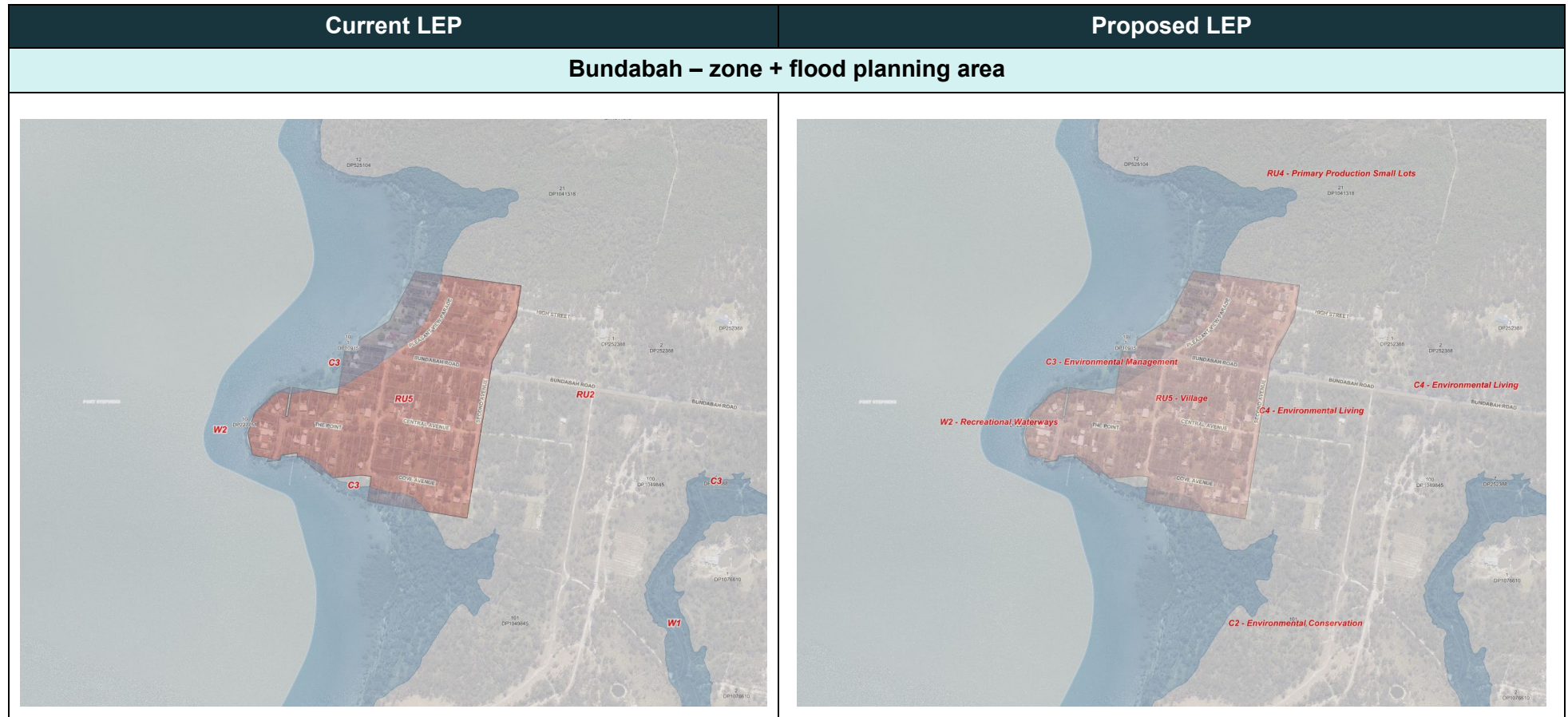
Pindimar

There is a minor reduction of the residential footprint for Pindimar (indicated by **X**). The foreshore of this property had conservation values and has been included in the C2 Environmental Conservation zone.



Bundabah

There are no proposed changes to the residential footprint for Bundabah. The RU5 Village zone is to remain unchanged.



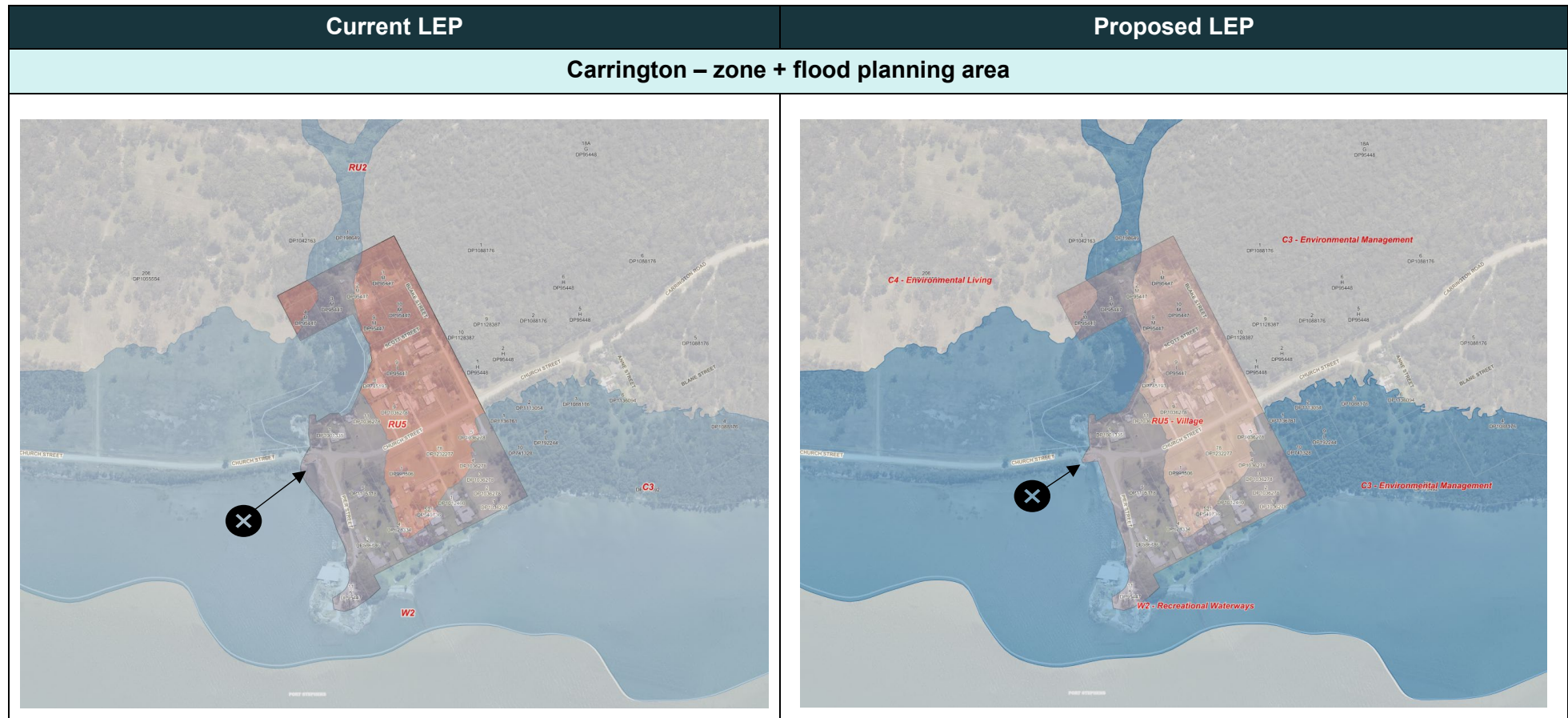
North Arm Cove

There is a proposed minor reduction of the residential footprint for North Arm Cove (indicated by **X**) where the land is a park and has been included in the RE1 Public Recreation zone.



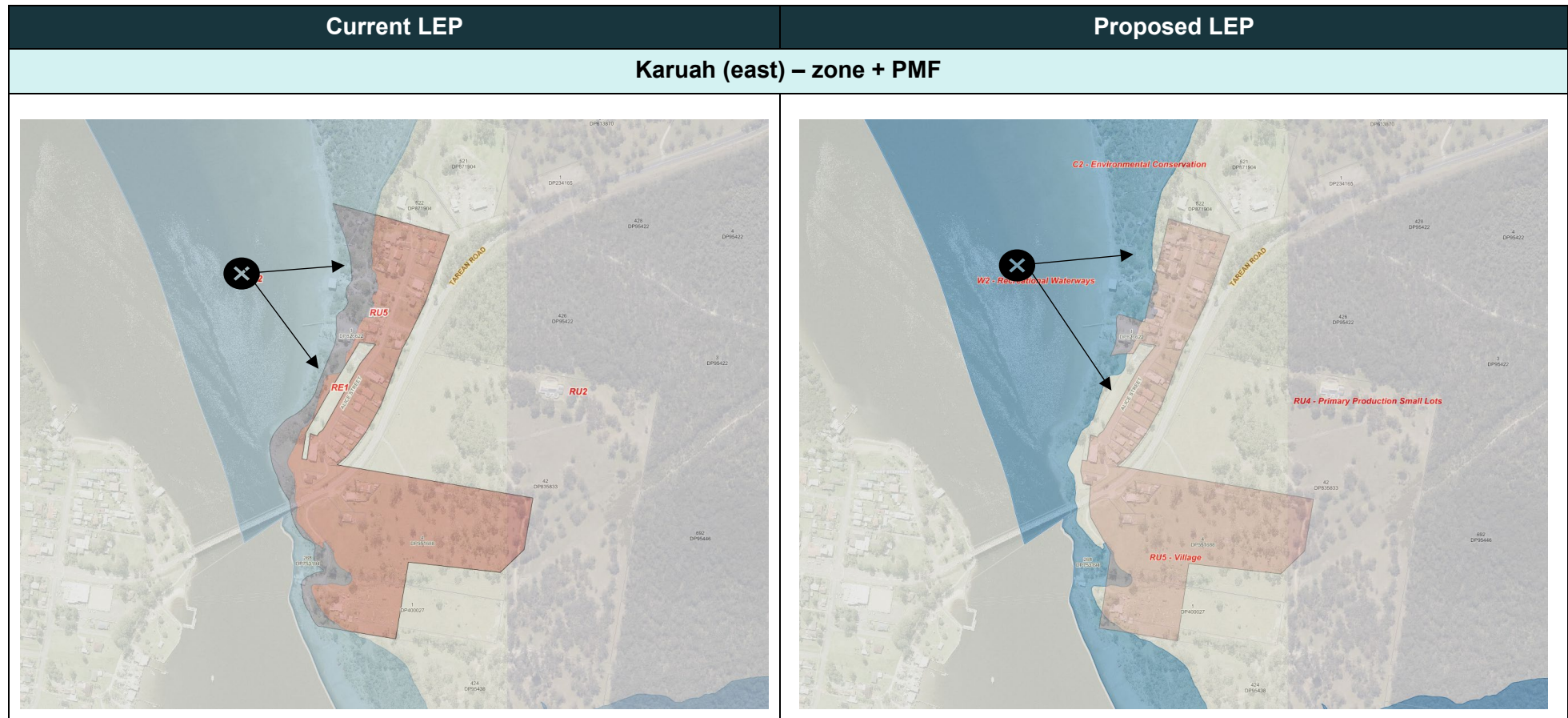
Carrington

There is a proposed minor reduction of the residential footprint for Carrington (indicated by X) where the RU5 Village zone has been removed from the waterway.



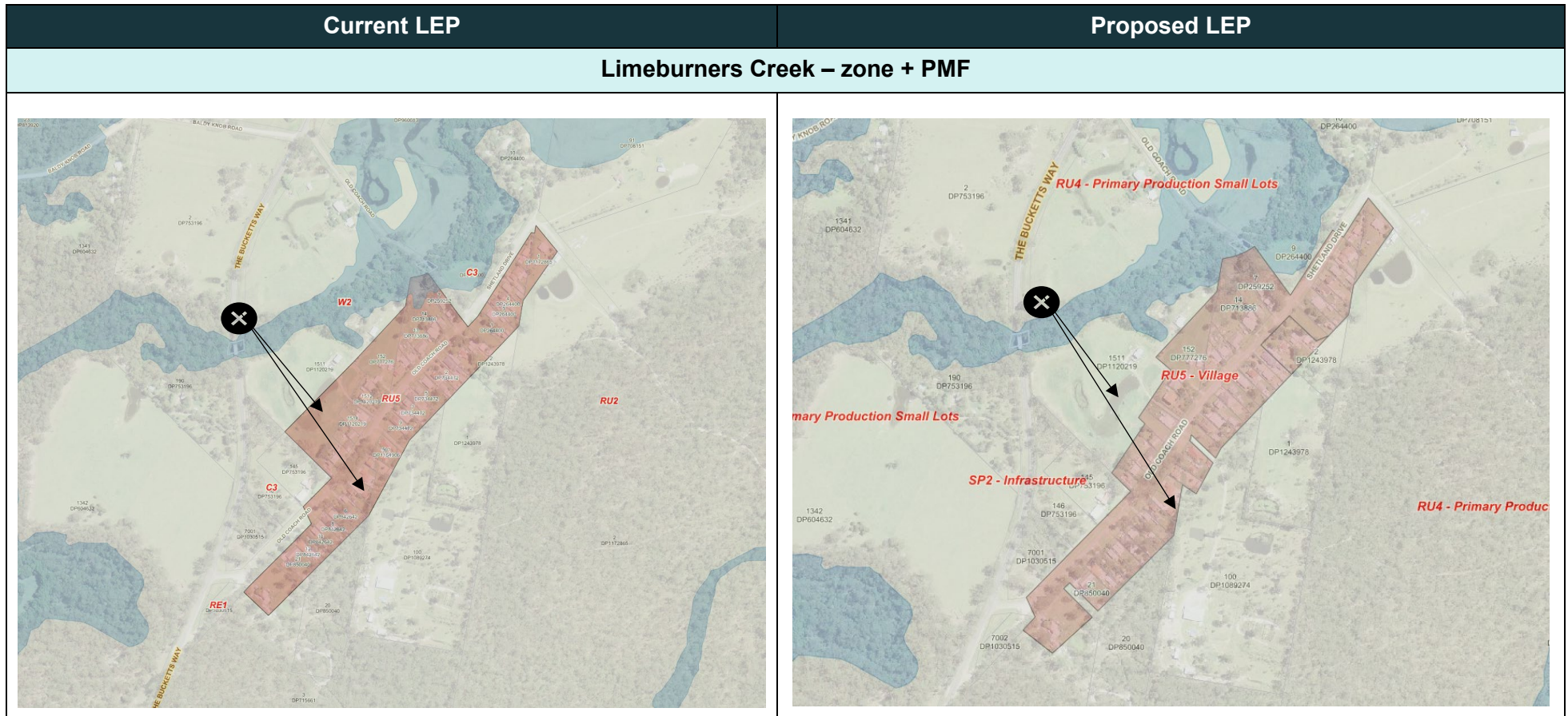
Karuah (east)

There is a proposed minor reduction of the residential footprint for Karuah (indicated by **X**) where the C3 Environmental Management zone has been applied over the foreshore.



Limeburners Creek

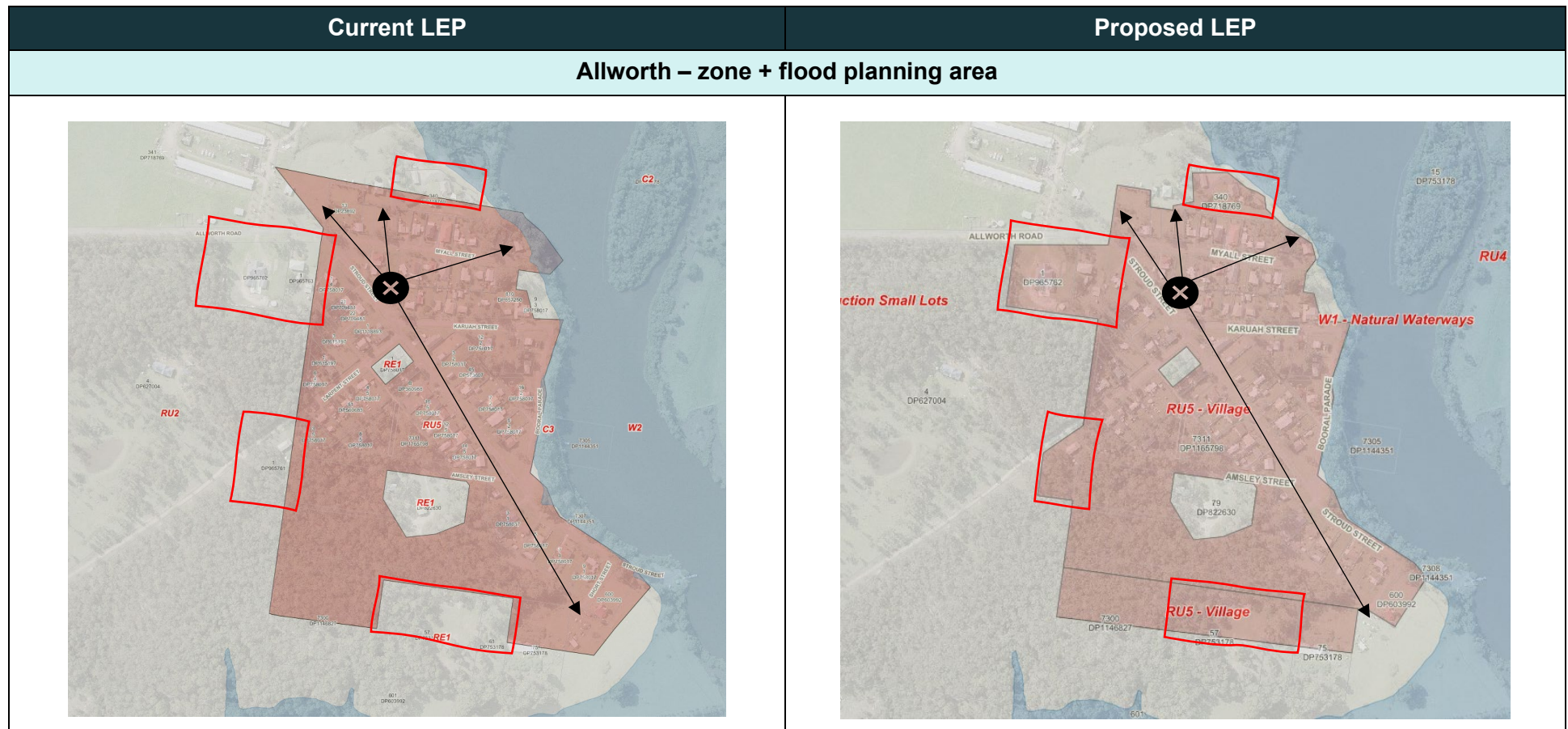
There is a minor reduction in the residential footprint for Limeburners Creek (indicated by **X**) given the low lying nature of the land.



Allworth

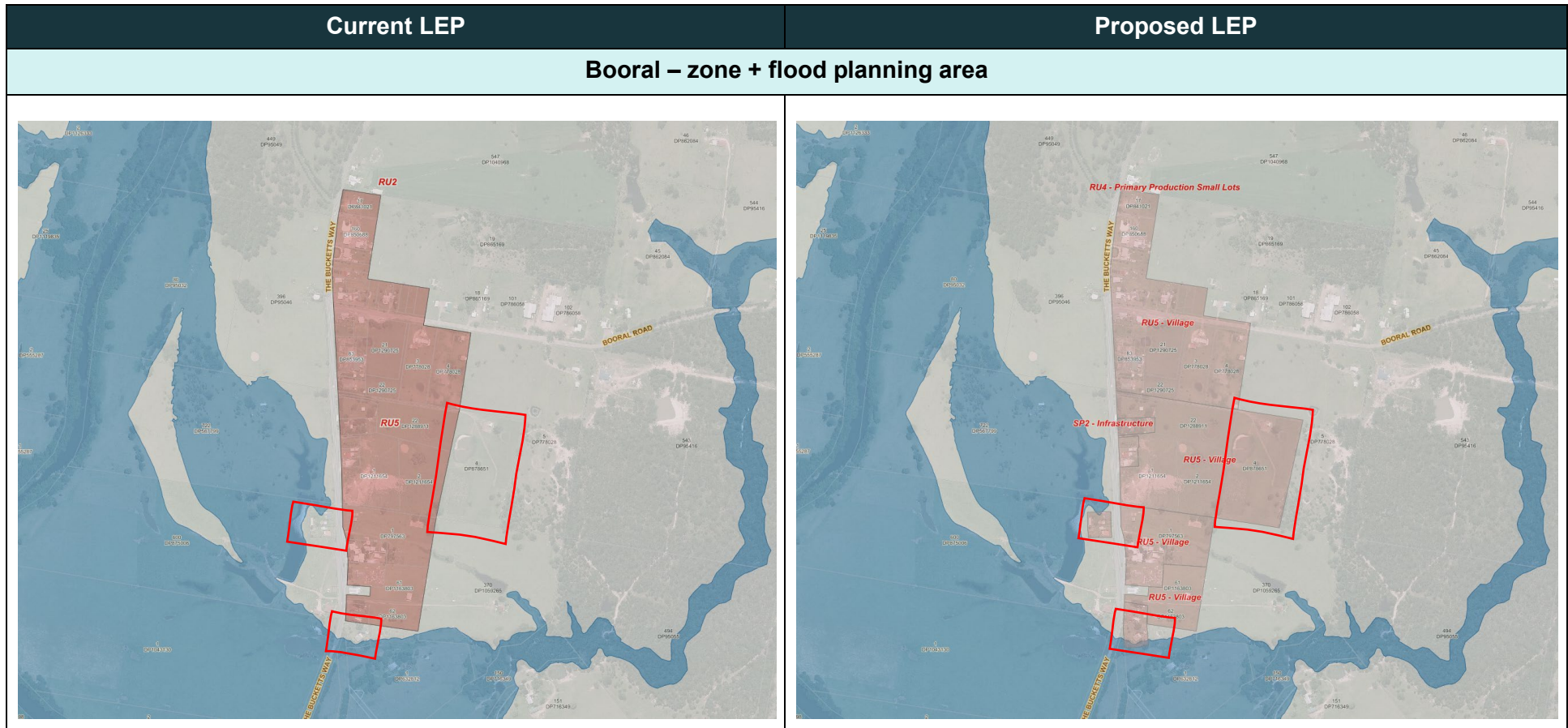
There is a minor expansion of the residential footprint proposed for Allworth (outlined in red). These sites are established residential lots with houses on the sites. They form part of the village, fall outside the flood planning area and are proposed to be included in the RU5 Village zone. The southern site was incorrectly included in the RE1 Private Recreation zone and has now been correctly included in the RU5 Village zone.

There are minor reductions of the RU5 Village zone (indicated by X) along the foreshore, to act as a separation between the village and the poultry farm to the west and to recognise the rural value of the land to the south.



Booral

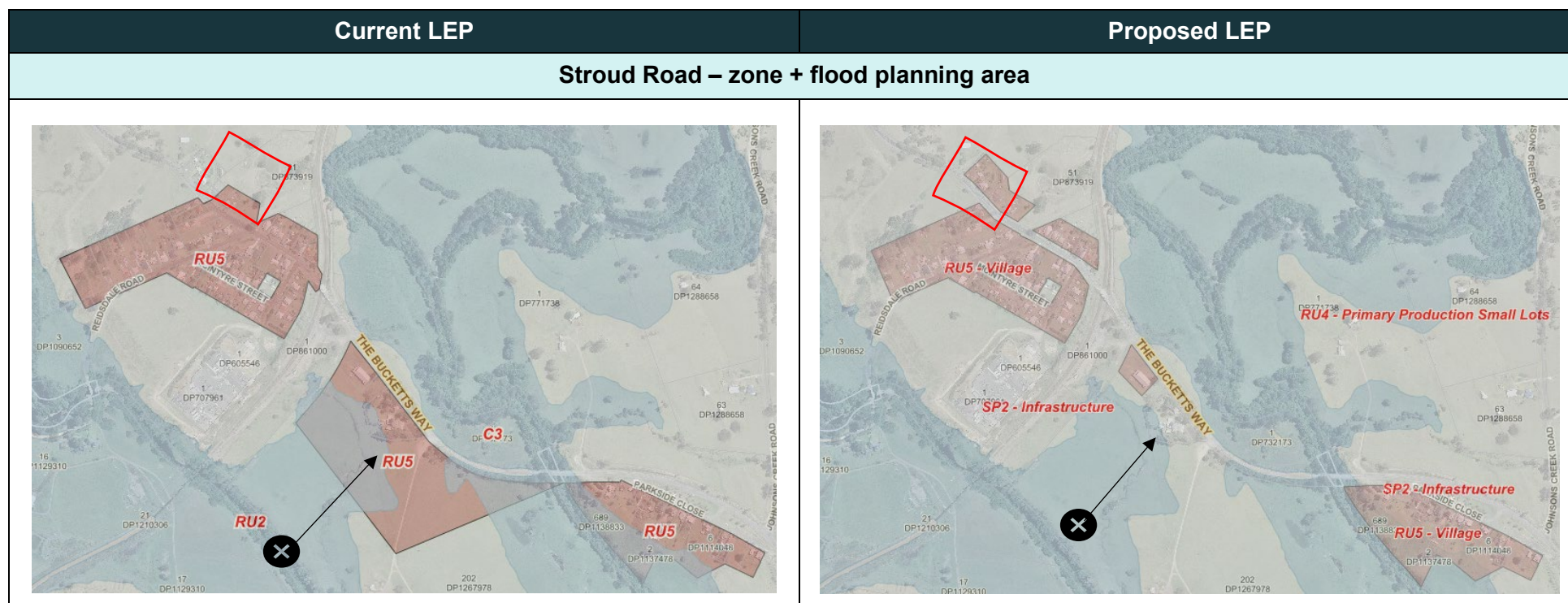
There is a proposed increase in the residential footprint for Booral (outlined in red). These sites are established residential lots with houses on the sites. They form part of the village, and houses fall outside the flood planning area. It is proposed to include these sites in the RU5 Village zone.



Stroud Road

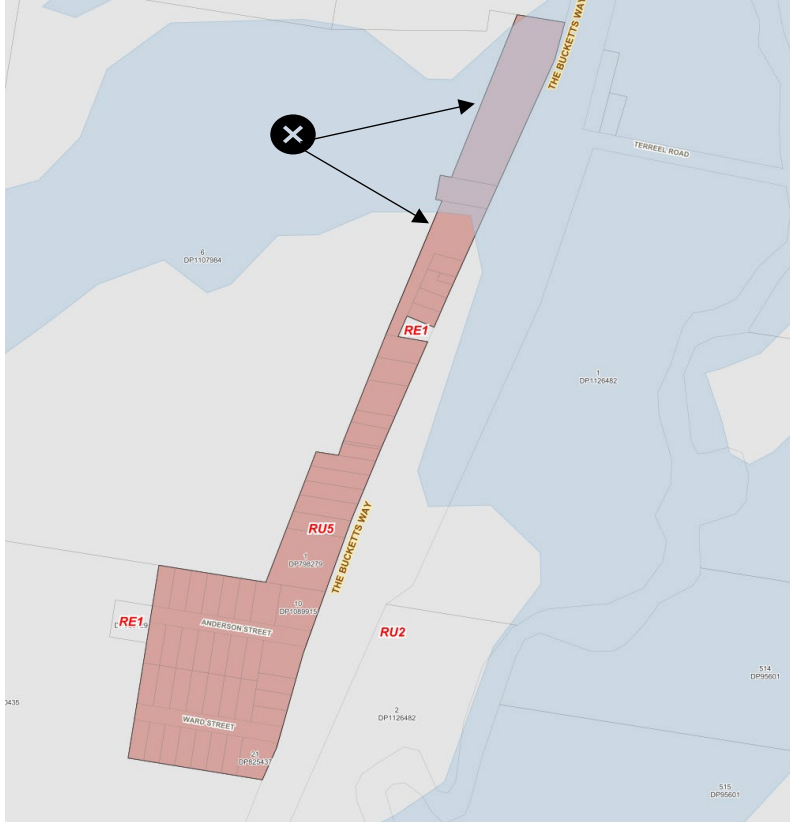
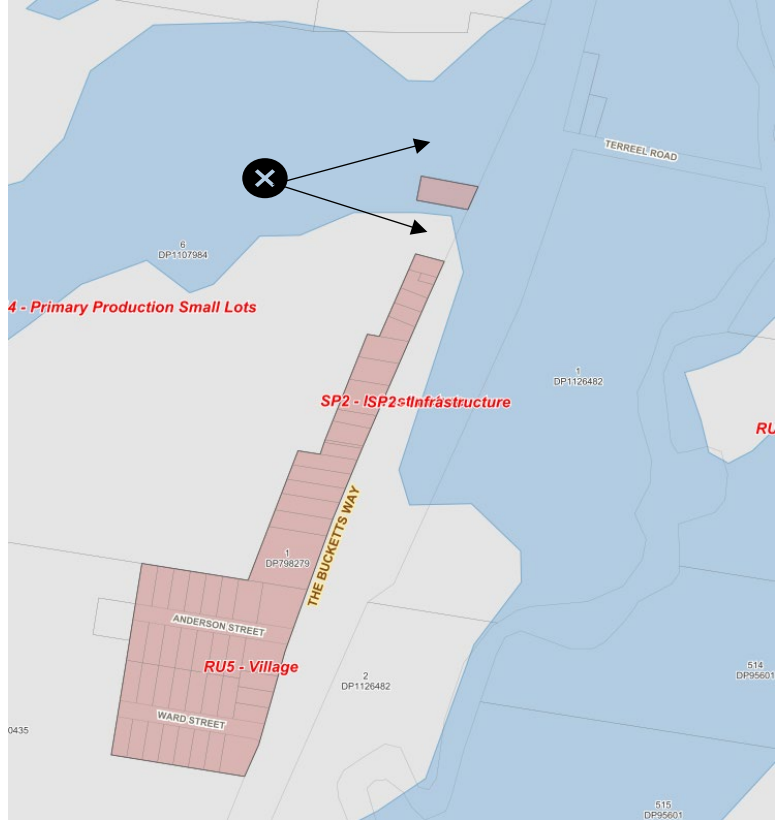
There are proposed changes to the residential footprint in Stroud Road. The RU5 Village zone is proposed to be extended over two established residential lots with houses on the sites (outlined in red). They form part of the village, and houses fall outside the flood planning area.

The RU5 Village zone is to be removed from the school and rural properties south of the railway line (indicated by **X**), which are to be included in a rural zone.



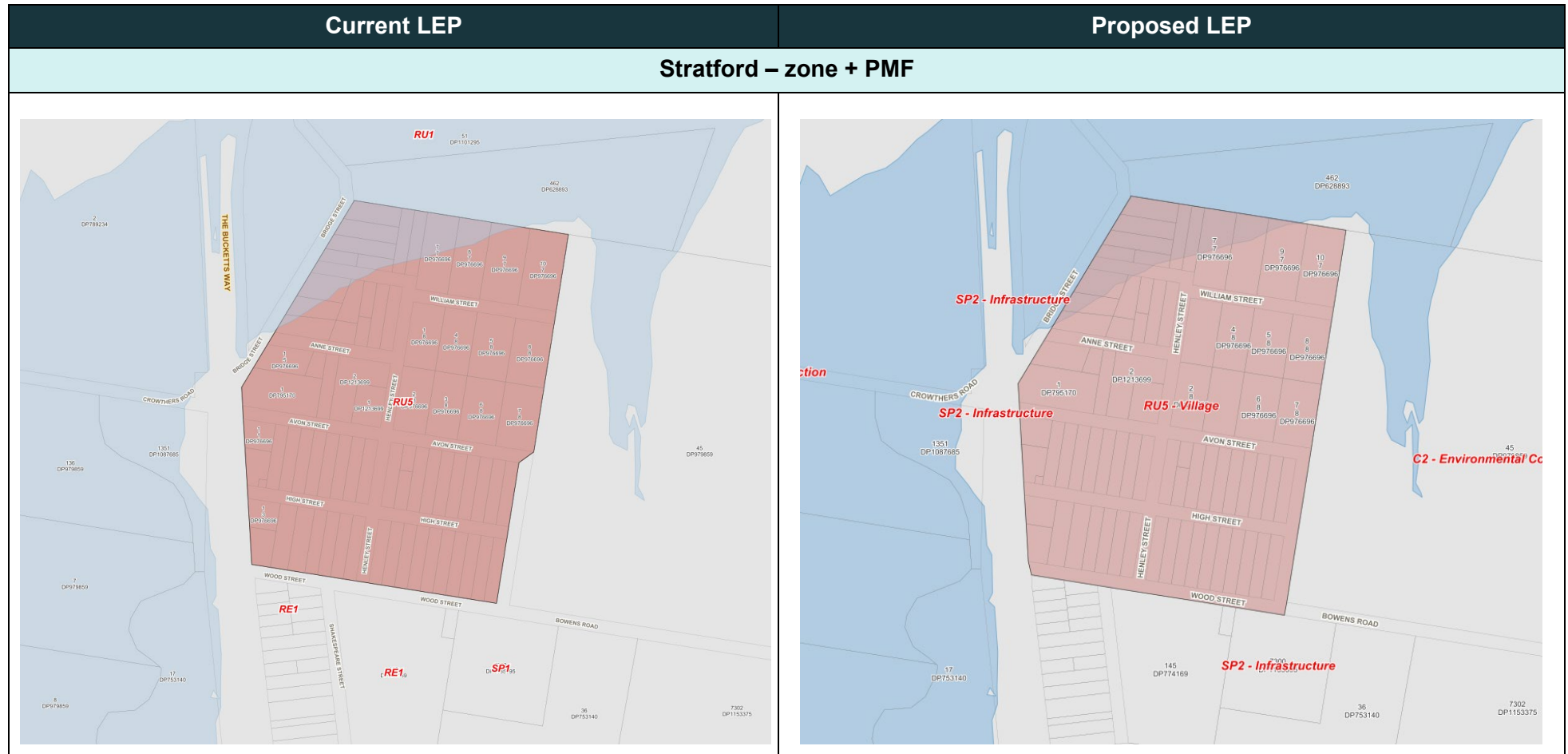
Wards River

There is a minor reduction to the residential footprint (indicated by **X**) given this forms part of a larger rural lot.

Current LEP	Proposed LEP
Wards River – zone + PMF	
	

Stratford

There are no proposed changes to the residential footprint for Stratford. The RU5 Village zone is to remain unchanged

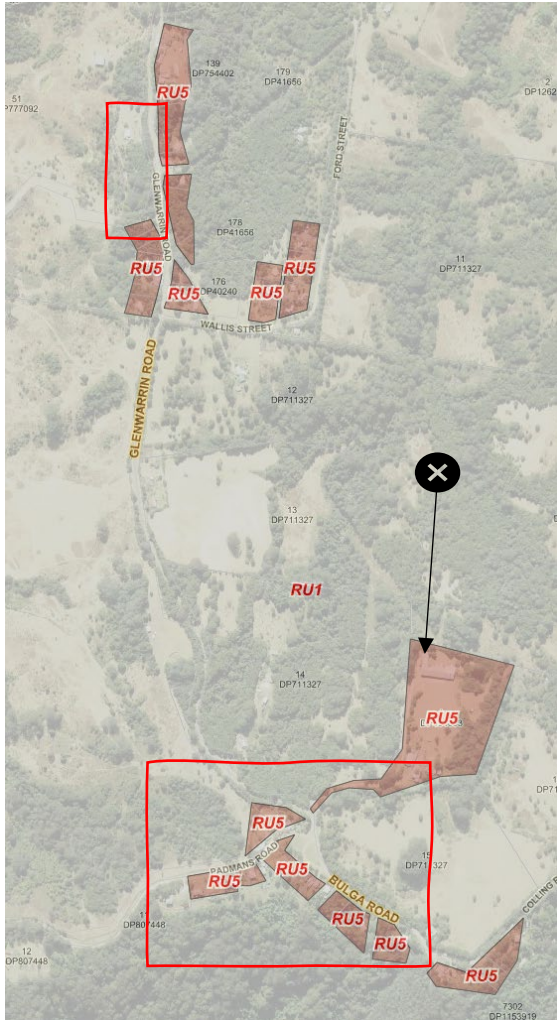



Elands/Bulgong

There are minor changes proposed to the residential footprint. The R5 Large Lot Residential zone (outline in red) is to be applied to a 1.1ha lot that has an existing house and forms part of the village. The minimum lot size of 1.5ha means the lot cannot be further subdivided.

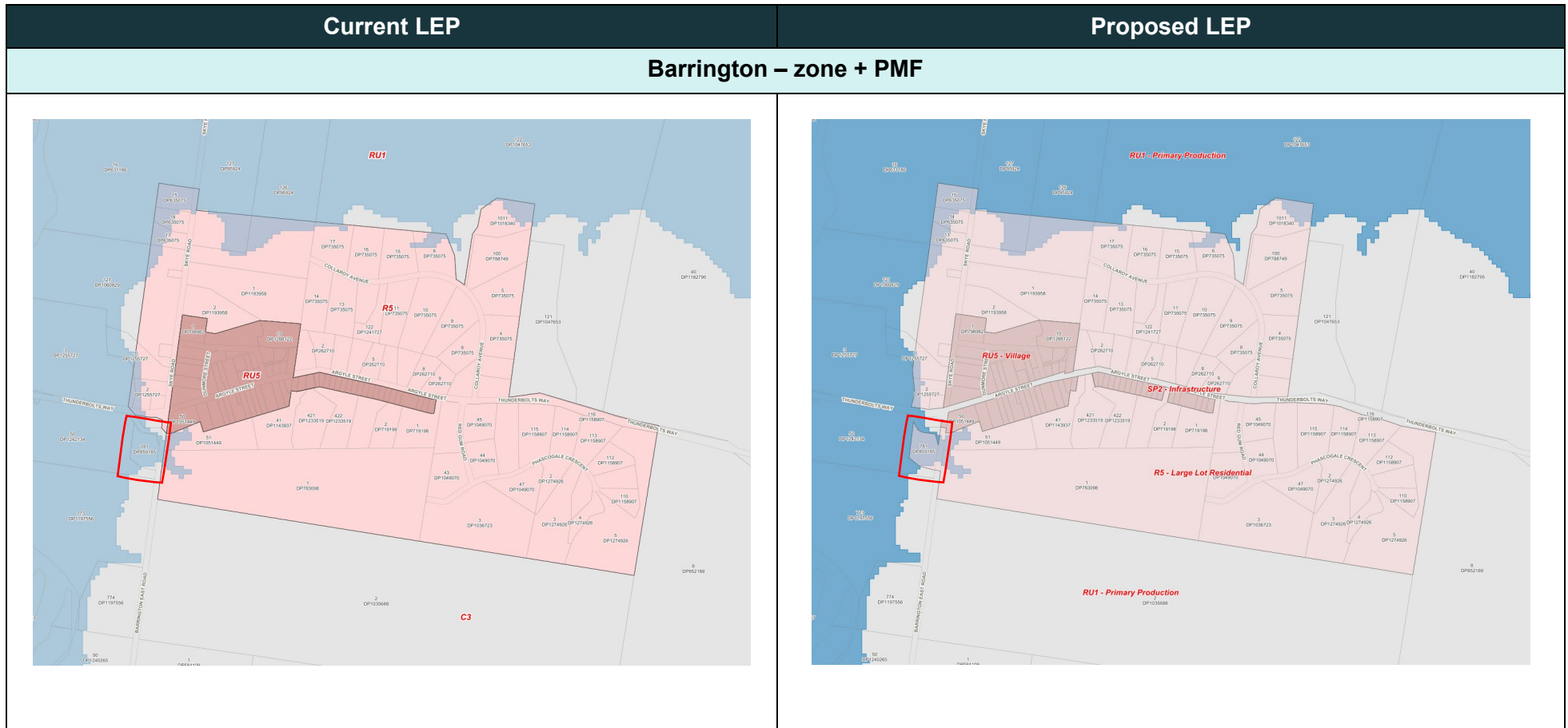
Minor inclusions are proposed in Elands where houses are built fronting the road, amongst the other houses within the village. The application of the RU5 Village zone is recognising the residential use of the land.

The site (indicated by **X**) is to be included in a rural zone to reflect the use of the land.

Current LEP	Proposed LEP
Elands/Bulgong – zone	
	


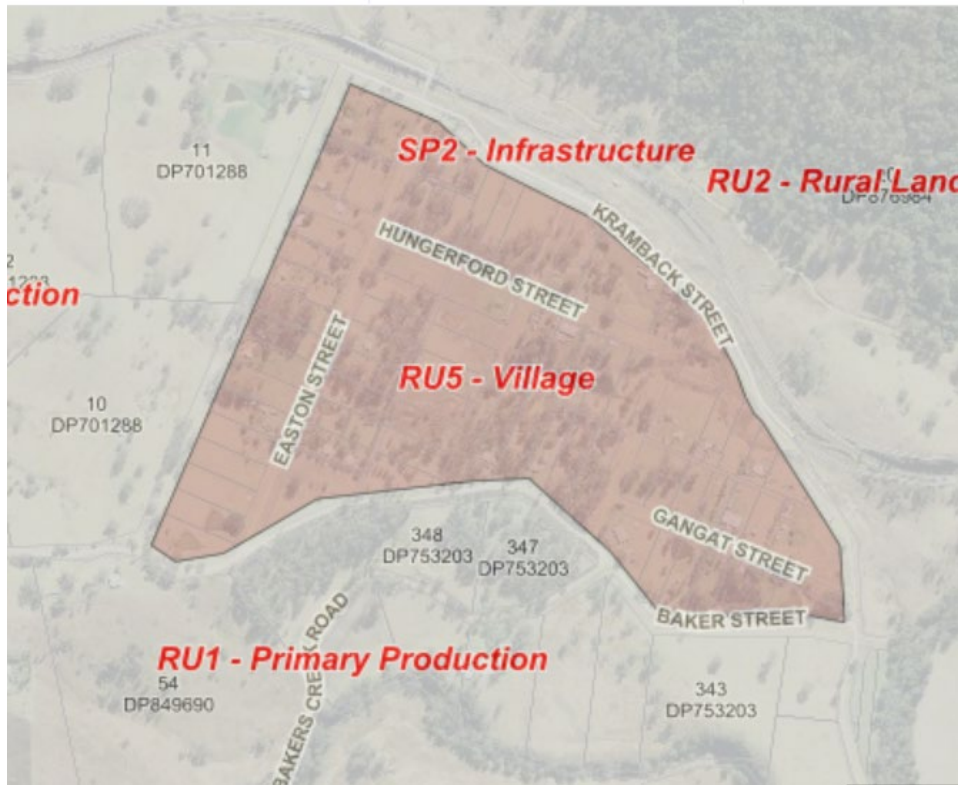
Barrington

There is a minor extension of the residential footprint proposed in Barrington (outlined in red). This site has a house on the site and forms part of the village. It is proposed to include this site in the RU5 Village zone. This site is subject to the PMF, however the use exists on the site and there are sufficient flood free areas to move safely from this site.



Bundook

There are no changes to the residential footprint in Bundook. The zone will be changed to the RU5 Village zone to reflect existing village uses.

Current LEP	Proposed LEP
Bundook – zone	
	

Mount George

The MidCoast Rural Strategy – The Way Forward (refer to Appendix 9) reviewed the application of the RU5 Village zone across the MidCoast. Mount George was identified as a location that should be included in the RU5 Village zone.

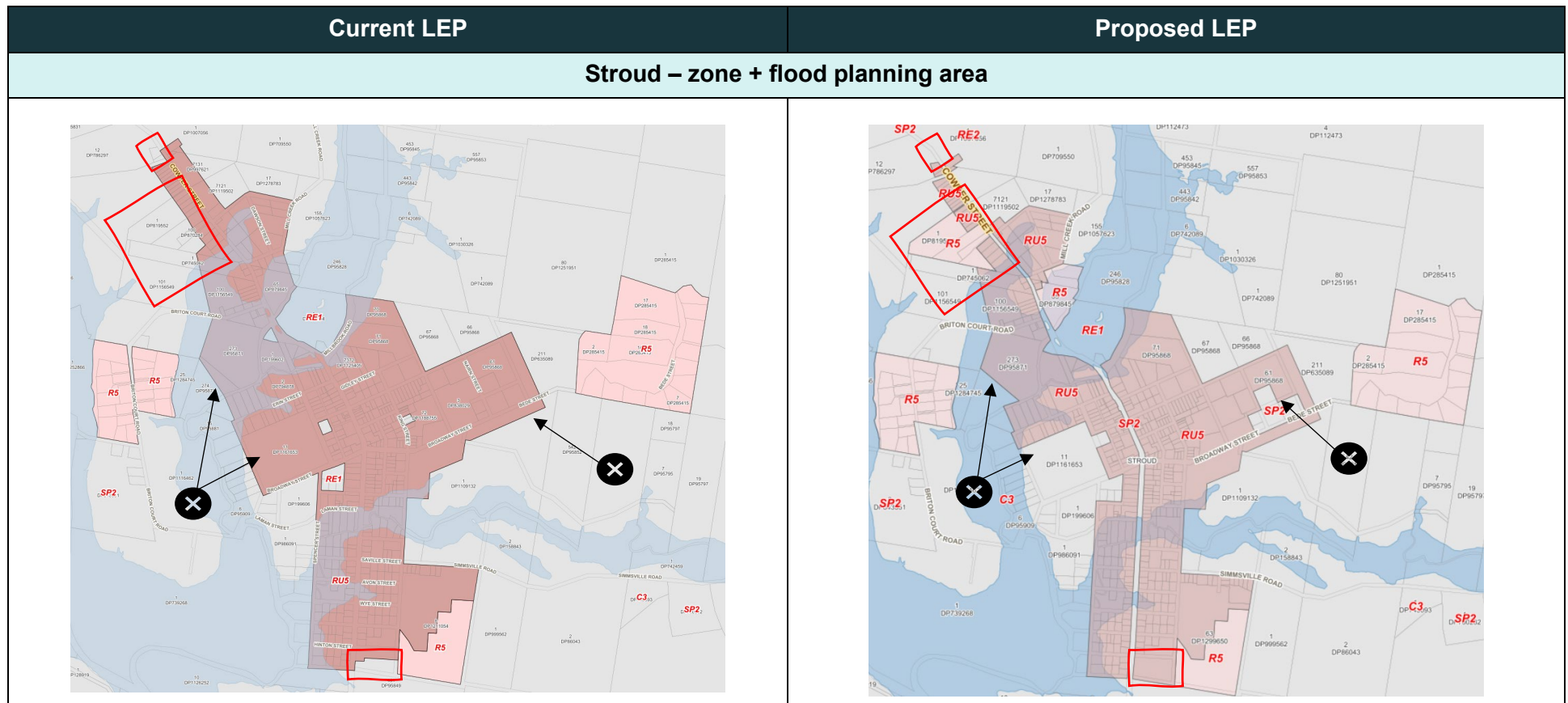
It is recognised that the general store (1448 Nowendoc Road) served as a petrol station and has an underground tank and is listed as a contaminated site. This is a typical use in a village. Any further development of the site would have to address the contamination issue. No flooding information is available for the site, however these sites are elevated and unlikely to have any flood risk.

Current LEP	Proposed LEP
Mount George – zone	
	

Stroud

There are proposed changes to the residential footprint in Stroud. It is proposed to include land in north Stroud in the RU5 Village zone to reflect existing housing in this area. It is also proposed to change an area in northwest Stroud to the R5 Lot Residential zone to reflect the current use of the land. To reduce the potential for further subdivision in this area, the minimum lot size for the R5 area will change to 1.5ha.

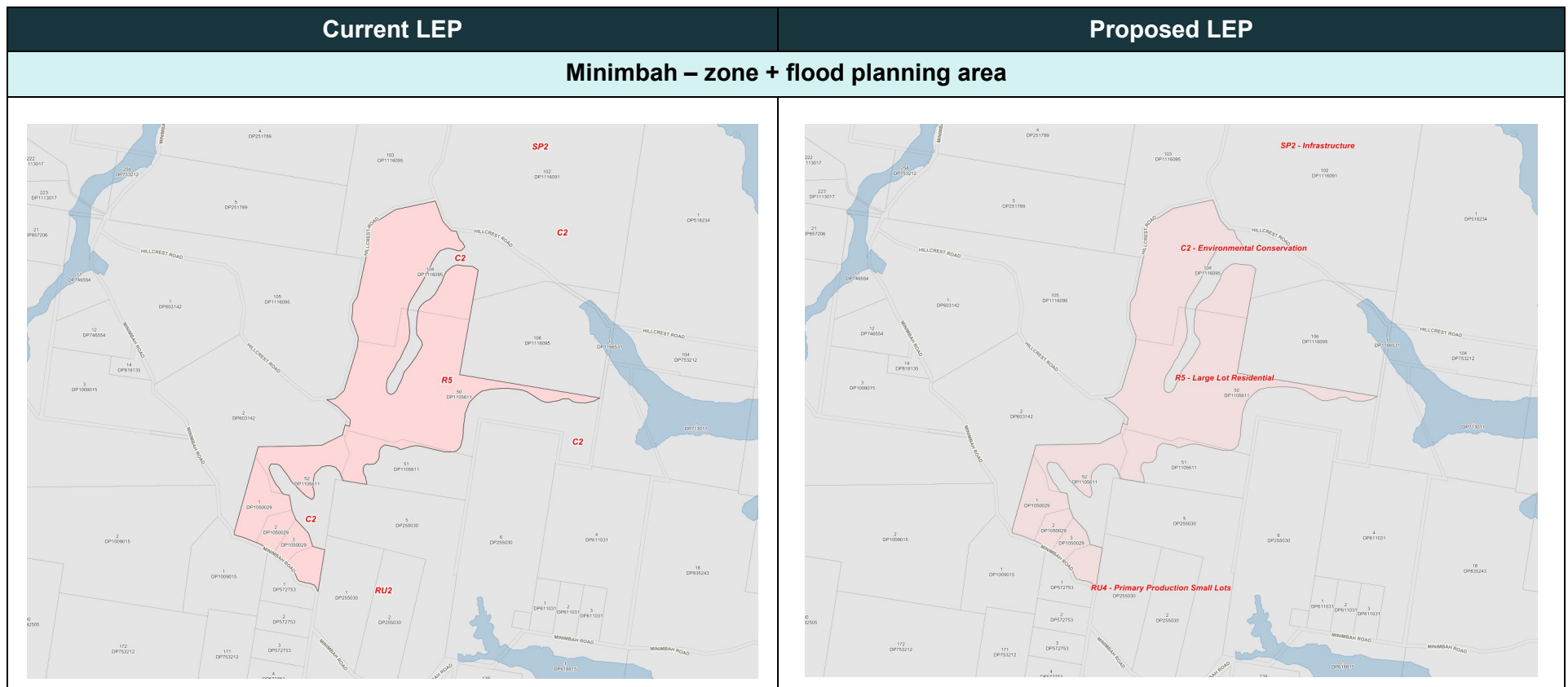
The residential footprint has been decreased (indicated by **X**) where land which will be removed from the Village (RU5) zone. The northern location is proposed to align the zone with the property boundary, and the southern locations are to reflect the lands uses being Stroud Common (to be included in a rural zone) and the cemetery (to be included in the SP2 Infrastructure zone).



Large Lot Residential estates

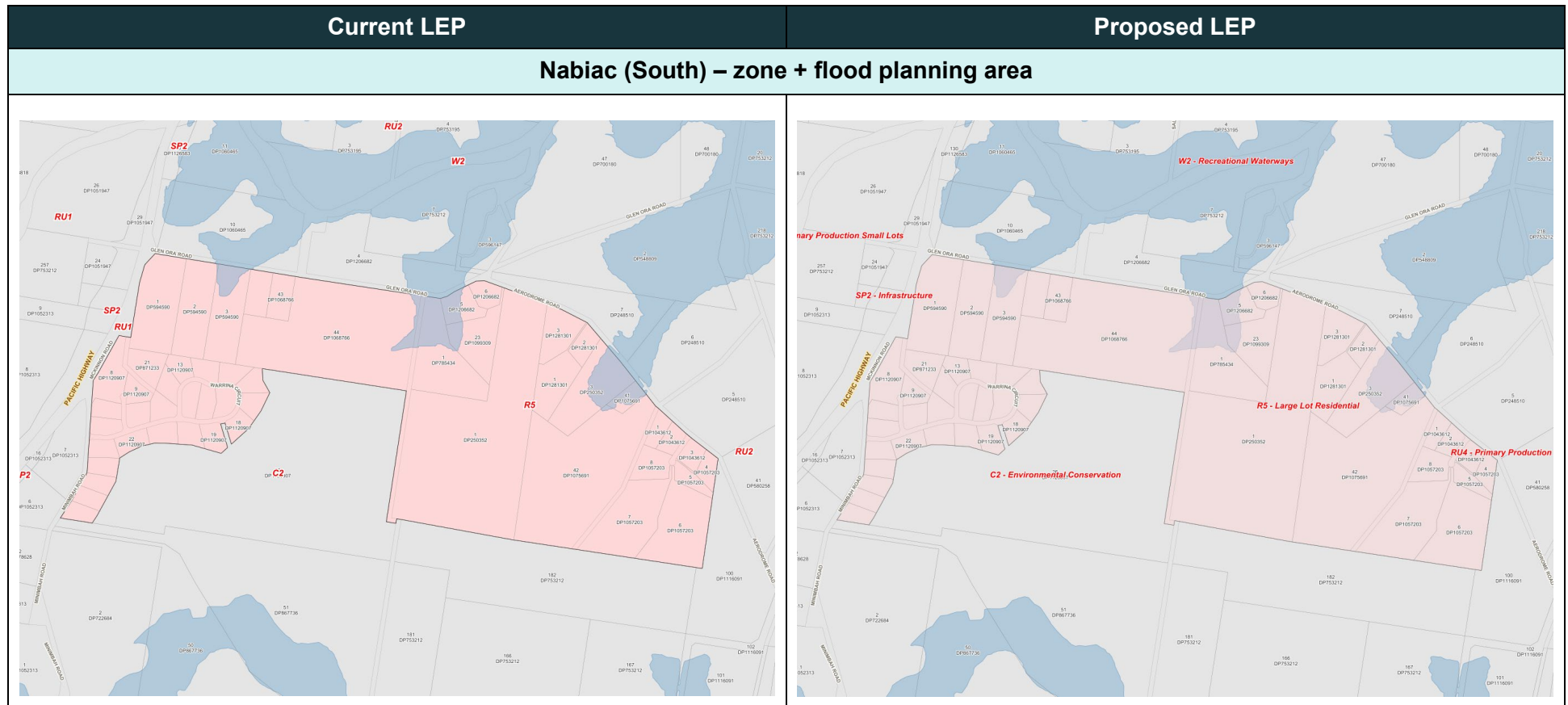
Minimbah

There are no proposed changes to the residential footprint for Minimbah. The R5 Large Lot Residential zone is to remain unchanged.



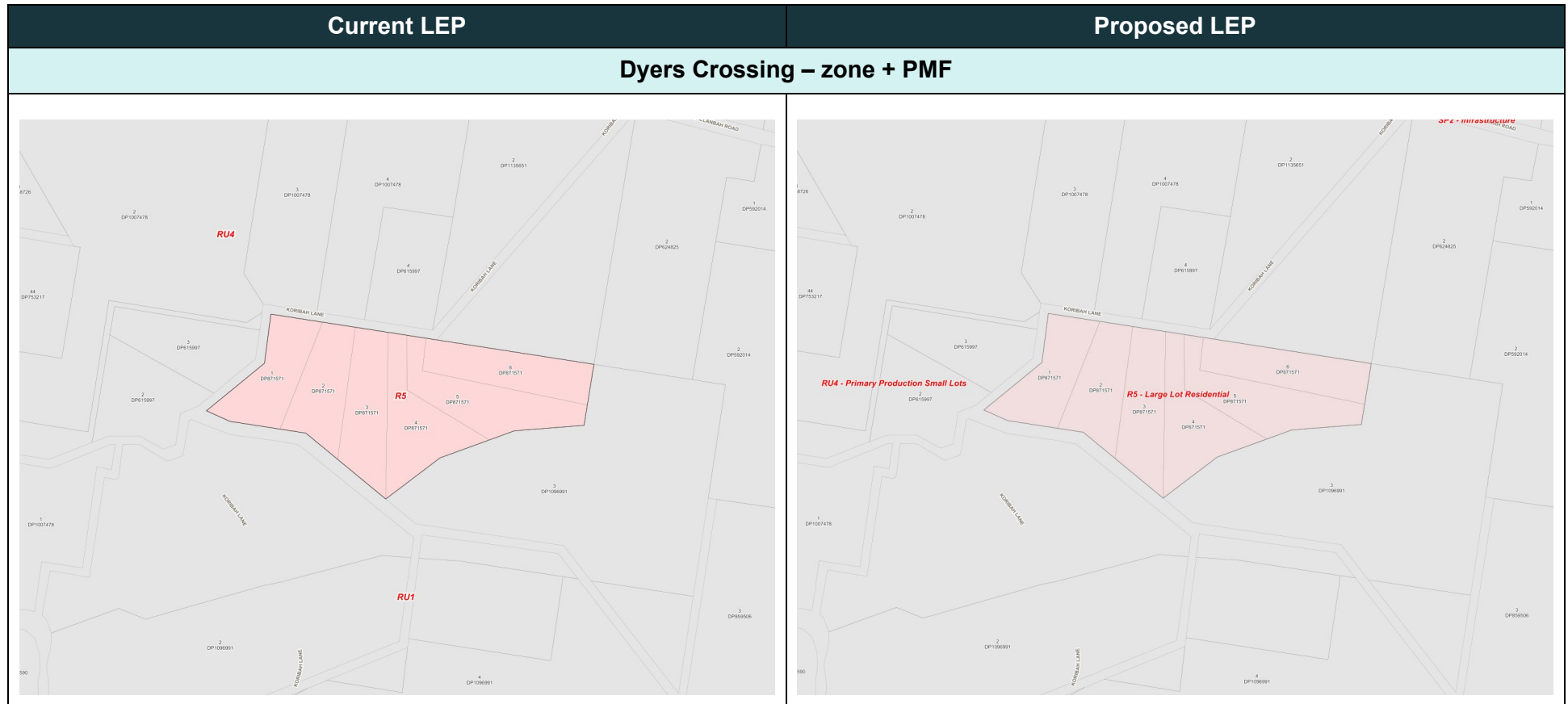
Nabiac (south)

There are no proposed changes to the residential footprint for this location south of Nabiac. The R5 Large Lot Residential zone is to remain unchanged.



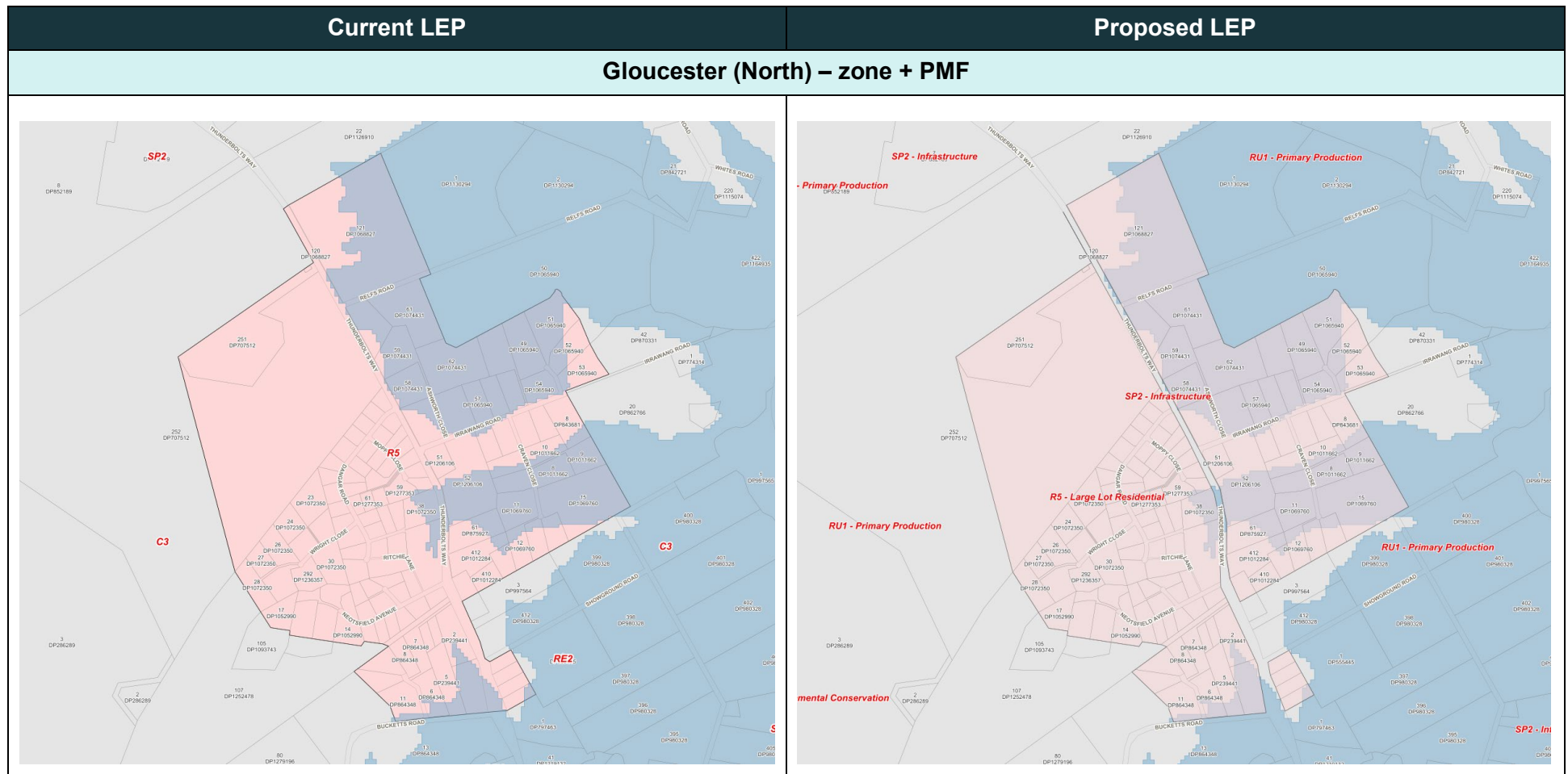
Dyers Crossing

There are no proposed changes to the residential footprint for Dyers Crossing. The R5 Large Lot Residential zone is to remain unchanged.



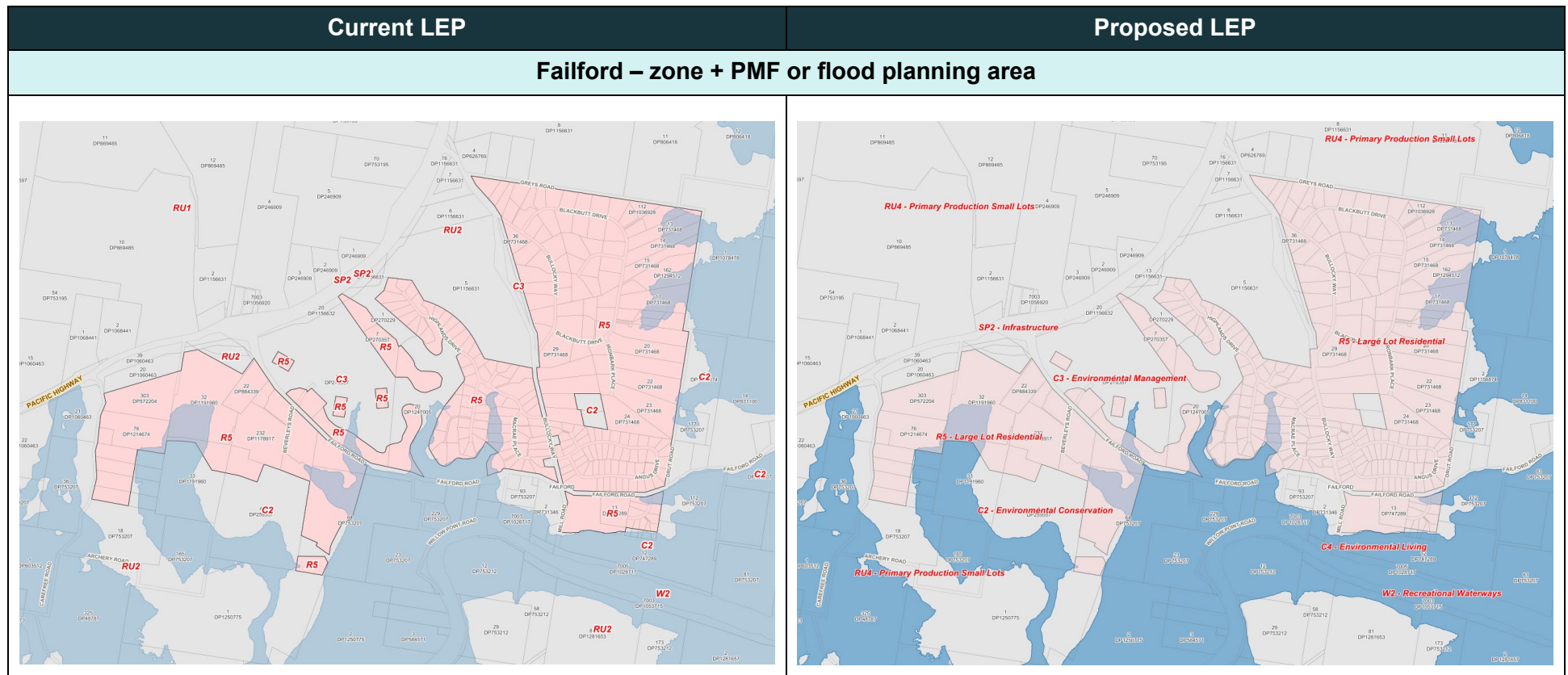
Gloucester (north)

There are no proposed changes to the residential footprint for this location north of Gloucester. The R5 Large Lot Residential zone is to remain unchanged.



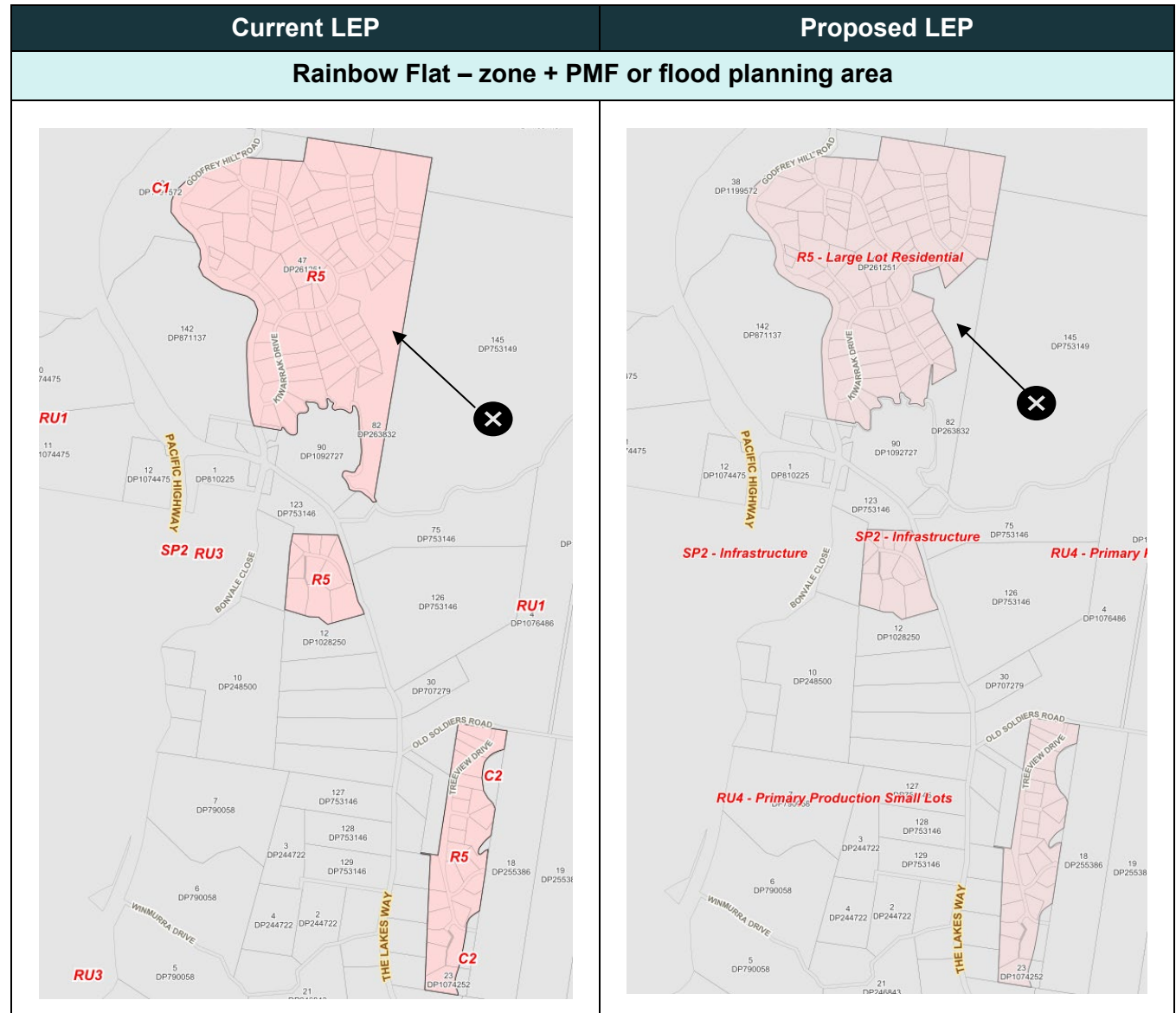
Failford

There are no proposed changes to the residential footprint for Failford. The R5 Large Lot Residential zone is to remain unchanged.



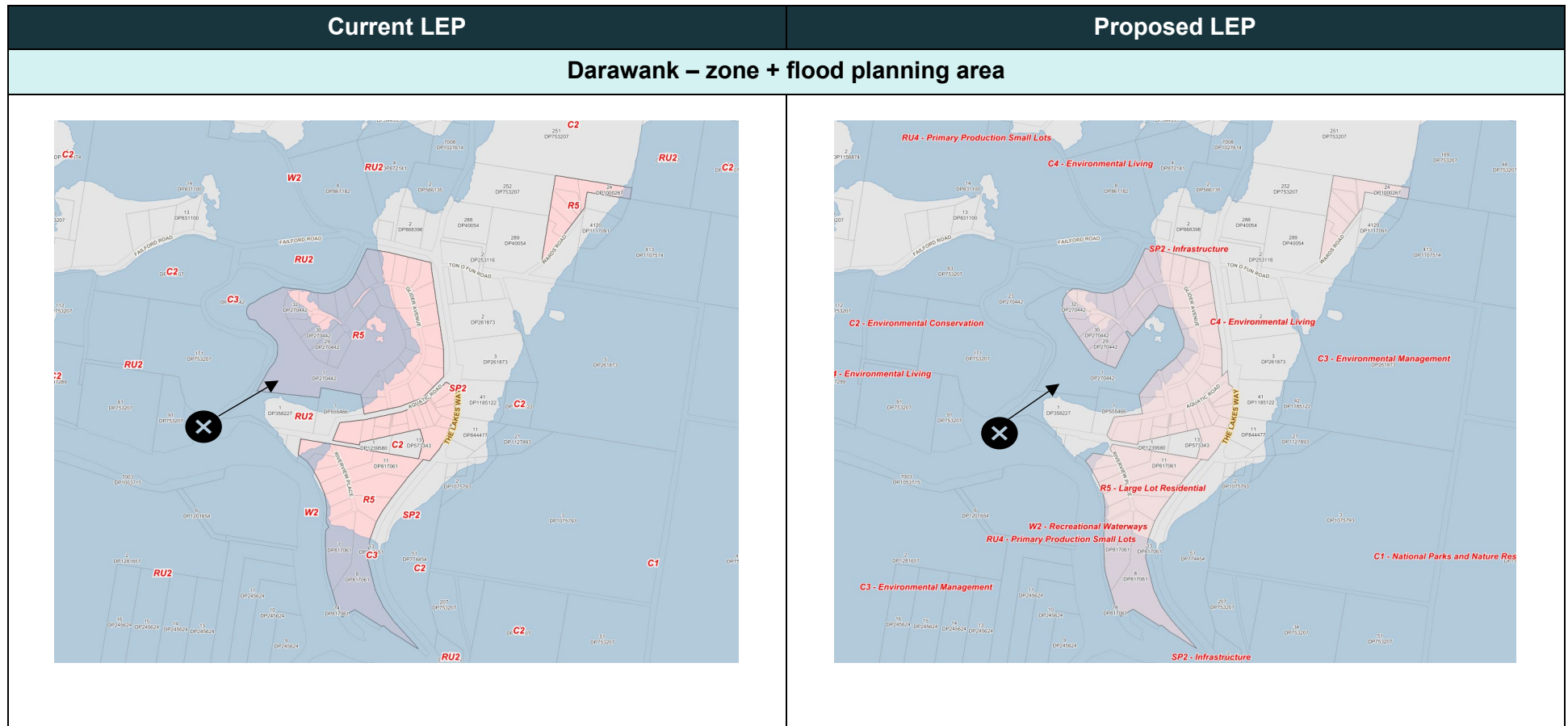
Rainbow Flat

There is a minor reduction in the residential footprint Rainbow Flat (indicated by **X**). This site is owned by Council and contains conservation values and has been included in the C2 Environmental Conservation zone.



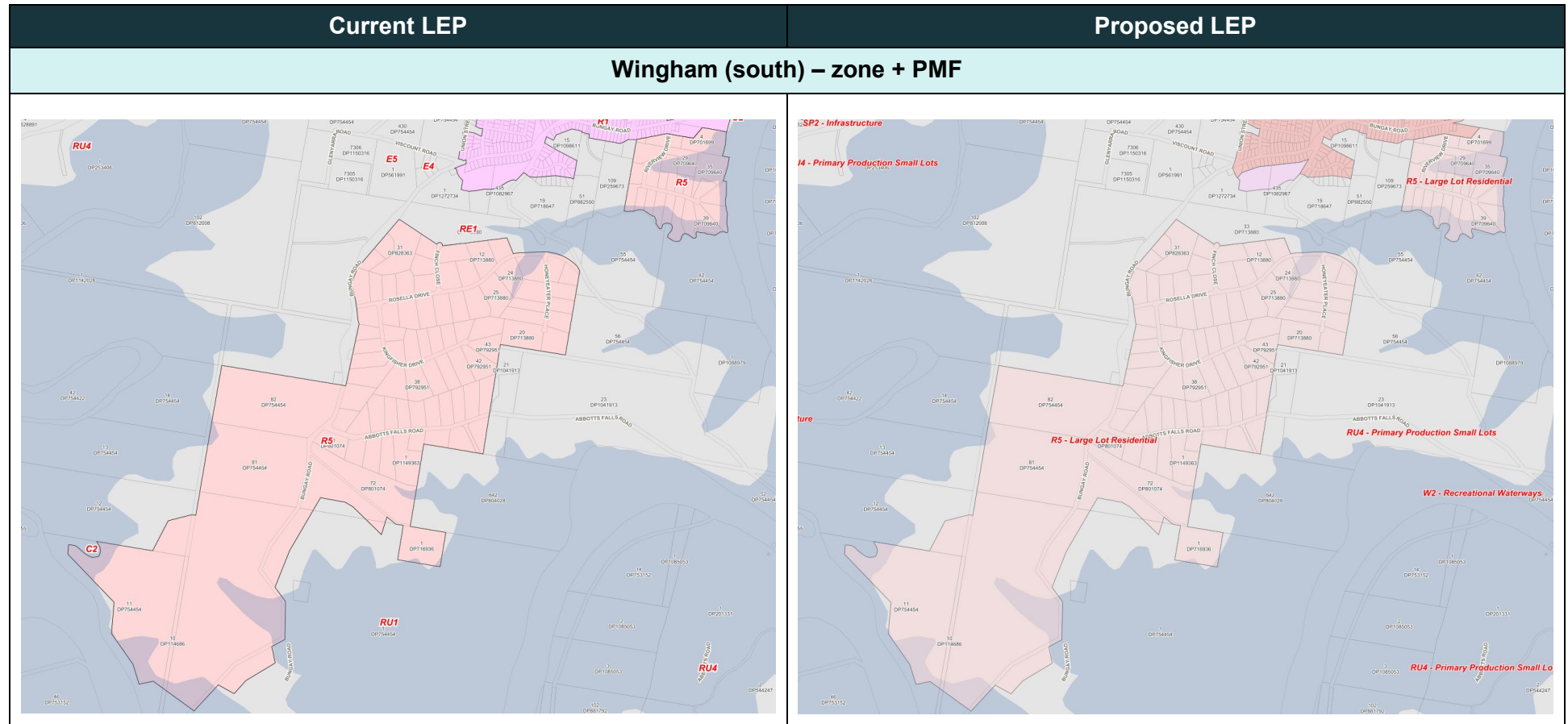
Darawank

There is a proposed reduction to the residential footprint for Darawank (indicated by **X**) where the site is being included in a C2 Environmental Conservation zone to reflect the conservation values of the land.



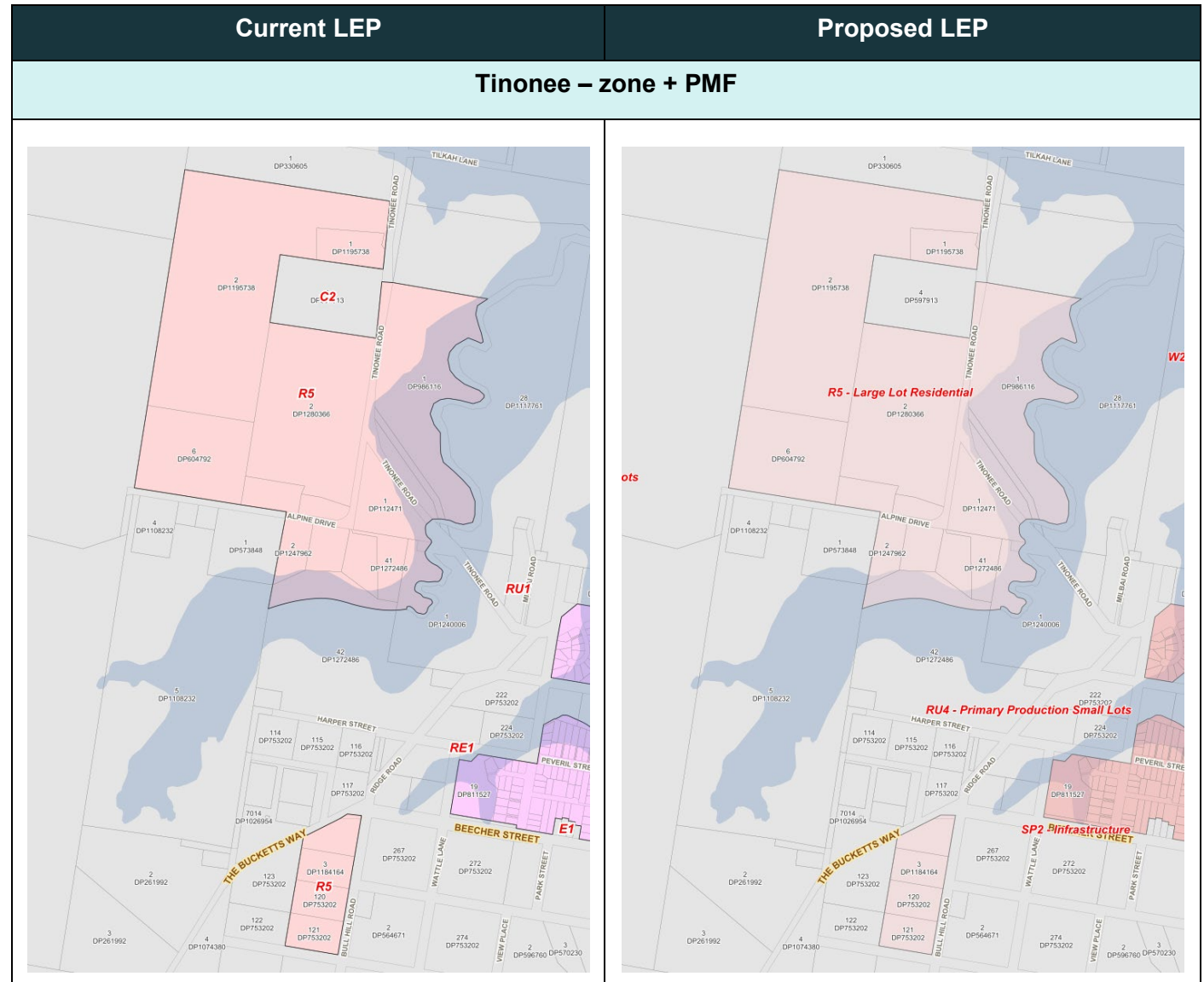
Wingham (south)

There are no proposed changes to the residential footprint for this location south of Wingham. The R5 Large Lot Residential zone is to remain unchanged.



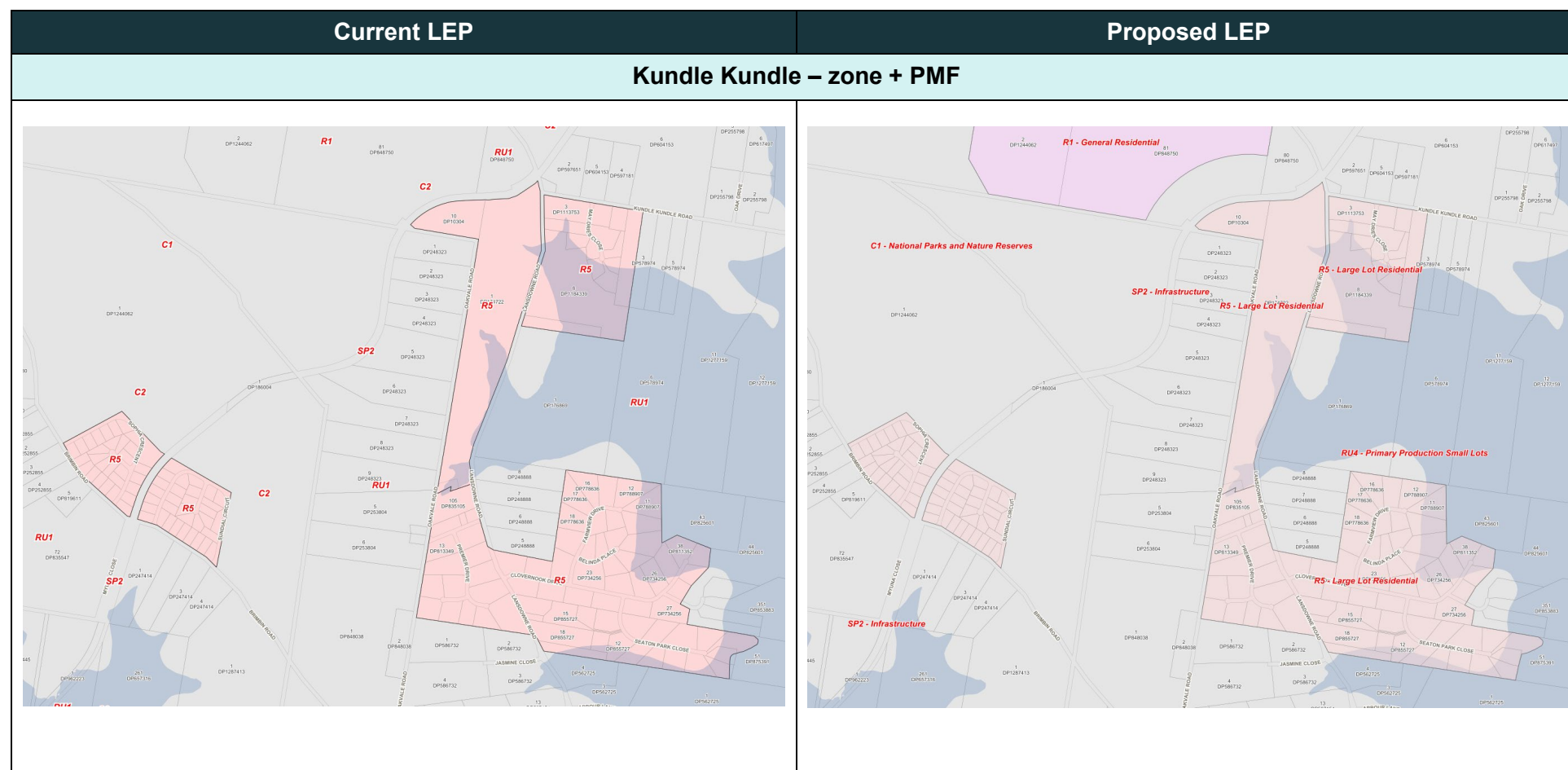
Tinonee (west)

There are no proposed changes to the residential footprint for this location west of Tinonee. The R5 Large Lot Residential zone is to remain unchanged.



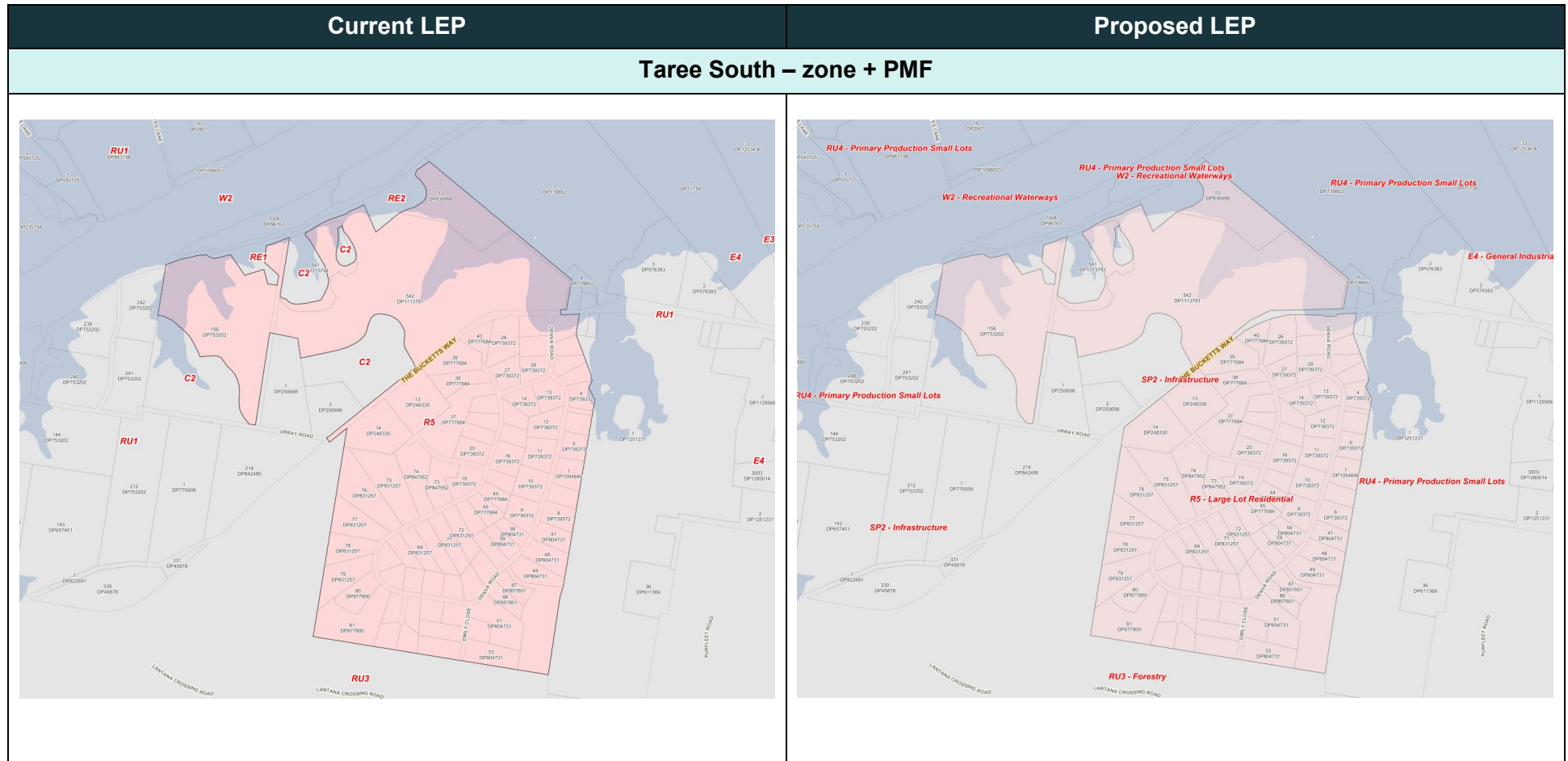
Kundle Kundle

There are no proposed changes to the residential footprint for Kundle Kundle. The R5 Large Lot Residential zone is to remain unchanged.



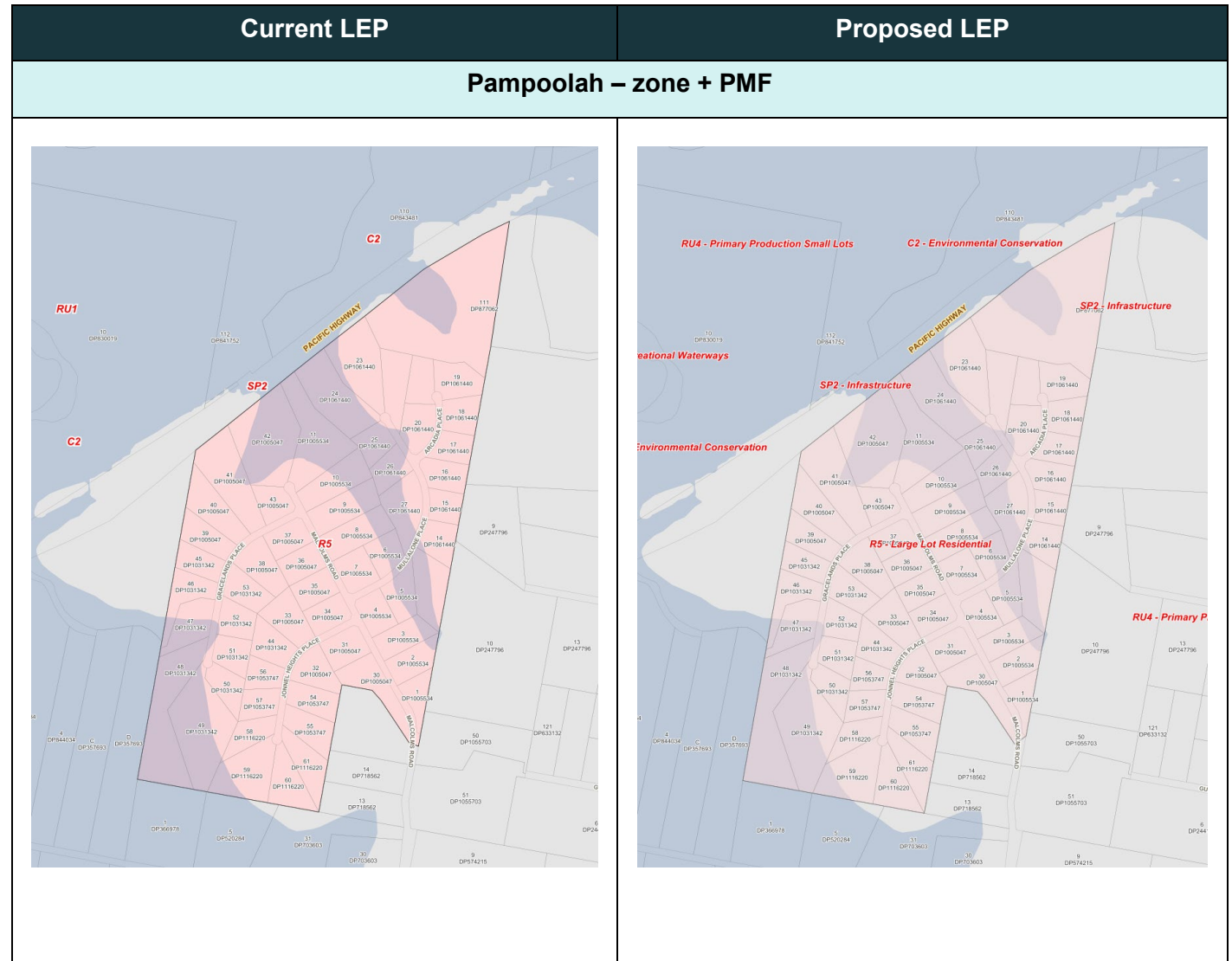
Taree South

There are no proposed changes to the residential footprint for this location south of Taree. The R5 Large Lot Residential zone is to remain unchanged.



Pampoolah

There are no proposed changes to the residential footprint for Pampoolah. The R5 Large Lot Residential zone is to remain unchanged.

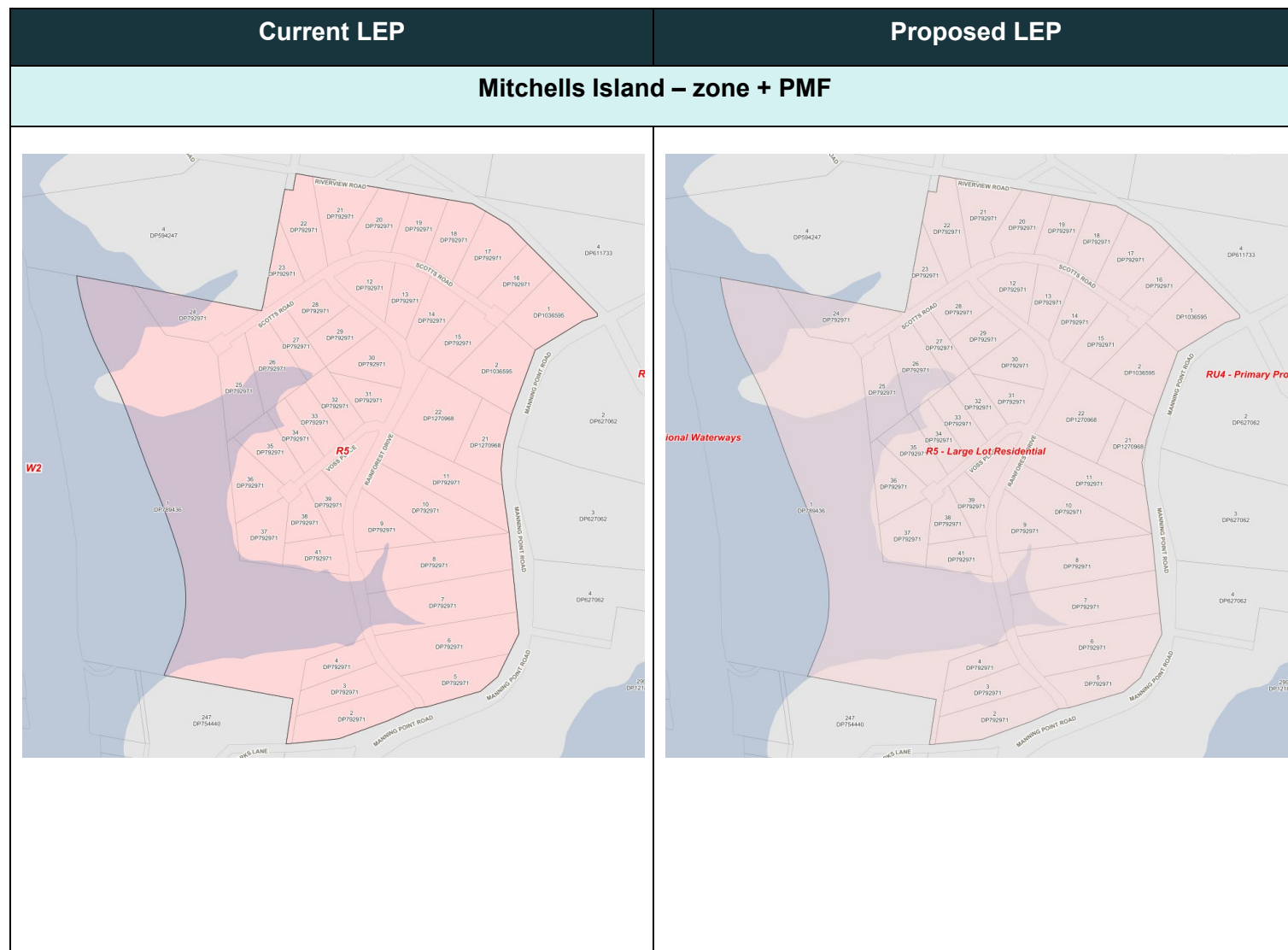


There is a minor reduction in the residential footprint for this Large Lot Residential area west of Old Bar (indicated by **X**). The W2 Recreational Waterways zone is to apply over the waterway in this location.



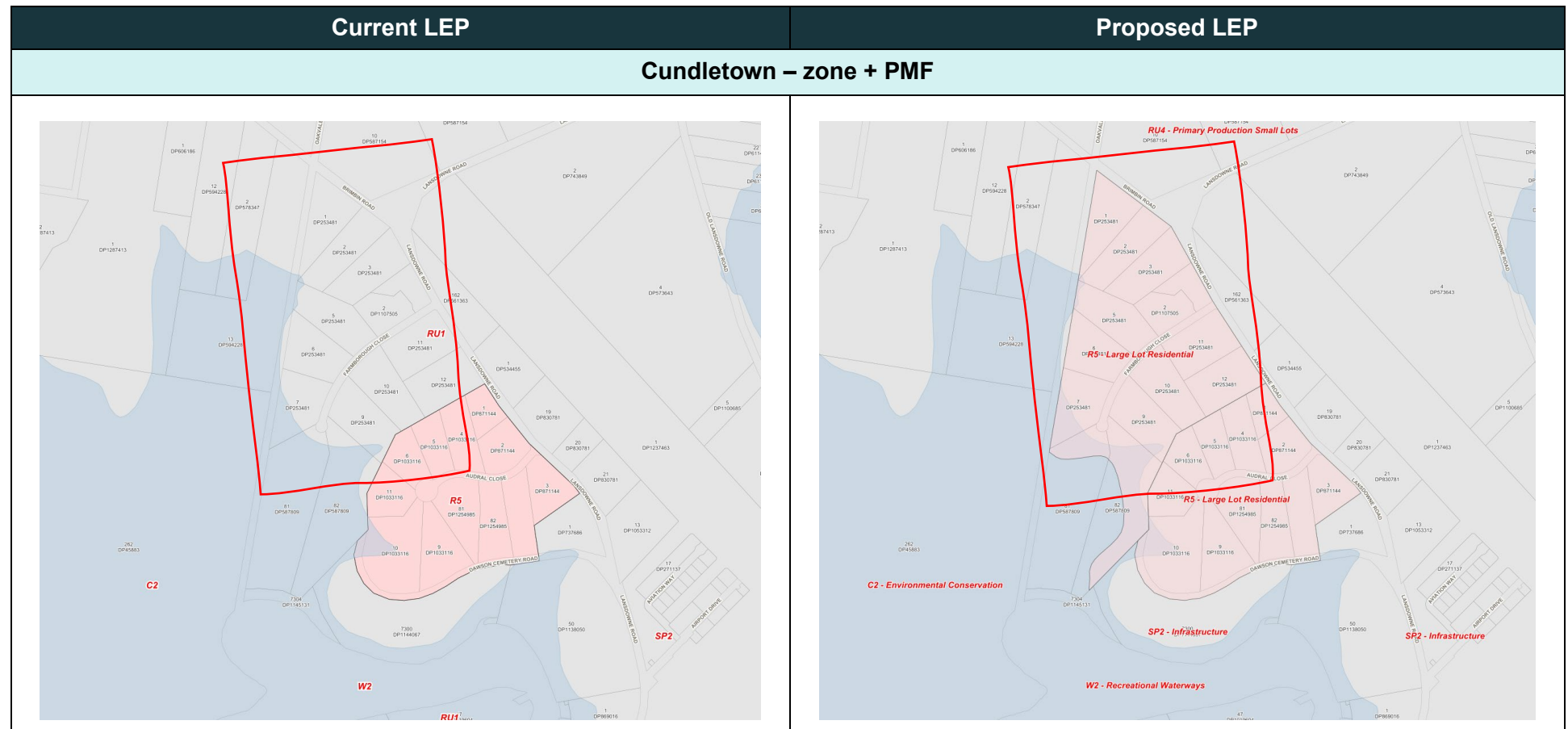
Mitchells Island

There are no proposed changes to the residential footprint for Mitchells Island. The R5 Large Lot Residential zone is to remain unchanged.



Cundletown

It is proposed to extend the residential footprint for this location (outlined in red). The MidCoast Rural Strategy – The Way Forward (refer to **Appendix 9**) reviewed the application of the R5 Large Lot Residential zone across the MidCoast. It was proposed to extend the R5 Large Lot Residential zone over this land given the size of the lots and the established residential uses. Three sites are subject to the PMF but have already established houses on each site. If subject to flooding residents are able to move safely to flood free land. There is an identified contaminated site located on the corner of Farmborough Close and Lansdowne Road where a landscaping business was located. Any residential development of this site would have to address the contamination issues.



Bulahdelah

There is a reduction in the residential footprint for this Large Lot Residential area (indicated by **X**). This land has conservation values and is to be included in the C3 Environmental Management zone.

