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# **EMPLOYMENT ZONES REVIEW - Part A**

August 2019

**DRAFT FOR EXHIBITION**



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# Executive Summary

## Project overview

The Employment Zones Review (EZR) recommends a set of consolidated and consistent land use rules for business and industrial zones across the entire MidCoast. These recommendations inform the preparation of a new MidCoast Local Environmental Plan (LEP) which will replace the existing Greater Taree, Great Lakes and Gloucester LEPs.

The EZR aims to support the creation of vibrant community centres and prosperous employment areas through the use of clear, simple and consistent rules. This will help to make it as easy as possible for development to occur in the right place and in the right way.

This review of business and industrial zones primarily addresses key LEP development rules such as zoning, land use permissibility, height of buildings, floor space ratio and minimum subdivision lot size. The zones investigated and their current application is illustrated below.

Note that the intent of the EZR is not to propose significant additions/reductions to the quantity of employment land – this will be the main subject of a more in-depth *Employment Land Strategy* to be commissioned for the MidCoast in the near future.

### List of employment zones and application in existing LEPs

	Greater Taree LEP	Great Lakes LEP	Gloucester LEP
<b>Business Zones</b>			
B1 Neighbourhood Centre	✓	✓	✗
B2 Local Centre	✓	✓	✓
B3 Commercial Core	✓	✗	✗
B4 Mixed Use	✓	✓	✓
B5 Business Development	✓	✓	✗
B6 Enterprise Corridor	✓	✗	✗
B7 Business Park	✗	✗	✗
<b>Industrial Zones</b>			
IN1 General Industrial	✓	✓	✓
IN2 Light Industrial	✓	✓	✗
IN3 Heavy Industrial	✗	✗	✓
IN4 Working Waterfront	✓	✓	✗

## Recommendations

The following tables summarise the main recommendations of the EZR.

Business Zone Recommendations	
1	Recognise a strategic network of centres and zone accordingly: <ul style="list-style-type: none"> <li>• Taree as the primary centre for the MidCoast (zone B3 Commercial Core)</li> <li>• Forster-Tuncurry, Gloucester and Tea Gardens-Hawks Nest as important regional strategic centres (zone B2 Local Centre)</li> <li>• Wingham, Old Bar, Hallidays Point, Harrington and Pacific Palms as local town centres (zone B2 Local Centre)</li> <li>• Neighbourhoods such as Cundletown, Tinonee and Forster Keys as smaller convenience centres (zone B1 Neighbourhood Centre)</li> </ul>
2	Update objectives and land use permissibility for each zone
3	Remove all <i>minimum lot size</i> (for subdivision) requirements except for the B5 Business Development zone which should be 1,500m <sup>2</sup>
4	Specify new <i>height of building</i> requirements on a site-by-site basis
5	Remove all <i>floor space ratio</i> requirements
6	Apply <i>active street frontages</i> local provision to all B1, B2 and B3 zones
7	Define a new provision relating to unstructured large B1 and B2 zones to ensure they can develop into vibrant commercial, cultural and social hubs
8	One significant zone boundary amendment - changing 4.9ha of the Gloucester town centre B2 zone to residential (as per recommendations in previous strategies)
9	Various minor zoning changes in the majority of business zone precincts – see Part B

Industrial Zone Recommendations	
1	Establish clear principles for industrial zones and apply accordingly: <ul style="list-style-type: none"> <li>• IN1 General Industrial zone will be used where adequate separation exists to mitigate adverse impacts on surrounding sensitive land uses</li> <li>• IN2 Light Industrial zone will be used where inadequate separation exists to mitigate adverse impacts on surrounding sensitive land uses</li> <li>• The Stratford Heavy Industrial precinct shall remain the only IN3 Heavy Industrial zone in the MidCoast</li> </ul>
2	Update objectives and land use permissibility for each zone
3	Remove all <i>minimum lot size</i> (for subdivision) requirements
4	Specify new <i>height of building</i> requirements as follows: <ul style="list-style-type: none"> <li>• IN1 General Industrial: no maximum</li> <li>• IN2 Light Industrial: 10m maximum</li> <li>• IN3 Heavy Industrial: no maximum</li> <li>• IN4 Working Waterfront: 8.5m maximum</li> </ul>
5	Remove all <i>floor space ratio</i> requirements
6	Significant zone amendments - where large floor plan commercial intrusion has occurred within industrial zones, these areas will be rezoned B5 Business Development
7	Various minor zoning changes in some industrial zone precincts – see Part B

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# 1 Introduction

## Purpose

The purpose of the Employment Zones Review (EZR) is to recommend a set of consolidated and consistent land use rules for business and industrial zones across the entire MidCoast.

These recommendations will ultimately inform a new MidCoast Local Environmental Plan (LEP) which is being developed to replace the existing Greater Taree, Great Lakes and Gloucester LEPs.

The new MidCoast LEP aims is to produce a single plan for the entire local government area that is based on contemporary planning principles and which gives clear and consistent direction to the community regarding development potential and expectations.

## Scope and limitations

The EZR will:

- Provide a basis for applying business and industrial zones in the MidCoast.
- Propose new LEP objectives, land use tables, and associated mapping layers for each business and industrial zone.
- Propose new LEP principal development standards and provisions relating to business and industrial zones.
- Include minor additions/reductions to the quantity of employment land if it is overtly logical based on current land uses.

The EZR will not:

- Propose significant additions/reductions to the quantity of employment land unless supported by a previous strategy.
- Examine the Manning Health and Taree CBD Precinct as this area is part of a separate planning study.
- Analyse similar zones such as the RU5 Village, SP3 Tourist or W3 Working Waterway.

## Context

The EZR will take into consideration major strategic Council studies currently underway such as the *Manning Health and Taree CBD Precinct Plan*, the *Housing Strategy*, and the *Rural Strategy*. It is also acknowledged that a significantly more in-depth *Employment Land Strategy* will be commissioned for the MidCoast in the near future.

## Methodology

The EZR was developed utilising the following methods:

- Desktop analysis of MidCoast business and industrial zone LEP provisions.
- Review of similar or best practice LEP examples from other NSW councils.
- Multiple site visits to each business or industrial zone area.
- Internal consultation with Council staff – in particular Strategic Planning, Development Assessment and Economic Development.
- Public and stakeholder consultation of the draft recommendations following adoption of draft for exhibition by Council.

## 2 Policy and Strategy Context

The following directions, strategies and projects set the broad policy context for the EZR.

### Guiding directions

This work is guided by two key resources: Directions issued by the Minister for Planning under section 9.1 of the *Environmental Planning and Assessment Act 1979* and the MidCoast Council LEP consolidation principles (as shown below).

#### Key Section 9.1 Directions

- A encourage employment growth in suitable locations
- B protect employment land in business and industrial zones
- C support the viability of identified strategic centres
  - retain the areas and locations of existing business and industrial zones
  - not reduce the total potential floor space area for employment uses and related public services in business zones
  - not reduce the total potential floor space area for industrial zones
  - ensure that proposed new employment areas are in accordance with a strategy that is approved by the Department

Variations may be possible with approval from the Department of Planning, Industry and Environment, supported by a detailed study, alignment with regional strategies, and compliance with the zone objectives.

#### MidCoast LEP Consolidation Principles

Four key principles have been established to guide the review, updating and rationalisation of zones and planning controls from Gloucester, Great Lakes and Greater Taree LEP documents to form the consolidated MidCoast LEP:

- 1 **Acknowledge diversity and local character:** To identify and protect our diverse and valuable natural landscapes and to recognise the desired roles and character of our different urban settlements.
- 2 **Consistency with State:** To prepare the local environmental plan in a manner consistent with State legislation and guidelines.
- 3 **Regional Policies and Plans:** To apply the goals and actions for the MidCoast local government area contained in regional policies and plans.
- 4 **Council Strategies:** To reflect the actions and recommendations of Council strategies.



## State and regional policies

Appendix A provides a summary of the state and regional policies reviewed including:

- Hunter Regional Plan 2036 (2016)
- Mid North Coast Regional Strategy 2006-2031 (2009)
- Draft North Coast Regional Plan (2016)
- A 20-Year Economic Vision for Regional NSW (2018)
- Upper Hunter Region Diversification Report (2011)
- Upper Hunter Strategic Regional Plan (2012)

## Local policies

Appendix B provides a summary of the local policies reviewed including:

- MidCoast Regional Economic Development Strategy (2018)
- Community Strategic Plan 2018 – 2030
- Delivery Program and Operational Plan (2018)

## Local economic/planning strategies

Appendix C provides a summary of the local economic/planning strategies reviewed for each of the three former local government areas of Greater Taree, Great Lakes and Gloucester.

## Current projects and strategies

Appendix D provides a summary of current MidCoast planning proposals and major projects of relevance to the EZR including:

- Northern Gateway Stage 2 Planning Proposal
- Draft MidCoast Council Housing Strategy
- Draft Manning Health and Taree CBD Precinct Plan
- North Tuncurry State Significant Project

## 3 Demographic Context

### Population trends

The MidCoast population has grown from 88,818 (2011) to 91,958 (2016) being an increase of 3,140 people and a **0.69% cumulative growth rate**. This is compared to a NSW average of 1.57% and a national average of 1.7% for the same period.

The table below and Figure 1 details the growth rates (2011-2016), population (in 2016) and a population projection to 2036 for each MidCoast centre. This information is from the Draft MidCoast Urban Land Monitor 2018 (ULM) which analyses settlements with a population over 600 people.

	Average Growth Rate 2011-2016	Population 2016	Projection 2036 'Average Growth'
<b>Strategic Centre</b>			
Forster - Tuncurry	+1.05%	19,918	24,548
Taree	+0.33%	18,117	19,355
<b>Rural Centre</b>			
Wingham	+0.06%	4,532	4,624
Gloucester	+0.46%	2,390	2,619
Bulahdelah	- 0.13%	1,111	1,133*
Tinonee	+0.73%	757	874
Stroud	+0.65%	724	824
Nabiac	- 0.19%	631	644*
<b>Coastal Centre</b>			
Old Bar - Wallabi Point	+1.28%	4,470	5,762
Tea Gardens - Hawks Nest	+2.18%	3,590	5,526
Hallidays Point	+3.74%	3,052	6,362
Harrington	+5.11%	2,896	7,850
Smiths Lake	+2.79%	1,235	2,143
Pacific Palms	+0.97%	697	846

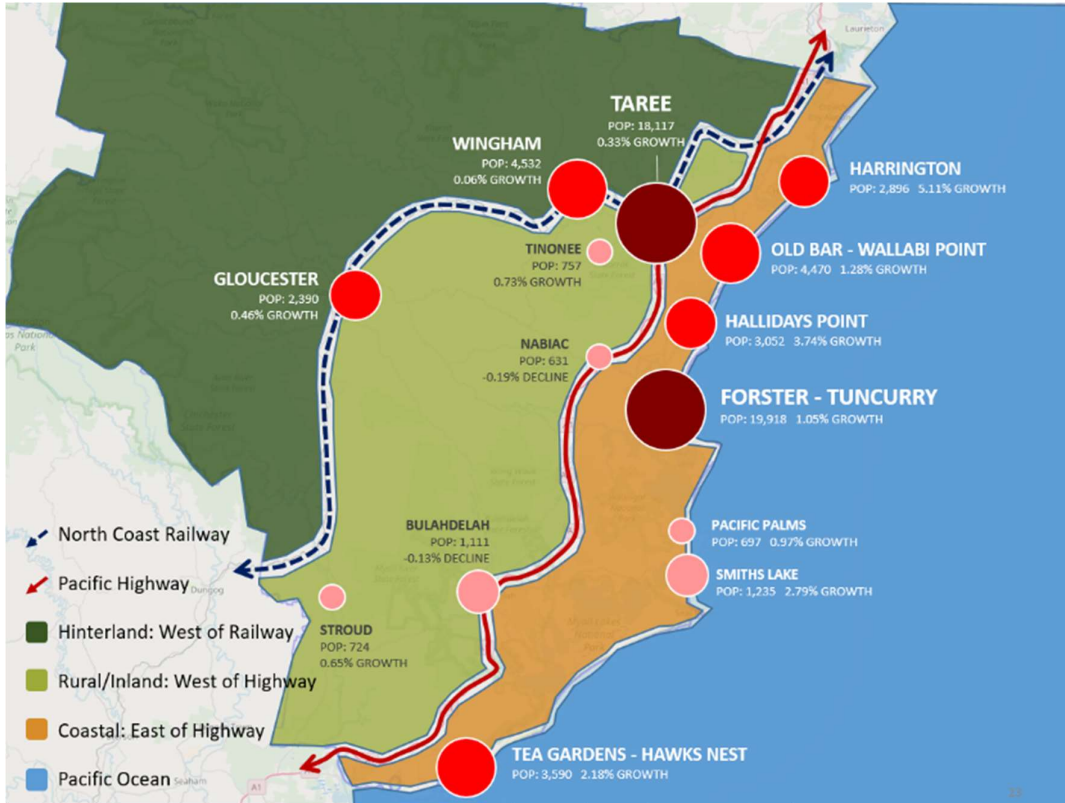
\*Note that where historical growth was less than 0.1%, a projected growth rate of 0.1% was applied in the ULM to allow for some low potential growth.

### Regional Markets

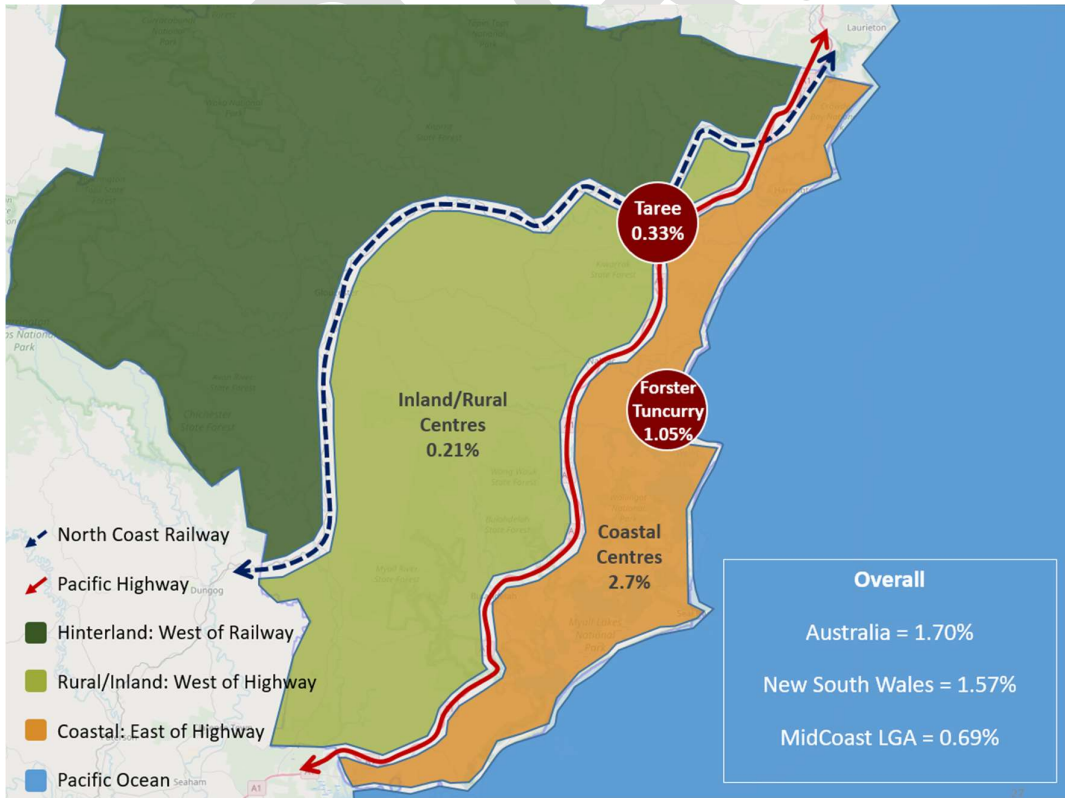
The ULM identified four broad regional markets on the MidCoast. Their characteristics and growth rates are described below and in Figure 2.

- 1 *Taree*: the major strategic centre, supported by significant infrastructure and services, has a growth rate less than the MidCoast average (0.33% from 2011 and 0.58% from 2001).
- 2 *Forster-Tuncurry*: the historic tourist hub, supported by coastal amenity and facilities, has a growth rate higher than the MidCoast average (1.05% from 2011 and 0.70% from 2001).
- 3 *Rural Centres*: with an agricultural/country lifestyle focus, have a growth rate well below the MidCoast average (0.21% from 2011).
- 4 *Coastal Centres*: with a beach lifestyle/tourist focus, have a growth rate well above the MidCoast average (2.7% from 2011). This market also exceeds the state (1.57%) and national (1.7%) growth rates.

**Figure 1: MidCoast Centres with 2016 Population and Growth Rate 2011-2016 (Source: ABS)**



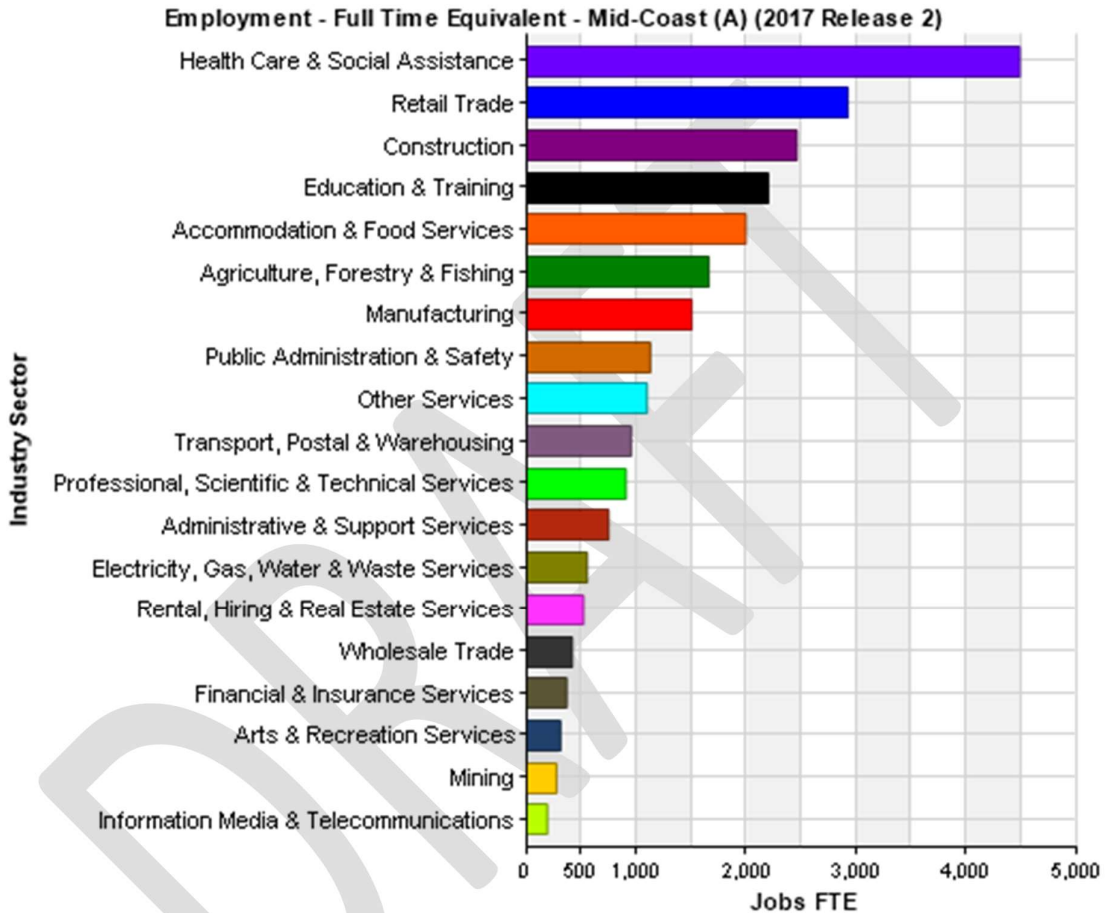
**Figure 2: MidCoast Growth Rates 2011-2016 (Source: ABS)**



## Employment summary

This employment summary details the number of full-time equivalent jobs located within the MidCoast, based on a 35-hour work week. This equates to an estimate of 24,604 jobs for the MidCoast (source: REMPLAN, July 2018). These jobs are distributed over the industry sectors detailed below, with healthcare and social assistance being the largest employers in the region.

### Employment across industry sectors in the MidCoast



The table below provides a breakdown of where the majority of these jobs are located, with Taree providing almost half of the employment for the area (source: REMPLAN, July 2018).

Centre	Jobs	% of MidCoast
<b>Taree</b>	9,915	40.3%
<b>Forster - Tuncurry</b>	6,203	25.2%
<b>Wingham</b>	1,470	6%
<b>Gloucester</b>	1,211	4.9%
<b>Tea Gardens - Hawks Nest</b>	909	3.7%

## 4 Business Zones

*“Our villages and business precincts are vibrant commercial, cultural and social hubs”*

*MidCoast Council, Community Strategic Plan, 2018-2030*

Business zones sit at the heart of our towns and villages and therefore play a crucial role in supporting the development of lively and attractive centres.

A vibrant community centre is a place for everyone, it is safe, attractive and active throughout the day and evening. It is a public space that can support community events and celebrations.

When centres are places that residents and visitors want to spend more time, they are also more attractive to business investment.

This review aims to support the creation of vibrant community centres through the use of clear, simple and consistent rules that make it possible for development to occur in the right place and in the right way.

The following pages look in detail at business zones across the MidCoast. The purpose of each business zone is explained, followed by detailed analysis of how these could be applied as part of a consolidated MidCoast LEP. This work draws on the NSW Department of Planning directions, relevant state, regional and local policies, and a review of how business zones are applied in comparable NSW regional council LEPs.

**Photo example of a vibrant community centre – Mudgee, NSW** (Source: [www.visitmudgeeregion.com](http://www.visitmudgeeregion.com))







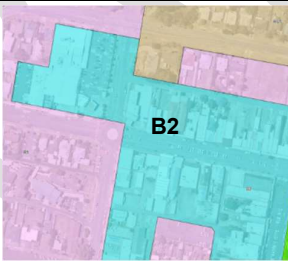

## Business zones explained

The business zones available to use in the Standard Instrument Local Environmental Plan are: B1 Neighbourhood Centre; B2 Local Centre; B3 Commercial Core; B4 Mixed Use; B5 Business Development; B6 Enterprise Corridor and B7 Business Park.

An overview for each of the business zones and how they are intended to be applied in the regional MidCoast landscape is provided in the table below. A detailed description of the zones based on State directions is also provided in Appendix E.




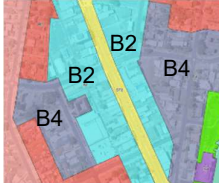
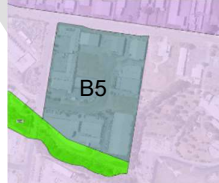

### Primary Business Zones

The B1 Neighbourhood Centre, B2 Local Centre, and B3 Commercial Core zones are considered *primary business zones* as they are located at the centre of communities.

	B1 Neighbourhood Centre	B2 Local Centre	B3 Commercial Core
Description	Small set of convenience shops	Local shopping or town centre	A Central Business District
Local Examples	Fairways Forster (below), Forster Keys, Cundletown	Wingham (below), Gloucester town centre, Stocklands Forster	Taree CBD (below)
Photo Example			
Plan Example			
Typical Uses	Corner store, pharmacy, real-estate, cafe, hair dresser, shop-top units	Supermarket, shops, medical, office, restaurant, post office, cinema, motel, shop-top units	Supermarkets, shops, offices, concert hall, hotel, shop-top units
Catchment Distance	Up to 5 minute drive	Up to 30 minute drive	Up to 1 hour drive
Catchment Population	> 500 people	> 2,000 people	> 20,000 people
Land Area	0.5ha to 2ha of B1	2ha to 20ha of B2	20ha to 40ha of B3
Appropriate Location	At the centre of neighbourhoods with appropriate catchment	At the centre of localities/towns with appropriate catchment	At the centre of cities with appropriate catchment
Optimal Access	Walking	Public transport, cycling, walking	Major transport routes, public transport, cycling, walking
Context	B1 works in proximity to a B2 or B3	Large B2 can be supported by B4, B5, B6 or B7	B3 can be supported by B4, B5, B6 or B7
Regional Policy	NA (but should be supported by strategic analysis)	Recognised in adopted regional planning document	Recognised in adopted regional planning document

## Secondary Business Zones

The B4 Mixed Use, B5 Business Development, B6 Enterprise Corridor and B7 Business Park zones are considered *secondary business zones* as they support or complement the *primary business zones*.

	B4 Mixed Use Centre	B5 Business Development	B6 Enterprise Corridor	B7 Business Park
Description	A mix of commercial and residential	Bulky goods with large floor space	Commerce on main roads (not retail)	Dedicated business or office park
Local Examples	Tuncurry (below), Figtrees on the Manning, Taree	Mill Close, Taree (below), Bunnings precinct, Taree	Victoria Street, Taree (below)	No local examples
Photo Example				No local examples
Plan Example				No local examples
Typical Uses	Units, cafe, shops, restaurant, business, office (can be standalone or multiple uses on one site)	Bulky goods store for hardware, furniture, camping, auto parts, light industry	Motel, business, car yard, auto mechanics, light industry, fast food	Office, business, light industry, technology industries and ancillary facilities
Appropriate Location	Surrounding B3/B2, at recreation/tourist precincts, for major planned developments	Close to existing or proposed centres and/or industrial centres	Along main roads where high street amenity is not critical	In an accessible location but one that does not compete with existing centres
Optimal Access	In accessible locations so as to maximise public transport patronage, walking and cycling	Along transport routes	Along major transport routes	In accessible locations so as to maximise public transport patronage, walking and cycling
Context	The residential component can help in revitalising and sustaining a <i>primary business zone</i>	Support (not detract from) the viability of B3 and B2 centres	Does not detract from retail viability of B3 and B2 centres	Specialised functions must be protected for the long term

Note: The B7 Business Park zone is not currently used in the MidCoast and is not proposed at this time.

## Strategic network of centres

A strategic network of centres has developed in the MidCoast due to major drivers such as migration trends, infrastructure provision and employment/industry development. This review provides an opportunity to acknowledge this established hierarchy and to ensure that land use zoning is applied consistently at this strategic level.

The table below provides a summary of the existing business zones used in major centres across the MidCoast. It also details land areas of the B1, B2 and B3 zones (*primary business zones*) and the B4, B5 and B6 zones (*secondary business zones*). Towns in the RU5 village zone with identifiable business centres are provided for context.

### Business zone land areas

	Centre Zones Used	B1, B2, B3 Land Area (ha)	B4, B5, B6 Land Area (ha)	Total Land Area (ha)
Taree	B1, B3, B4, B5, B6	39.25	100.35	139.6
Forster – Tuncurry	B1, B2, B4, B5	32.22	19.19	51.41
Gloucester	B2, B4	14.05	6.25	20.3
Tea Gardens – Hawks Nest	B1, B2, B4	12.59	7.14	19.73
Wingham	B1, B2 B6	10.28	0.68	10.96
Old Bar – Wallabi Point	B1	6.13	0	6.13
Hallidays Point	B1, B2	4.53	0	4.53
Harrington – Crowdy Head	B1	3.32	0.54	3.86
Pacific Palms	B1	0.76	0	0.76
Tinonee	B1	0.59	0	0.59
Brimbin	B4	0	115.07	115.07
		123.72 ha	249.22 ha	372.94 ha

### Towns in the RU5 village zone, with identifiable business centres

	Bulahdelah	Nabiac	Stroud	Smiths Lake
Business land approx (ha)	1.2	1.1	0.8	0.4

### Summary of directions

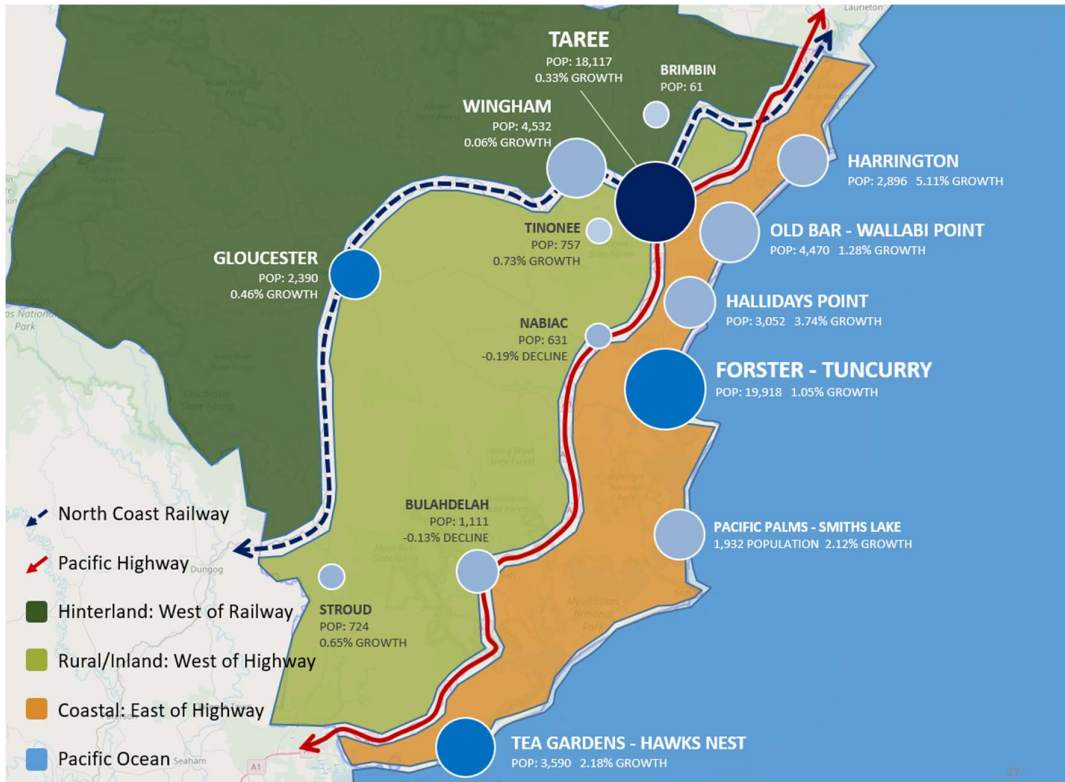
A summary of key directions is as follows. The adjoining maps illustrate these directions.

- Taree is the primary centre for the MidCoast with a large strategic catchment, quantum of business land and proximity to key infrastructure. Taree should remain as the only B3 Commercial Core zone in MidCoast.
- Forster-Tuncurry, Gloucester and Tea Gardens-Hawks Nest are important regional strategic centres with considerable business land area needed to deliver regional services and facilities appropriate for that location. These centres should include significant areas of B2 Local Centre zones.
- Wingham, Old Bar, Hallidays Point, Harrington and Pacific Palms are local townships with capacity to deliver supermarkets, civic spaces, businesses etc. These centres should be anchored by a B2 Local Centre zone.
- Neighbourhoods such as Cundletown, Tinonee and Forster Keys service smaller catchments and have proximity to a larger centre. These are B1 Neighbourhood Centre zones.

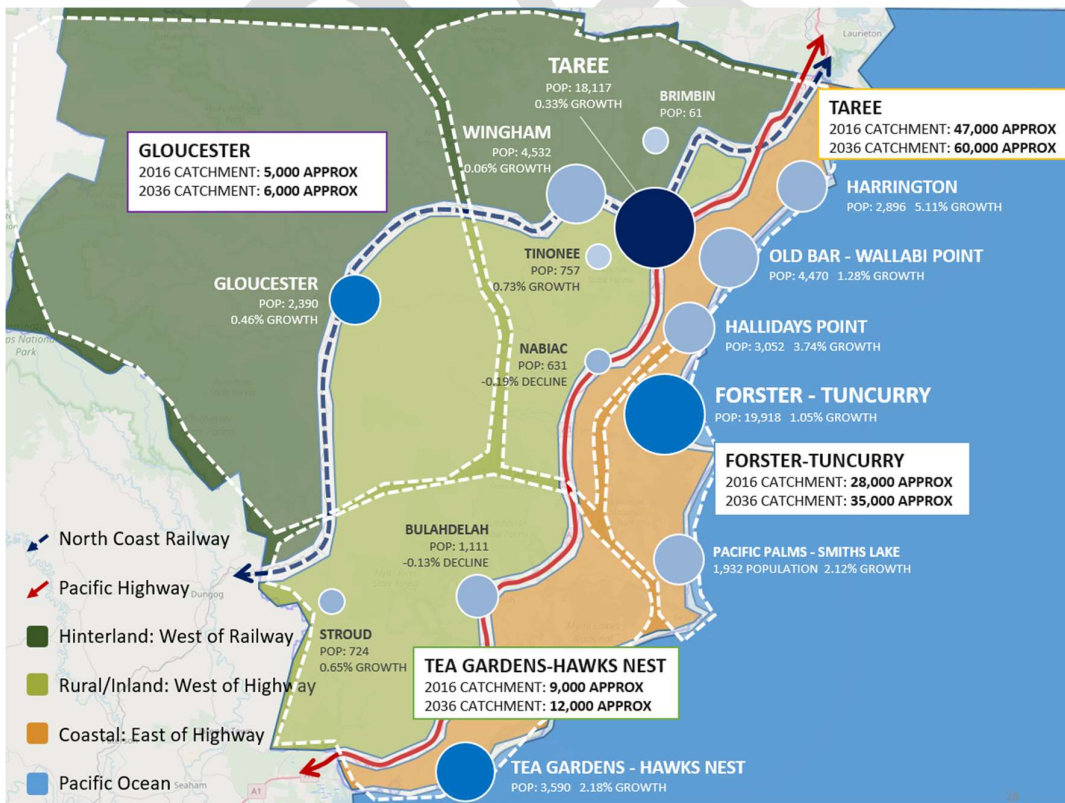
Detailed discussion and analysis of each centre is provided at Appendix H.



**Figure 3: Network of centres – with 2016 population and 2011-2016 growth rates (Source: ABS)**



**Figure 4: Strategic catchments – with 2016 and 2036 population catchments (Source: ProfileID)**



## Current application of business zones

Each zone in the LEP has a *land use table* that details the objectives of that zone and uses that are permitted or prohibited. The Greater Taree, Great Lakes and Gloucester LEPs utilise a variety of business zones as illustrated by the following table. Greater Taree uses 6 of the 7 zones, while Great Lakes uses 4 and Gloucester only 2. None of the existing LEPs use the B7 Business Park Zone.

	Greater Taree	Great Lakes	Gloucester
<b>B1 Neighbourhood Centre</b>	✓	✓	×
<b>B2 Local Centre</b>	✓	✓	✓
<b>B3 Commercial Core</b>	✓	×	×
<b>B4 Mixed Use</b>	✓	✓	✓
<b>B5 Business Development</b>	✓	✓	×
<b>B6 Enterprise Corridor</b>	✓	×	×
<b>B7 Business Park</b>	×	×	×

Even where the same zone has been used across the existing LEPs there are differences in how they have been applied in terms of their objectives and land uses.

A summary of key points is provided below.

- The *primary business zones* (B1, B2 and B3) have little differentiation in the existing LEPs in terms of their objectives and permitted land uses. Greater diversity is needed to better reflect the different scale and purpose of each zone.
- The B4 zone has wide ranging land use permissibility in the existing LEPs. It will be important to ensure that this zone supports and does not have the potential to detract from the *primary business zones*.
- The B5 zones currently prohibit some bulky good type land uses that would be appropriate. It is also important to ensure that any permissible land uses do not have the potential to detract from the *primary business zones*.
- The B6 zone is generally used consistently and appropriately.
- The B7 zone is not currently used and no areas were found that would be appropriate for this type of zone in the MidCoast. However, it can be utilised at a later date if the need arises for a dedicated business or office park.

An analysis of each land use table was carried out and can be found at Appendix F.

## Objectives in the land use table

A summary of the proposed business zone objectives is provided here. A detailed comparison of each existing and proposed business zone land use table is provided in Appendix G.

Note: the NSW Standard Instrument Local Environmental Plan has zone objectives that must be included. Any proposed additional objectives are listed below and justification is provided, taking into account the current Greater Taree (GT), Great Lakes (GL) or Gloucester (GS) LEP zone objectives.

### B1 Neighbourhood Centre

B1	Zone Objectives	Justification
A	<i>To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</i>	Standard Instrument – cannot be changed.
B	To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses.	Consistent with existing objectives in the GT and GL LEPs for B1.
C	To encourage walking and cycling.	Reinforces the need for B1 zones to be at the centre of neighbourhoods.
D	To support vibrant neighbourhood centres that activate the street.	Reflects the Community Strategic Plan aspiration for our business precincts to be vibrant commercial, cultural and social hubs.

### B2 Local Centre

B2	Zone Objectives	Justification
A	<i>To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</i>	Standard Instrument – cannot be changed.
B	<i>To encourage employment opportunities in accessible locations.</i>	Standard Instrument – cannot be changed.
C	<i>To maximise public transport patronage and encourage walking and cycling.</i>	Standard Instrument – cannot be changed.
D	To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses	Consistent with objectives existing in the GT and GL LEPs for B2.
E	To support vibrant local centres that activate the street and the public domain whilst providing a safe and accessible place for community engagement and interaction.	Reflects the Community Strategic Plan aspiration for our business precincts to be vibrant commercial, cultural and social hubs.

### B3 Commercial Core

B3	Zone Objectives	Justification
A	<i>To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.</i>	Standard Instrument – cannot be changed.
B	<i>To encourage appropriate employment opportunities in accessible locations.</i>	Standard Instrument – cannot be changed.
C	<i>To maximise public transport patronage and encourage walking and cycling.</i>	Standard Instrument – cannot be changed.
D	To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses.	Supports accommodation uses which are desirable in the CBD.
E	To maximise development potential of the Taree central business district as the major regional centre in the MidCoast.	Consistent with existing GT LEP which seeks to ensure the primacy of the Taree central business district.
G	To support a vibrant local and regional centre that activates the street and the public domain whilst providing a safe and accessible place for community engagement and interaction.	Reflects the Community Strategic Plan aspiration for our business precincts to be vibrant commercial, cultural and social hubs.

### B4 Mixed Use

B4	Zone Objectives	Justification
A	<i>To provide a mixture of compatible land uses.</i>	Standard Instrument – cannot be changed.
B	<i>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</i>	Standard Instrument – cannot be changed.
C	To enable development that complements and does not detract from the core retail function and performance of Zone B2 Local Centre and Zone B3 Commercial Core.	Consistent with existing GL LEP which seeks to protect the viability of existing centres.
D	To provide tourist and visitor accommodation that supports the business centre.	Supports accommodation uses which are desirable in the B4 zone.

## B5 Business Development

B5	Zone Objectives	Justification
A	<i>To enable a mix of business, warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.</i>	Standard Instrument – cannot be changed.
B	To enable light industry uses that complement existing uses in the zone.	Enables light industry to operate in the B5 zone, consistent with how these areas are currently functioning.

## B6 Enterprise Corridor

B5	Zone Objectives	Justification
A	<i>To promote businesses along main roads and to encourage a mix of compatible uses.</i>	Standard Instrument – cannot be changed.
B	<i>To provide a range of employment uses (including business, office, retail and light industrial uses).</i>	Standard Instrument – cannot be changed.
C	<i>To maintain the economic strength of centres by limiting retailing activity.</i>	Standard Instrument – cannot be changed.
D	To enable residential accommodation above commercial uses and tourist and visitor accommodation.	Consistent with the existing GT LEP and supports accommodation uses in this zone.

## Permissibility in the land use table

A summary of the proposed business zone land use permissibility is provided over the following pages.

The table below provides an overview of some of the significant development types associated with business zones in the MidCoast. The shaded boxes indicate where a change is recommended from the existing LEPs. Justification for these changes is provided below.

	B1	B2	B3	B4	B5	B6
Development Type	Neighbourhood Centre	Local Centre	Commercial Core	Mixed Use	Business Development	Enterprise Corridor
Shops (limited floor area)	✓	✓	✓	✓	×	✓ <sup>J</sup>
Shops (unlimited floor area)	✗ <sup>A</sup>	✓	✓	✗ <sup>E</sup>	×	×
Small business	✓	✓	✓	✓	✓	✓
Restaurant or café	✓	✓	✓	✓	✓	✓
Office	✓	✓	✓	✓	×	✓ <sup>K</sup>
Bulky goods	✗ <sup>B</sup>	✓	✓	✗ <sup>F</sup>	✓	✓
Light industry	×	×	×	✗ <sup>G</sup>	✓ <sup>I</sup>	✓
Community facilities	✓	✓	✓	✓	✓	✓
Education facilities	✓	✓	✓	✓	✓	✓
Entertainment facilities	✗ <sup>C</sup>	✓	✓	✓	✓	✓
Health services	✓	✓	✓	✓	✓	✓
Service station	✓	✓	✗ <sup>D</sup>	✓	✓	✓
Hotel, motel, backpackers	✓	✓	✓	✓	×	✓
Shop-top units	✓	✓	✓	✓	×	✓
Standalone residential unit	×	×	×	✓	×	×
Standalone house/dual occ.	×	×	×	✗ <sup>H</sup>	×	×

Appendix G provides a detailed comparison of existing and proposed business zone land use tables.

### **Justification of changes in the B1 Neighbourhood zone**

- A *Large shops* (over 1,000m<sup>2</sup>) such as a supermarket are currently permitted in GT and GL B1 zone. Large shops are not consistent with the scale of these convenience centres and should be prohibited.
- B *Bulky goods (specialised retail premises)* are currently permitted in GL B1 zone. Bulky goods premises are not consistent with the neighbourhood scale of the B1 zone and should be prohibited.
- C *Entertainment facilities* are currently permitted in GL B1 zone. Entertainment facilities are not consistent with the neighbourhood scale of the B1 zone and should be prohibited.

### **Justification of changes in the B3 Commercial Core zone**

- D *Service stations* are currently permitted in GT B3 zone. Service stations are not consistent with the intended high density scale of this zone and should be prohibited.

### **Justification of changes in the B4 Mixed Use zone**

- E *Large shops* (over 1,000m<sup>2</sup>) such as a supermarket are currently permitted in GT, GL and GS B4 zones. This has the potential to detract from primary centre zones, therefore the retail *gross floor area* should be limited in the B4 zone.
- F *Bulky goods (specialised retail premises)* are currently permitted in GT, GL and GS B4 zones. Large floor spaces are not considered to be appropriate for this zone where a finer grain of mixed uses is desirable. Therefore, the *gross floor area* for retail (including specialised retail premises) should be limited in the B4 zone.
- G *Light industry* is currently permitted in GT B4 zone. Light industries are not consistent with objectives for this zone which primarily supports business, office, residential and retail development. Light industries should be prohibited in the B4 zone.
- H *Dwelling houses* are currently permitted in GT B4 zone. Single dwelling houses are not consistent with the intended scale of this zone which is more consistent with medium density residential and tourist accommodation.

### **Justification of changes in the B5 Business Development zone**

- I *Light industry* is currently not permitted in GT or GL B5 zone. Analysis of other NSW LEPs indicates that *light industry* it is often included in the B5 zone and fits appropriately with the B5 zone objectives.

### **Justification of changes in the B6 Enterprise Corridor zone**

- J *Shops* are currently prohibited in the GT and GL B6 zones. The EZR recommends allowing *neighbourhood shops* in the B6 zone with a maximum floor space of 250m<sup>2</sup>.
- K *Office* is currently permitted in GT B6 zone. This could potentially detract from the primary business zones. It is recommended to continue to allow offices in the B6 zone but to limit the size of office premises through a local clause.

## Development standards and provisions

The LEP development standards and provisions are an opportunity to provide clear direction regarding densities and major design considerations in line with zone objectives. The following points provide a summary of the main recommendations for business zone development standards and provisions. Justification for these changes is provided over the following pages.

- 1 Remove all *minimum lot size* (for subdivision) requirements except for the B5 Business Development zone which should be 1,500m<sup>2</sup>.
- 2 *Height of buildings* requirements are reviewed on a site by site basis with an aim to increase heights where locally appropriate.
- 3 Remove all *floor space ratio* requirements.
- 4 Apply *active street frontages* local provision to all B1, B2 and B3 zones and provide further detail to this clause to ensure desired outcomes are achieved.
- 5 Create a new provision relating to unstructured large B1 and B2 zones to ensure they can develop into vibrant commercial, cultural and social hubs.
- 6 Draft a new provision to ensure that uses within the *secondary business zones* (B4, B5, B6) do not detract from the *primary business zones* (B1, B2, B3).

### Minimum lot size (for subdivision)

The development standard for *minimum lot size* aims to control the density of subdivision in accordance with the character of the location, site constraints and available services, facilities and infrastructure, and to ensure that lots are of a sufficient size and shape to accommodate future development.

The existing LEP requirements are provided below, along with general recommendations for the consolidated MidCoast LEP.

	B1	B2	B3	B4	B5	B6
LEP	Neighbourhood Centre	Local Centre	Commercial Core	Mixed Use	Business Development	Enterprise Corridor
Greater Taree (GT)	no min	no min	no min	no min	no min	no min
Great Lakes (GL)	700m <sup>2</sup>	500m <sup>2</sup>	-	500m <sup>2</sup>	1,000m <sup>2</sup>	-
Gloucester (GS)	-	1,000m <sup>2</sup>	-	1,000m <sup>2</sup>	-	-
Recommendation	no min	no min	no min	no min	1,500m <sup>2</sup>	no min

Removing the *minimum subdivision lot size* requirement from B1, B2, B3, B4 and B6 zones is consistent with the current approach in the Greater Taree LEP. It is not necessary to provide regulatory controls over lot sizes for these zones. This is also consistent with other NSW LEPs that were examined (including Port Stephens 2013, Port Macquarie-Hastings 2011, Shoalhaven 2014, Lake Macquarie 2014 and Tweed 2014).

A minimum lot size for the B5 Business Development zone is recommended as these areas are primarily for *bulky goods (specialised retail premises)* development, which require a larger lot size to function. An analysis of *bulky goods (specialised retail premises)* indicates that a minimum lot size of 1,500m<sup>2</sup> is appropriate.



## Height of buildings

The development standard for *height of buildings* aims to ensure that the scale of proposed buildings is compatible with the existing and desired future character of a locality.

Broadly speaking, 8.5m = 2 storeys; 12m = 3 storeys; 15m = 4 storeys; 18m = 5 storeys; 21m = 6 storeys; 24m = 7 storeys; 27m = 8 storeys, etc.

The existing LEP requirements are provided below, along with general recommendations for the consolidated MidCoast LEP. However there may be variation on a site-by-site basis.

	B1	B2	B3	B4	B5	B6
LEP	Neighbourhood Centre	Local Centre	Commercial Core	Mixed Use	Business Development	Enterprise Corridor
Greater Taree (GT)	8.5m	8.5m	8.5m	8.5m	no max or 8.5m	8.5m
Great Lakes (GL)	12m	13 to 30m	-	12 to 33m	8.5m	8.5m
Gloucester (GS)	-	11.5m	-	7.5m	-	-

The development standard for *height of buildings* varies considerably, to the extent that it is not possible to provide a standard recommendation.

Broadly speaking it is noted that centres are by nature a medium density built environment with proximity to services, amenities and public transport. In that sense they are suited to increased height limits which can support additional commercial or residential uses above the ground floor. However, each business zone will be examined on a site by site basis to determine an appropriate *height of buildings* that considers local character and neighbouring amenity.

## Floor space ratio

The development standard for *floor space ratio* aims to ensure that the scale of proposed buildings is compatible with the existing and desired future character of the locality; and to encourage a diversity of development on land in business zones, without jeopardising the supply of retail or business floor space in those zones.

The existing LEP requirements are provided below, along with general recommendations for the consolidated MidCoast LEP.

	B1	B2	B3	B4	B5	B6
LEP	Neighbourhood Centre	Local Centre	Commercial Core	Mixed Use	Business Development	Enterprise Corridor
Greater Taree (GT)	0.85:1	0.85:1	2:1	1 or 2:1	1:1	1:1
Great Lakes (GL)	no max	1.5:1	-	1.5:1	1:1	-
Gloucester (GS)	-	no max	-	1, 2 or 3:1	-	-
Recommendation	no max	no max	no max	no max	no max	no max

Removing the *floor space ratio* requirement from business zones is consistent with other NSW LEPs that were examined (including Port Stephens 2013, Shoalhaven 2014 and Lake Macquarie 2014). Other controls such as building heights, setbacks and open space are considered to adequately regulate the scale and bulk of buildings and development.

## Active street frontages

The local provision for *active street frontages* aims to provide attractive areas for pedestrians in commercial centres, by requiring accessible ground floor uses in *primary business zones*.

A development is considered to have an active street frontage if all premises on the ground floor of the building facing the street, are used for business or retail premises.

This local provision is currently used in Wharf Street, Forster; Manning Street, Tuncurry; Myall Street and Marine Drive, Tea Gardens; and Tuloa Avenue, Hawks Nest. It is also used in other NSW LEPs including Newcastle 2012, Wollongong 2009, Kiama 2011, Shoalhaven 2014 and Blue Mountains 2015.

Active streets have the following characteristics:

- 1 Engage with the street (without large blank facades).
- 2 Have a consistent building line (without breaks).
- 3 Are built to the front boundary line and offer continual awnings (instead of being setback with car parks dominating the streetscape).

**Figure 5: Examples of (A) desirable and (B) undesirable street frontages**



The recommendation is to apply the *active street frontages* local provision and associated mapping to all primary business zones (B1, B2 and B3) – noting that some variation may occur on a site-by-site basis.

It is also recommended that additional detail is provided in the clause to ensure that the desired outcome for an active streetscape is achieved, based on a similar clause from the Wollongong LEP 2009, as detailed below.

*Current – Active street frontages (Great Lakes LEP 2014)*

- 1 The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B1 Neighbourhood Centre and Zone B2 Local Centre.
- 2 This clause applies to land identified as “Active Street Frontage” on the Active Street Frontages Map.
- 3 Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.
- 4 Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:
  - a) entrances and lobbies (including as part of mixed use development),
  - b) access for fire services,
  - c) vehicular access.
- 5 In this clause, a building has an active street frontage if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.

*Proposed – Active street frontages*

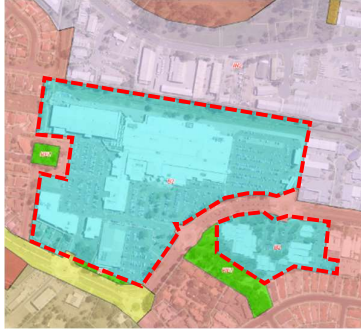
- 1 The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B1 Neighbourhood Centre, Zone B2 Local Centre and Zone B3 Commercial Core.
- 2 This clause applies to land identified as “Active Street Frontage” on the Active Street Frontages Map.
- 3 Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.
- 4 Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:
  - a) entrances and lobbies (including as part of mixed use development),
  - b) access for fire services,
  - c) vehicular access.
- 5 For the purposes of this clause, a building has an active street frontage if:
  - a) all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises;
  - b) *its street frontage enables direct visual and physical contact between the street and the interior of the building;*
  - c) *all premises on the ground floor are built to the street or public place boundary line or create a continuous building edge with adjoining commercial premises;*
  - d) *there is no continuous frontage of a single premises beyond 20m, and,*
  - e) *all car parking, loading and unloading areas are provided behind buildings.*

*Note. Clearly defined entrances, windows and shop fronts are elements of a building facade that contribute to an active street frontage.*

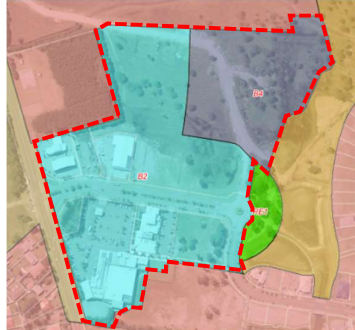
## Unstructured centres

This review has identified a number of centres that are (or have the potential to be) internally focused retail environments with no public space and a landscape dominated by car parking. These centres do not have the underlying structure to meet community aspirations: *“our villages and business precincts are vibrant commercial, cultural and social hubs”* (MidCoast Council, Community Strategic Plan, 2018-2030).

**Stocklands, Forster**



**Myall Bvd, Tea Gardens**



**High Street, Black Head**



**Precinct 2B, Old Bar**



**Caledonia St, Harrington**



These areas all have similar characteristics, including being zoned B1 or B2, containing a limited number of large lots, a limited number of owners and minimal public street framework.

They all include major retail floor spaces surrounded by significant areas of at grade car parking.

### Photo of Stocklands Shopping Centre



Given these characteristics, these precincts require specific planning controls to facilitate their transition into vibrant commercial, cultural and social hubs.

The EZR recommends that these locations are identified by a local provision in the MidCoast LEP and associated map called *unstructured centres*. The draft clause could be structured as follows:

### *Unstructured centres*

- 1 The objective of this provision is to allow increased building heights where it can be demonstrated the precinct will result in the development of a vibrant public realm.
- 2 The potential maximum building heights could be noted on the *unstructured centres* map, and would substantially increase development potential of these precincts:
  - a) 21m for Stocklands north of Breese Parade, Forster
  - b) 12m for Stocklands south Breese Parade, Forster
  - c) 18m for Myall Quays Boulevard, Tea Gardens
  - d) 18m for High Street, Black Head
  - e) 12m for Precinct 2B, Old Bar
  - f) 15m for Caledonia Street, Harrington
- 3 Support for increased heights would rely on development meeting the following criteria (in addition to Development Control Plan requirements):
  - a) A street network within the business zone which integrates the commercial area with surrounding development and provides for pedestrian access and circulation (walkable blocks with a width or length not greater than 100m)
  - b) Buildings designed in accordance with the active street frontages clause
  - c) Inclusion of a public space (eg. park or square) at a size appropriate for the scale of the commercial precinct
  - d) Shop top housing and a mix of ground floor commercial premises
  - e) Minimal impact on the amenity of adjoining residential areas
  - f) Visual amenity in car parking areas provided by landscaping and other streetscape treatments
  - g) Delivery, service and storage areas located to ensure security; separation from pedestrians; noise, odor and visual impacts are minimised

## Commercial premises in certain business zones

The following local provision is recommended to ensure that uses within the *secondary business zones* (B4, B5, B6) do not detract from the *primary business zones* (B1, B2, B3).

The draft provision draws on an example from the Coffs Harbour LEP 2013. Examples of this type of provision are also found in other NSW LEPs including Port Macquarie-Hastings 2011, Newcastle 2012 and Wollongong 2009:

### *Commercial premises in certain business zones*

- A The objective of this clause is to maintain the commercial hierarchy of MidCoast by encouraging commercial development of an appropriate scale across business zones.
- B Despite any other clause, development consent must not be granted to development for the purposes of commercial premises on land in Zone B4 Mixed Use if the gross floor area of that development will exceed 400 square metres per premises.
- C Despite any other clauses, development consent must not be granted to development for the purposes of business or office premises on land in Zone B6 Enterprise Corridor if the total gross floor area of that part of the development comprising business and office premises, will exceed 600 square metres.

## Neighbourhood shops/supermarket – Miscellaneous permissible uses

The LEP clause for miscellaneous permissible uses aims to control the amount of floor area permissible for different uses. Councils are required to set maximum floor areas for *neighbourhood shops* and *neighbourhood supermarkets*.

The existing LEP requirements are provided below, along with general recommendations for the consolidated MidCoast LEP.

	Neighbourhood Shops	Neighbourhood Supermarkets
<i>Standard Instrument</i>	<i>max between 80 to 1,000m<sup>2</sup></i>	<i>max 1,000m<sup>2</sup></i>
Greater Taree (GT)	max 80m <sup>2</sup>	max 1,000m <sup>2</sup>
Great Lakes (GL)	max 120m <sup>2</sup>	max 1,000m <sup>2</sup>
Gloucester (GS)	max 80m <sup>2</sup>	max 1,000m <sup>2</sup>
Recommendation	max 250m <sup>2</sup>	max 1,000m <sup>2</sup>

Increasing the existing maximum floor area for *neighbourhood shops* is consistent with other NSW LEPs that were examined, including Port Macquarie-Hastings 2011 (200m<sup>2</sup>), Byron 2014 (200m<sup>2</sup>), and Tweed 2014 (300m<sup>2</sup>). This allows for greater flexibility without affecting the finer grain of shops desirable at the neighbourhood scale.

## Business zones review

Part B of this report analyses every business zone area across the MidCoast. Each parcel is reviewed to ensure it is zoned consistently and that it reinforces the strategic network of centres.

DRAFT

## Gloucester town centre

The Gloucester town centre currently encompasses 14.05 hectares of land zoned B2 Local Centre. This town centre has been considered in more detail because the EZR recommends a significant change to this area, by proposing the rezoning of 4.9 hectares (35%) of the existing B2 land to a residential zone.

### Gloucester Town Centre



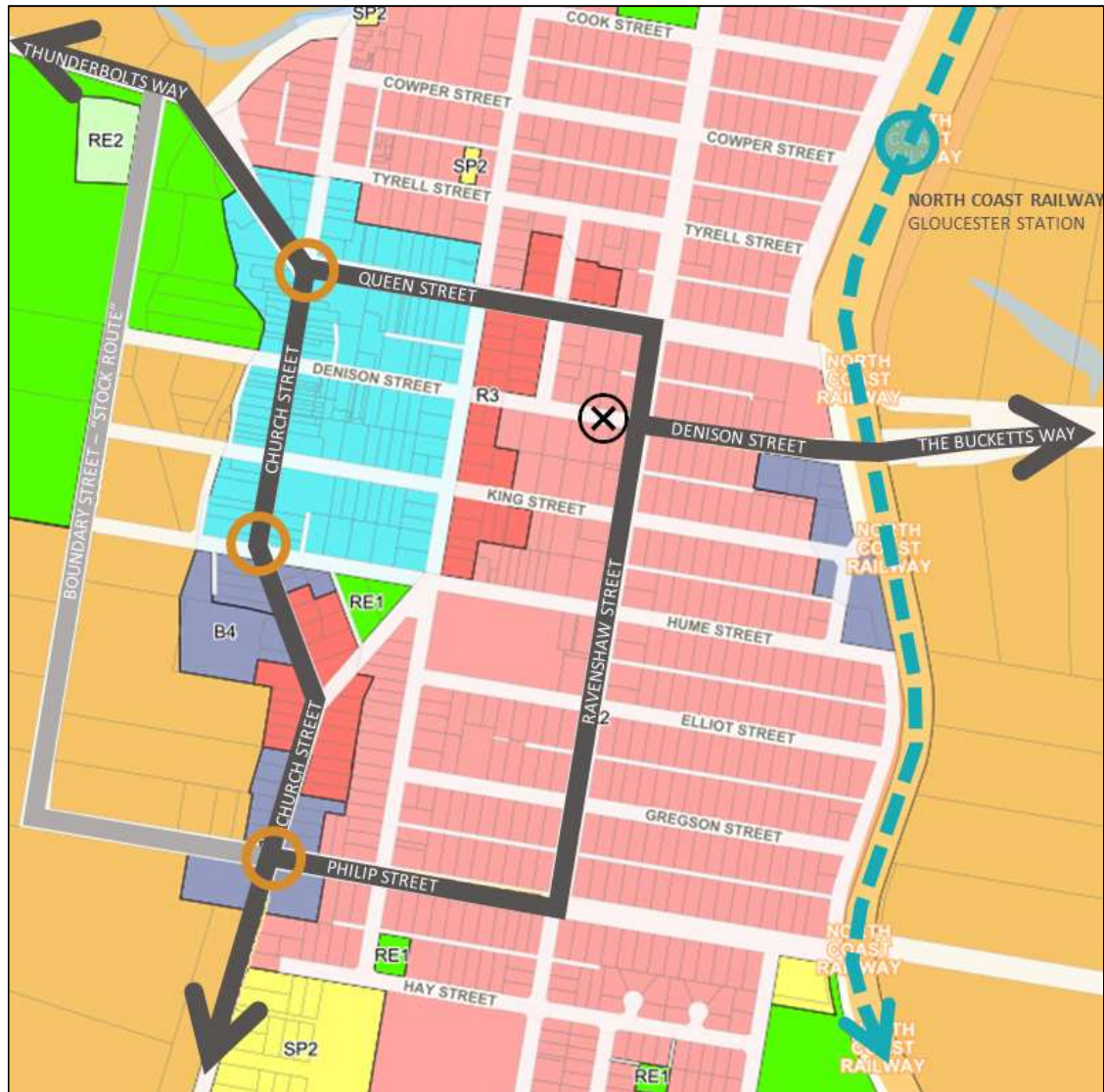
### Historical growth

Gloucester was established and surveyed by the Australian Agricultural Company (AA Co) in 1851. At this time Ravenshaw and Queen Streets were the main transport routes through the town.

While Queen and Ravenshaw Streets continue to provide key transport routes through Gloucester, Church Street is the defined main street and central business area of the town, with key access points at intersections with Queen, Hume and Philip Streets.



## Key Transport routes



## Existing Land Use Zones in Gloucester LEP 2010

<span style="background-color: cyan; border: 1px solid black; padding: 2px;">B2</span> Local Centre	<span style="background-color: green; border: 1px solid black; padding: 2px;">RE1</span> Public Recreation
<span style="background-color: blue; border: 1px solid black; padding: 2px;">B4</span> Mixed Use	<span style="background-color: lightgreen; border: 1px solid black; padding: 2px;">RE2</span> Private Recreation
<span style="background-color: pink; border: 1px solid black; padding: 2px;">R2</span> Low Density Residential	<span style="background-color: orange; border: 1px solid black; padding: 2px;">E3</span> Environmental Management
<span style="background-color: red; border: 1px solid black; padding: 2px;">R3</span> Medium Density Residential	<span style="background-color: yellow; border: 1px solid black; padding: 2px;">SP2</span> Infrastructure

The current B2 Local Centre zoning is constrained to the west of Church Street, but extends east to Barrington Street, north to Queen Street and south to Hume Street. The B4 Mixed Use zone to the south of the town centre includes a large supermarket established in 2010.

## Community concerns about the Gloucester town centre

The Gloucester community have raised concerns with Council in various forums, about the extent of the B2 Local Centre zone and in particular, the prohibition of dwelling houses within this zone.

Within the existing B2 zone, if a house has been converted to a business, it cannot be returned to a residential use because a *dwelling house* is prohibited within the B2 zone. This is an unintended consequence of the existing LEP.

### Commercial premises and outdoor dining in the B2 zone, Church Street



### Residential buildings in the B2 zone, Barrington Street



## Previous employment land strategies

There are two existing strategies which have considered the Gloucester town centre business zone: *Development Employment Land & Commercial/Retail Strategy (2006)* and *Gloucester Employment Land Review (2014)*.

These strategies included an assessment of the floor space requirements of the Gloucester town centre based on population and employment projections. Both strategies indicated that the demand for commercial and retail floor space in Gloucester has been over-estimated and recommended a substantial reduction to the B2 zone.

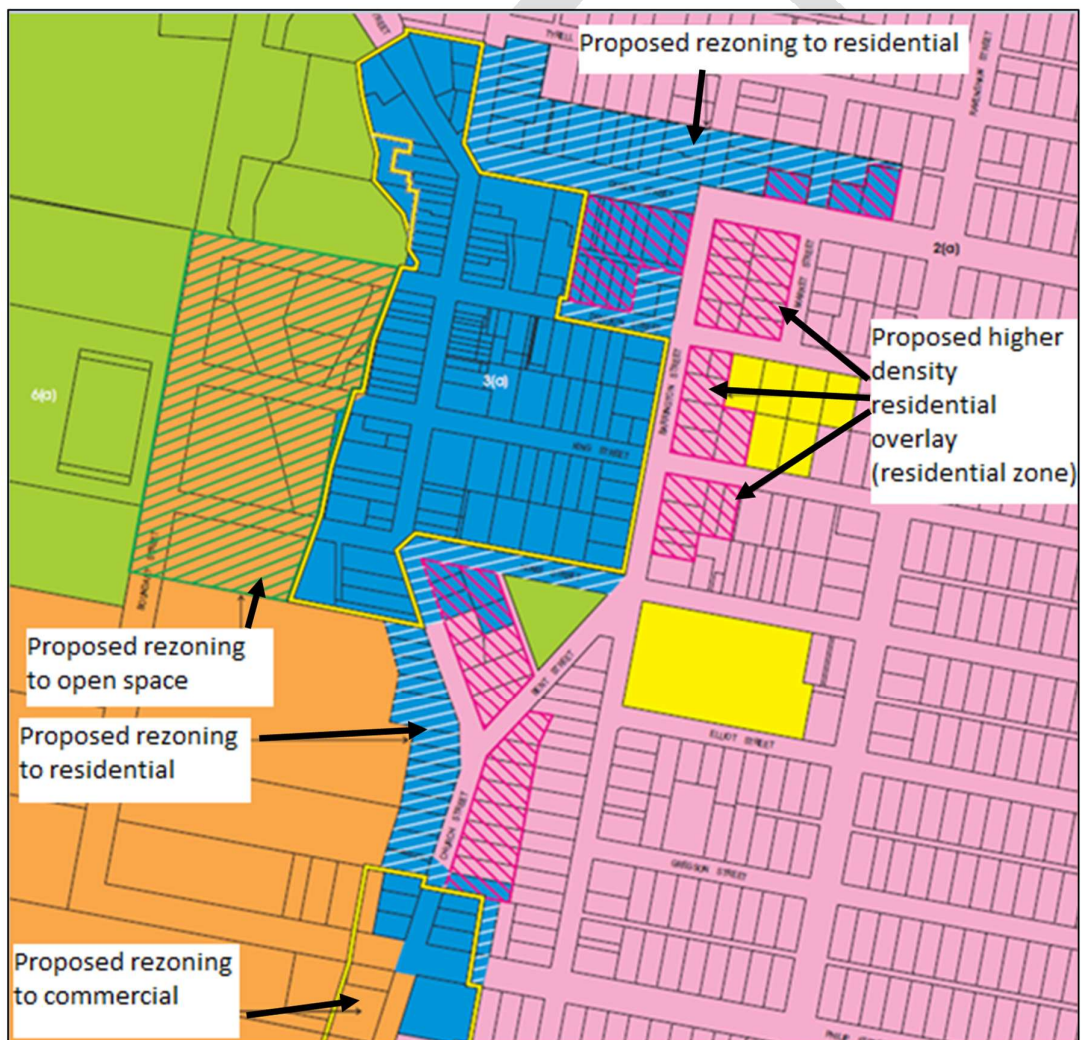
*Development Employment Land & Commercial/Retail Strategy  
(Ratio Consultants – January 2006)*

The Strategy was commissioned as part of a review of the Gloucester Local Environmental Plan 2000 (LEP) and was adopted by Gloucester Shire Council on 23 May 2006.

The Strategy assessed the retail and commercial floor space required to meet the town centre's needs over the period 2015-2021. It projected that Gloucester would experience significant population growth (22%) between 2005 to 2021.

Despite these projections, the study still recommended a net reduction of 6 hectares (including roads) of business zoned land, as indicated in the map below:

**Proposed zoning changes (Ratio Consultants – January 2006)**



While the business zone was reduced in Gloucester LEP 2010, it was not to the full extent recommended in the strategy.

*Gloucester Employment Land Review  
(MacroPlanDimasi – November 2014)*

The Review was commissioned by the Department of Planning and Environment (DPE) to assess employment land in the Local Government Areas (LGA) that comprised the Mid and North Coast regions of New South Wales.

Fifteen LGAs were assessed using a forecast period of 2011 to 2031: Tweed, Byron Bay, Ballina, Lismore, Kyogle, Richmond Valley, Clarence Valley, Coffs Harbour, Bellingen, Nambucca, Kempsey, Port Macquarie, Greater Taree, Gloucester and Great Lakes.

The purpose of the review was to:

- Provide evidence-based research into employment lands as part of the DPE North Coast Regional Plan program.
- Examine the North Coast Regional Plan urban growth area boundaries, to ensure the boundaries were not restricting potential increases to employment lands.

The review concluded that Gloucester had an oversupply of 11.6 hectares of B2 zoned land (including roads). The report did not include any maps or further detail on how or where the B2 area could be reduced.

*Demographics presented in the strategies*

The following tables summarise the population projection and job growth analysis within both the *Development Employment Land & Commercial/Retail Strategy (2006)* and *Gloucester Employment Land Review (2014)*; compared to current projections following the release of Australian Bureau of Statistics 2016 population data.

(Source: Profile ID population data <https://profile.id.com.au/midcoast> and REMPLAN employment figures <https://www.remplan.com.au/>).

**Population projection comparisons**

	2016	2021	2036
<b>ABS 2016 - Profile ID</b>	<b>5,013</b>	<b>5,210</b>	<b>5,587</b>
<b>Strategy (2006)</b>	5,680 (+667)	6,080 (+870)	7,080 (+1,493)
<b>Review (2014)</b>	-	4,900 (-310)	4,850 (-737)

**Number of jobs comparisons**

	2006	2011	2016	2021	2031
<b>REMPLAN</b>	-	<b>1,816</b>	<b>1,794</b>		
<b>Strategy (2006)</b>	-	-	-	-	-
<b>Review (2014)</b>	1,737	1,807	-	1,890	1,917

The figures above show that the Strategy (2006) was based on inflated population projections. In comparison, the Review (2014) population and employment projections are more consistent with those based on the 2016 ABS data.

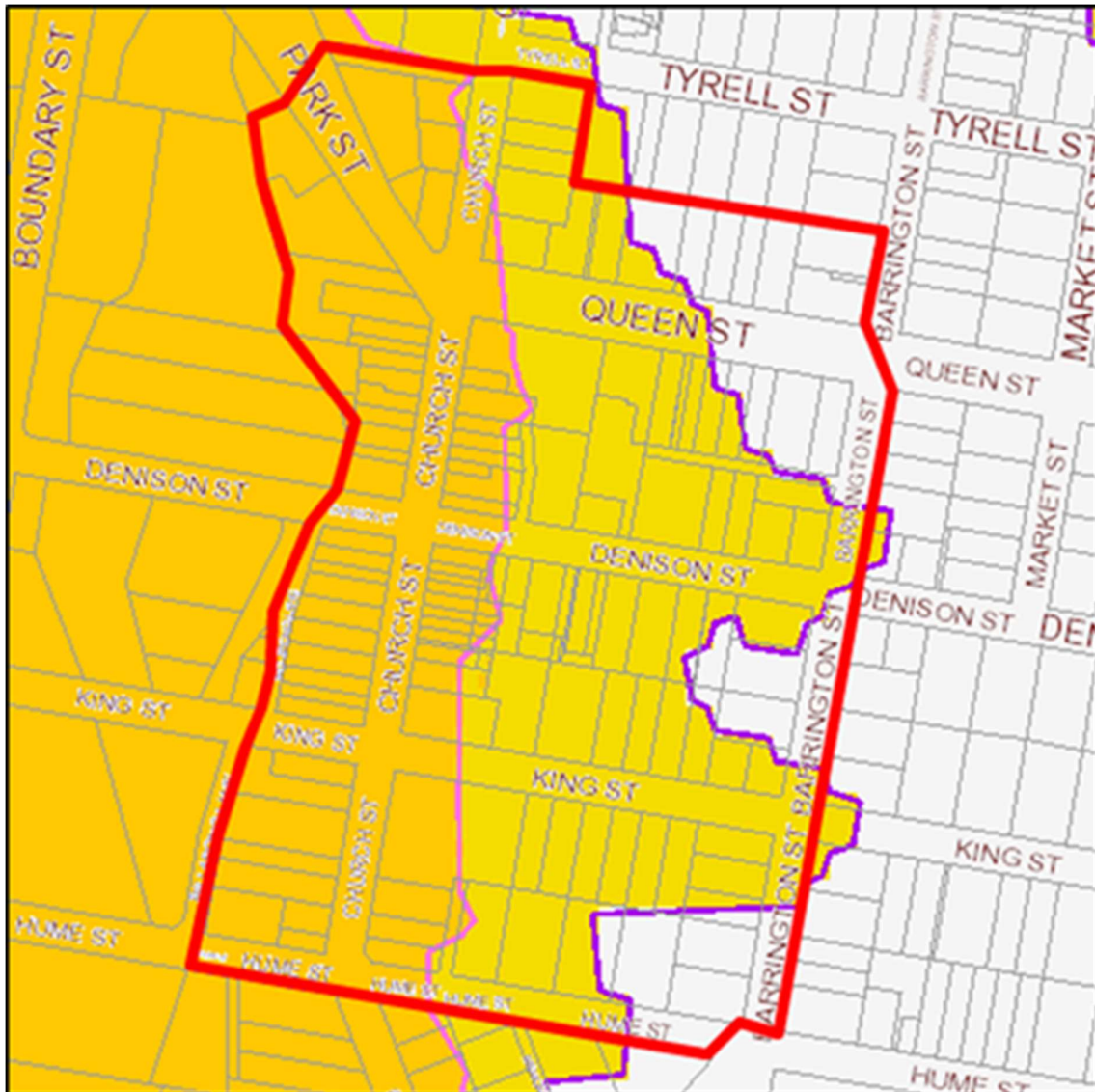
Therefore, the recommendations contained in the *Gloucester Employment Land Review (2014)* for an 11.6ha reduction may be more reliable and have informed consideration of the reductions proposed within this Employment Zone Review.

## Key considerations for Employment Zone Review

In considering the extent of the existing B2 Local Business zone in Gloucester town centre, three key issues were identified and considered: flooding, heritage and existing pattern of land uses.

The primary environmental constraint affecting the potential expansion or redevelopment of business land is the impact of river flooding during a 1 in 100 year (1% AEP) flood event, as documented in the Gloucester and Avon Rivers Flood Study.

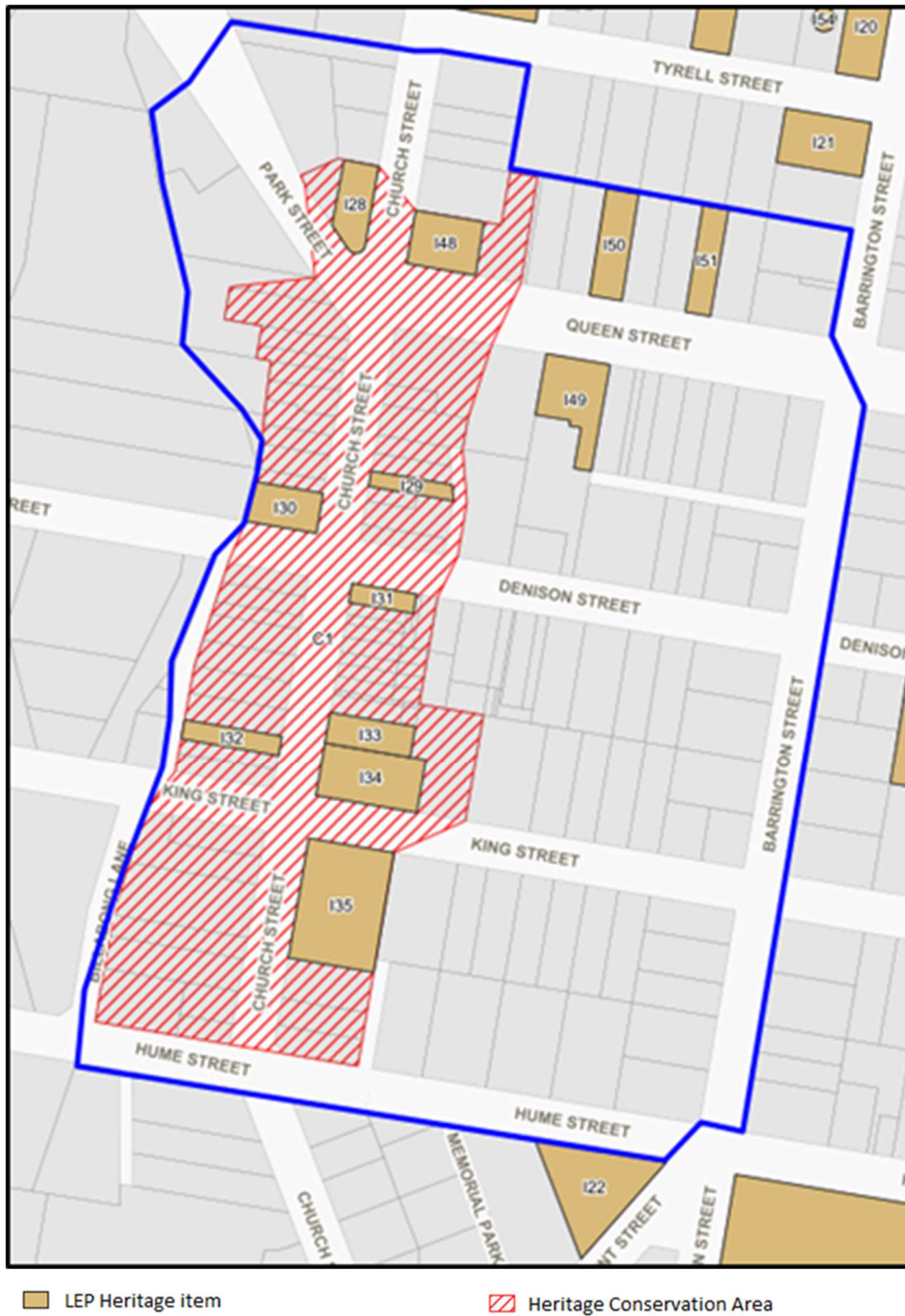
### Gloucester and Avon Rivers Flood Study



-  B2 Zone Boundary
-  1% AEP Flood
-  1% AEP Flood Extent (+50mm freeboard)
-  PMF
-  Probable Max Flood Extent (0.5% AEP)

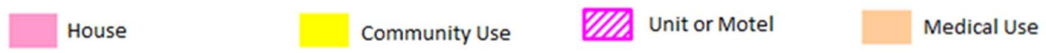
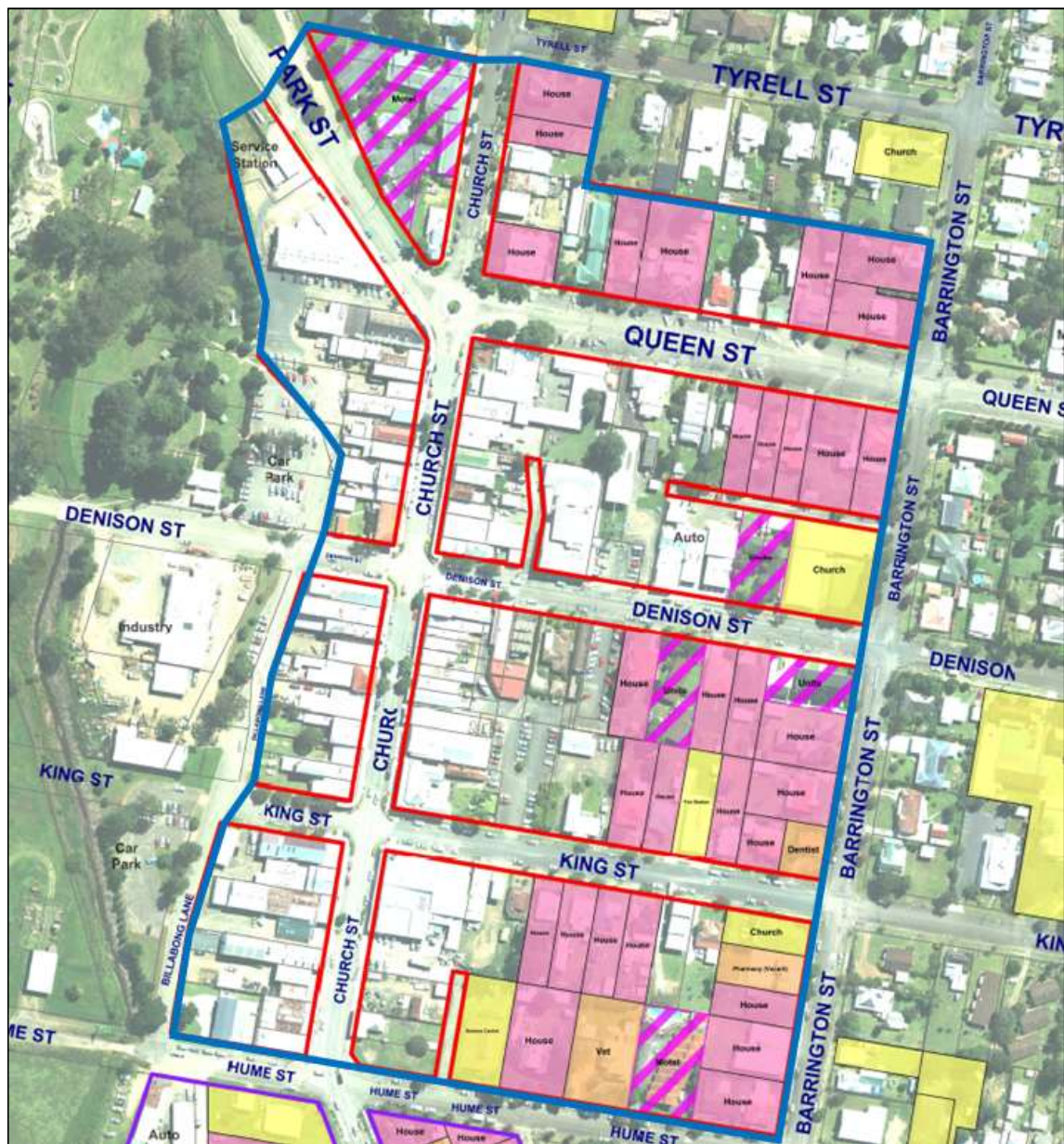
The most significant attribute of Church Street is the unique character provided by its many heritage buildings. This is recognised in Gloucester LEP 2010 with the identification of several individual buildings as Heritage Items and the main business centre being contained within the broad Heritage Conservation Area.

### Heritage Items and Heritage Conservation Area in Gloucester LEP 2010



Finally, to verify the community feedback regarding existing dwellings within the B2 Local Business zone, a land use audit was undertaken which confirmed a high prevalence of single dwellings on the eastern part of the town centre, along with a number of community uses.

**Land use audit 2018**



## Conclusions

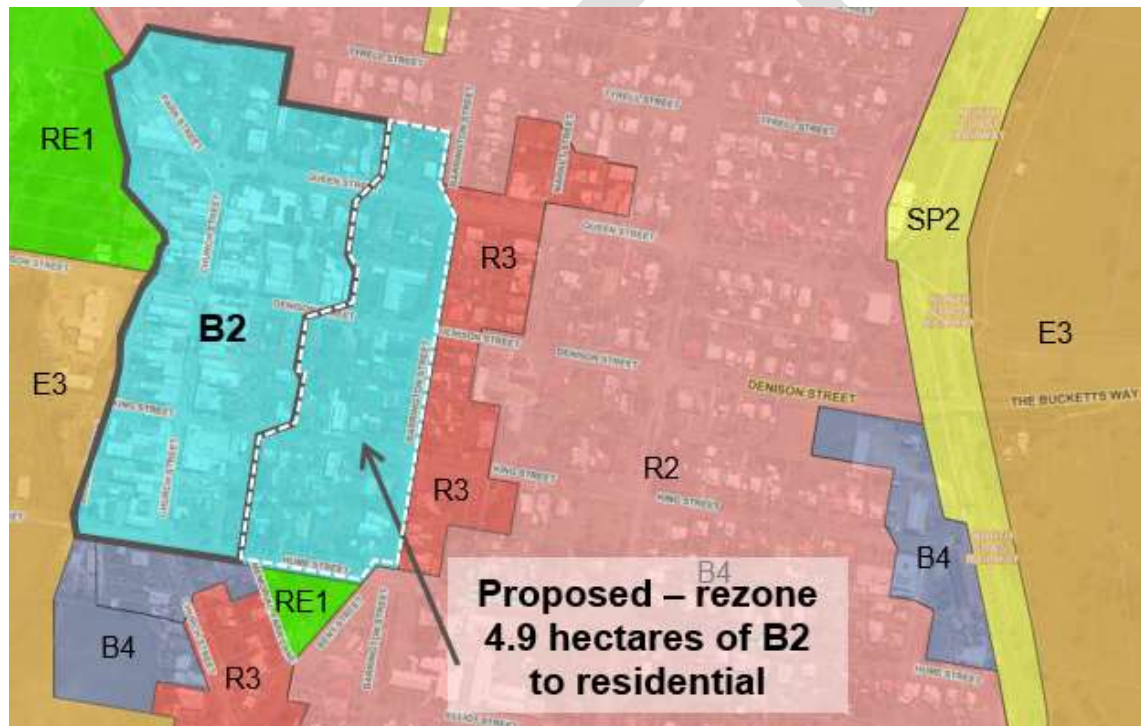
The EZR recommends reducing the B2 Local Centre zone by 4.9 hectares, based on the review of recommendations from two previous town centre strategies and the findings of current land use audit/analysis in response to community concerns.

This reduction is consistent with completed strategies and aims to achieve the following outcomes:








- Encourage re-development and occupancy within the B2 Local Centre Zone and in particular, the main street precinct.
- Resolve community concerns regarding occupation of dwellings in the business zone.
- Maintain adequate opportunity for business expansion in the town centre.

It is recommended that the 4.9 hectares is returned to a residential zone, consistent with recommendations in the Draft Housing Strategy.

**Figure 6: Recommended re-alignment of B2 Local Centre Zone – Gloucester Town Centre**



### Land Use Zones

 B2 Local Centre	 R2 Low Density Residential	 E3 Environmental Management
 B4 Mixed Use	 R3 Medium Density Residential	
 SP2 Infrastructure	 RE1 Public Recreation	



## 5 Industrial Zones

*“To grow and strengthen local business and attract new business”*

*MidCoast Council, Community Strategic Plan, 2018-2030*

Industrial zones set the basis for manufacturing and innovation, employment generation and quality products and services for local, national and international markets.

A network of thriving industrial hubs that attract industry and employment are a crucial part of the MidCoast economy.

This review aims to support the creation of prosperous industrial precincts through the use of clear, simple and consistent rules that make it possible for development to occur in the right place and in the right way.



The following pages look in detail at industrial zones across the MidCoast. The purpose of the industrial zones is explained, followed by detailed analysis of how these could be applied as part of a consolidated MidCoast LEP. This work draws on the NSW Department of Planning directions, relevant state, regional and local policies, and a review of how industrial zones are applied in comparable NSW regional council LEPs.



**Photo of oxy-fuel welding, Gloucester Industrial Estate**



## Industrial zones explained

The industrial zones available in the Standard Instrument Local Environmental Plan (LEP) are: IN1 General Industrial; IN2 Light Industrial; IN3 Heavy Industrial; and IN4 Working Waterfront. The table below provides an overview for each of the industrial zones and how they are intended to be applied in the regional MidCoast landscape. A detailed description of the zones is provided in Appendix I.

	IN1 General Industrial	IN2 Light Industrial
Description	Industry with potential amenity impacts that require separation from residential areas	Industry with acceptable amenity impacts that can be in close proximity to residential areas
Local Examples	Gloucester, Taree (below)	Tuncurry (below), Forster, Wingham, Taree, Harrington, Tea Gardens
Plan Example		
Typical Uses	General industry, concrete batching plant, truss manufacturing, freight transport	Light industry, showrooms, storage sheds, automotive servicing and repairs, warehouses
Access	Major roads with good connections	Varies
Context	Separated from residential zones by vegetation buffers, road or railway. Industrial uses beyond those that serve local residents and businesses.	Directly adjacent to residential zones. Industrial uses that provide services to local businesses and residents.

	IN3 Heavy Industrial	IN4 Working Waterfront
Description	Heavy industry with significant amenity impacts requiring considerable separation from residential uses	Industrial areas that require access to navigable waterways
Local Examples	Stratford (below)	Crowdy Head (below), Forster - Tuncurry, Tea Gardens
Plan Example		
Typical Uses	Fertiliser plants, canneries, tanneries, petroleum and gas processing	Fish co-ops, oyster processing, boat hire and boat chartering, cafes and restaurants
Access	On major roads with other major transport infrastructure, i.e. heavy rail	Direct access to navigable waterways. Road access can vary
Context	Master planned industrial areas catering for major heavy industry	Industrial and other activities that require direct access to navigable waterways

## Current application of industrial zones

Each zone in the LEP has a *land use table* that details the objectives of that zone and land uses that are permitted or prohibited. MidCoast Council currently uses the full range of industrial zones from the Standard Instrument LEP however, there is variation on how these are applied within the individual LEPs (Great Lakes, Greater Taree and Gloucester).

	Greater Taree	Great Lakes	Gloucester
<b>IN1 General Industrial</b>	✓	✓	✓
<b>IN2 Light Industrial</b>	✓	✓	×
<b>IN3 Heavy Industrial</b>	×	×	✓
<b>IN4 Working Waterfront</b>	✓	✓	×

There are also variations in the zone objectives and which land uses permitted or prohibited, and a summary of the key findings is provided below:

- All three LEPs take the general approach of allowing:
  - light and general industries in the IN2 Light Industrial zone; and
  - light, general and heavy industries in the IN1 General Industrial zone
- The Greater Taree and Great Lakes LEPs also allow *heavy industry* uses in the IN1 General Industrial Zone the absence of an IN3 Zone to accommodate such activities.
- The IN2 Light Industrial Zone allows a wide range of industrial uses as well as *specialised retail premises* (formerly *bulky goods retail*).
- The IN3 Heavy Industrial zone exists only within the Gloucester LEP, to the purpose planned Stratford Heavy Industrial Precinct which has access to the heavy rail network.
- The IN4 Working Waterfront Zone in the Greater Taree LEP allows business and industrial uses that do not require access to navigable waterways.

A more detailed comparison of the land use tables can be found at Appendix J.

### Photo example of IN2 General Industrial zone, Boona Street, Forster



## Objectives in the land use table

A summary of the proposed industrial zone objectives is provided here.

Note: the NSW Standard Instrument Local Environmental Plan has zone objectives that must be included. Any proposed additional objectives are listed below and justification is provided, taking into account the current Greater Taree (GT), Great Lakes (GL) or Gloucester (GS) LEP zone objectives.

### IN1 General Industrial

IN1	Objective	Justification
A	<i>To provide a wide range of industrial and warehouse land uses.</i>	Standard Instrument– cannot be changed.
B	<i>To encourage employment opportunities.</i>	Standard Instrument – cannot be changed.
C	<i>To minimise any adverse effect of industry on other land uses.</i>	Standard Instrument – cannot be changed.
D	<i>To support and protect industrial land for industrial uses.</i>	Standard Instrument– cannot be changed.
E	To enable land uses that provide facilities or services to meet the day-to-day needs of workers in the area that do not compromise the land being used for industrial purposes.	Strengthens the requirement for industrial land to be used for industrial purposes, except where complementary facilities that serve local workers are appropriate.

### IN2 Light Industrial

IN2	Objective	Justification
A	<i>To provide a wide range of light industrial, warehouse and related land uses.</i>	Standard Instrument– cannot be changed.
B	<i>To encourage employment opportunities and to support the viability of centres.</i>	Standard Instrument – cannot be changed.
C	<i>To minimise any adverse effect of industry on other land uses.</i>	Standard Instrument– cannot be changed.
D	<i>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</i>	Standard Instrument – cannot be changed.
E	<i>To support and protect industrial land for industrial uses.</i>	Standard Instrument – cannot be changed.
F	To provide for certain business and office premises and light industries in the arts, technology, production and design sectors.	Allows office premises for arts or cultural purposes that may be complementary to light industrial areas and/or in emerging industries.

### IN3 Heavy Industrial

IN3	Objective	Justification
A	<i>To provide suitable areas for those industries that need to be separated from other land uses.</i>	Standard Instrument – cannot be changed.
B	<i>To encourage employment opportunities.</i>	Standard Instrument – cannot be changed.
C	<i>To minimise any adverse effect of heavy industry on other land uses.</i>	Standard Instrument – cannot be changed.
D	<i>To support and protect industrial land for industrial uses.</i>	Standard Instrument – cannot be changed.
E	To support and create opportunity for development in close proximity to heavy transport networks.	Provides for development that leverages accessibility to heavy transport in the Stratford Heavy Industrial Precinct.

### IN4 Working Waterfront

IN4	Objective	Justification
A	<i>To retain and encourage waterfront industrial and maritime activities.</i>	Standard Instrument – cannot be changed.
B	<i>To identify sites for maritime purposes and for activities that require direct waterfront access.</i>	Standard Instrument – cannot be changed.
C	<i>To ensure that development does not have an adverse impact on the environmental and visual qualities of the foreshore.</i>	Standard Instrument – cannot be changed.
D	<i>To encourage employment opportunities.</i>	Standard Instrument – cannot be changed.
E	<i>To minimise any adverse effect of development on land uses in other zones.</i>	Standard Instrument – cannot be changed.
F	To encourage complementary activities to revitalise waterfront areas	Supports the revitalisation of waterfront areas by encouraging recreation and entertainment uses that would benefit from waterfront views and/or access.

Appendix K provides a detailed comparison of existing and proposed industrial zone land use tables.

## Permissibility in the land use table

A summary of the proposed industrial zone land use permissibility is provided over the following pages.

The table below provides an overview of some of the significant development types associated with business zones in the MidCoast. The shaded boxes indicate where a change is recommended from the existing LEPs. Justification for these changes is provided below.

	IN1	IN2	IN3	IN4
Development Type	General Industrial	Light Industrial	Heavy Industrial	Working Waterfront
General industry	✓	✗ <sup>L</sup>	x	✗ <sup>W</sup>
Light industry	✓	✓	x	✓
Heavy industries/Heavy industrial storage	✗ <sup>A</sup>	X	✓	X
Liquid fuel depot	✓ <sup>B</sup>	X	✓	X
Storage premises	✓	✓	x	✗ <sup>W</sup>
Funeral homes	✓ <sup>C</sup>	✓	x	X
Restaurant or café	✓ <sup>D</sup>	✓ <sup>M</sup>	x	✓ <sup>X</sup>
Takeaway food & drinks	✓	✓	x	X
Office	✗ <sup>E</sup>	✓ <sup>N</sup>	x	X
Artisan food and drinks	✓	✓	✗ <sup>V</sup>	✓
Specialised retail	x	✗ <sup>O</sup>	x	✗ <sup>W</sup>
Vehicle sales or hire premises	✓	✓	x	✓
Freight transport	✓	✗ <sup>P</sup>	✓	✓ <sup>Y</sup>
Education facilities (exc. Schools)	✓ <sup>F</sup>	✓ <sup>Q</sup>	x	✗ <sup>W</sup>
Service station	✓	✓	x	✗ <sup>W</sup>
Community facilities	✓ <sup>G</sup>	✓ <sup>R</sup>	x	✗ <sup>W</sup>
Emergency services facilities	✓ <sup>H</sup>	✓ <sup>S</sup>	x	✓ <sup>Z</sup>
Animal boarding and training establishments	✓ <sup>I</sup>	x	x	x
Marina	✓ <sup>J</sup>	✓ <sup>T</sup>	x	✓
Dwelling houses	✗ <sup>K</sup>	✗ <sup>U</sup>	x	x

Appendix K provides a detailed comparison of each existing and proposed industrial zone land use table.

## Justification of changes in the IN1 General Industrial Zone

- A *Heavy industries and heavy industrial storage establishments* are currently permitted in the GT, GL and GSC IN1 Zones. These activities should be located only within the Stratford Industrial Park in the IN3 Zone where adequate separation can be achieved from residential areas.
- B *Liquid fuel depots* as a subgroup of *heavy industrial storage establishments* are currently permitted in the GT, GL and GS IN1 Zones in recognition that these establishments may be critical as service industries in specific locations.
- C *Funeral homes* are not currently permitted in GL IN1 zone. *Funeral homes* are considered an acceptable use from the IN1 zone.
- D *Restaurants and cafes* are currently permitted in the GL and GS IN1 Zones and are considered appropriate as a complementary activity, similar to *takeaway food & drink premises* in industrial areas, that can service the needs of local workers.
- E *Offices* are not currently permitted in the GS IN1 Zone and are to be prohibited to ensure this form of commercial activity does not intrude into industrial lands, consistent with the Ministerial directions.
- F *Educational establishments* (excluding schools) are currently permitted in the GT and GS IN1 zone and provides for industry-based learning facilities. The Infrastructure SEPP 2007 also allows TAFE establishments with consent. in industrial zones.
- G *Community facilities* are currently permitted in the GT and GS IN1 zone, allowing a range of community and not-for-profit uses e.g. meals on wheels, Men's Sheds.
- H *Emergency services facilities* are currently permitted in the GT and GS IN1 zone and are considered to be an appropriate land uses in all industrial zones.
- I *Animal boarding and training establishments* are permitted in the GS IN1 zone and are considered to be consistent with the objectives of the zone.
- J *Marinas* are permitted in the GL and GS IN1 zones and are considered to be consistent with the objectives of the zone.
- K *Dwelling houses* are currently prohibited in all industrial Zones. A local clause is to be prepared that will permit a *dwelling* in the IN1 zone, but only under certain conditions and where it is to be occupied as caretaker's residence.

## Justification of changes in the IN2 Light Industrial Zone

- L *General industry* will be prohibited in the IN2 Zone to adequately protect the amenity of surrounding residential land.
- M *Restaurants and cafes* are currently permitted in the GL IN2 Zone and are considered appropriate as a complementary activity, similar to *takeaway food & drink premises* in industrial areas, that can service the needs of local workers.
- N *Offices* are not currently permitted in the GL and GT IN2 zone. However, in accordance with the proposed new zone objective, a local clause is to be prepared that will permit *office* premises in the arts, technology, production and design sectors.

- O *Specialised retail premises* (formerly *bulky goods*) are currently permitted in GT and GL IN2 zone and resulted in a loss of industrial land to what is a commercial/retail purpose.
- P *Freight transport facilities* are currently permitted in the GL IN2 zone, which is not consistent with IN2 zone objectives. and potentially conflicts with adjoining residential areas due to the potential impacts of traffic, noise and lighting resulting from continuous operation
- Q *Educational establishments* (excluding schools) are currently permitted in the GT IN2 zone and provides for industry-based learning facilities. The Infrastructure SEPP 2007 also allows TAFE establishments with consent. in industrial zones.
- R *Community facilities* are currently permitted in the GT IN2 zone, allowing a range of community and not-for-profit uses e.g. meals on wheels, Men's Sheds.
- S *Emergency services facilities* are currently permitted in the GT IN2 and IN4 zone and are considered to be an appropriate land uses in all industrial zones.
- T *Marinas* are permitted in the GL IN2 zone and are considered to be consistent with the objectives of the zone.
- U *Dwelling houses* are currently prohibited in all industrial Zones. A local clause is to be prepared that will permit a *dwelling* in the IN2 zone, but only under certain conditions and where it is to be occupied as caretaker's residence.

#### **Justification of changes in the IN3 Heavy Industrial Zone**

- V The inclusion of *Artisan food and drink industry* is not consistent with the objectives of the zone, which seek to attract and retain significant heavy industries that can leverage access to heavy rail facilities and require separation from residential and other land uses.

#### **Justification of changes in the IN4 Working Waterfront Zone**

- W *General industry, storage premises, specialised retail* (formerly *bulky goods*), *education facilities, community facilities* and a range of other activities will be prohibited in the GT IN4 zone where the land use is not consistent with the objectives of the zone, which aim to attract and retain the land for *rural industries, marinas* and other activities that require direct access to navigable waterways.
- X *Restaurants and cafes* are currently permitted in the GL IN4 Zones and are recommended as a complementary activity to *rural industries* and *marinas*, that can assist in the revitalisation of waterfront areas.
- Y *Freight transport facilities* are to be permitted in the IN4 zone to allow for growth and expansion of existing *rural industry* and *marina* activities in the MidCoast.
- Z *Emergency services facilities* are currently permitted in the GT IN4 zone and are considered to be an appropriate land uses in all industrial zones.



## Development standards and provisions

LEP development standards and provisions provide clear direction regarding development location, design and density. A summary of the main recommendations for industrial zone development standards and provisions is provided below:

- 1 Remove all *Minimum lot size* (for subdivision) requirements
- 2 Remove *Height of buildings* from the IN1 General Industrial Zone and IN3 Heavy Industrial Zone; but retain for the IN2 Light Industrial Zone and IN4 Working Waterfront Zone given potential visual impacts of development in these areas on adjoining residential land and waterways.
- 3 Remove all *Floor space ratio* requirements.
- 4 Draft a local clause that clarifies that a *dwelling*, for the purposes of a 'caretaker's residence', is permitted as an ancillary activity to development in industrial zones. Criteria and development restrictions may be applied in the clause.
- 5 Draft a local clause to ensure that uses within the IN4 Working Waterfront zone require access to navigable waterways or have a complementary function that assists in the revitalisation of the waterfront. Criteria and development restrictions may be applied in the clause.
- 6 Draft a local clause that provides objectives and controls for the establishment of offices for arts and cultural purposes in the IN2 Light Industrial zone.

Justification for these changes is provided over the following pages.

### Minimum lot size (for subdivision)

*Minimum lot size* aims to control the density of subdivision in accordance with the character of the location, site constraints and available services, facilities and infrastructure. It also ensures that lots are of a sufficient size to accommodate future development.

The existing LEP requirements are provided below, along with general recommendations for the consolidated MidCoast LEP.

	IN1	IN2	IN3	IN4
LEP	General Industrial	Light Industrial	Heavy Industrial	Working Waterfront
Greater Taree (GT)	no min*	no min	NA	no min
Great Lakes (GL)	1,000m <sup>2</sup>	1,000m <sup>2</sup>	NA	1,000m <sup>2</sup>
Gloucester (GS)	1,000m <sup>2</sup>	NA	8,000m <sup>2</sup>	NA
Recommendation	no min*	no min	no min	no min

\*Except for a 2-hectare minimum subdivision lot size for Northern Gateway

Removing the *minimum subdivision lot size* requirement from industrial zones is consistent with the current approach in the Greater Taree LEP and other NSW LEPs that were reviewed, including Nambucca 2010, Coffs Harbour 2013, Port Stephens 2013, Maitland 2011 and Cessnock 2011.

## Height of buildings

*Height of buildings* regulates the bulk and scale of proposed buildings to ensure that new buildings are designed to support the desired future character of the locality.

The existing LEP requirements are provided below, along with general recommendations for the consolidated MidCoast LEP.

	IN1	IN2	IN3	IN4
LEP	General Industrial	Light Industrial	Heavy Industrial	Working Waterfront
Greater Taree (GT)	no max	no max	NA	no max
Great Lakes (GL)	10m	10m	NA	8.5m
Gloucester (GS)	7.5m	NA	7.5m	NA
Recommendation	no max	10m	no max	8.5m

Removing the *height of buildings* requirement from the IN1 zone is consistent with the current approach in the Greater Taree LEP and other NSW LEPs that were examined including Upper Hunter 2013, Kempsey 2013 and Tamworth 2010.

The IN2 zone is located directly adjacent to residential areas it is recommended that the maximum *height of buildings* be 10m to limit visual impact of industrial development in urban areas. Similarly, an 8.5m *height of building* control is to be applied in the IN4 Zone to minimise visual intrusion and protect views of, and from, our waterways.

## Floor space ratio

*Floor space ratio* controls may be applied to regulate the bulk and scale of proposed buildings to ensure that new buildings are designed to support the desired future character of the locality.

In commercial and industrial zones it may also be applied to encourage a diversity of development, without prejudicing the supply of industrial floor space in those zones e.g. allowing a portion of an industrial premises to be dedicated to office or retail floor space.

The existing LEP requirements are provided below, along with general recommendations for the consolidated MidCoast LEP.

	IN1	IN2	IN3	IN4
LEP	General Industrial	Light Industrial	Heavy Industrial	Working Waterfront
Greater Taree (GT)	no max	no max	NA	no max
Great Lakes (GL)	1:1	1:1	NA	1:1
Gloucester (GS)	no max	NA	no max	NA
Recommendation	no max	no max	no max	no max

It is recommended that the *floor space ratio* requirements be removed from all industrial zones as other development controls and requirements, such as building heights, building setbacks, car parking, vehicle access and circulation, dictate the built form of many industrial buildings.

Removing the *floor space ratio* requirement from industrial zones is also consistent with other NSW LEPs that were examined including Port Macquarie-Hastings 2011, Hawkesbury 2012, and Lithgow 2014.

## Industrial retail outlets

Clause 5.4 of the Standard Instrument LEP for Miscellaneous permissible uses, includes controls for *industrial retail outlets*, which limits the retail floor area of an industrial premises. Councils may allow up to: 67% or 400 square metres of retail floor area within the premises.

The existing requirements across the three LEPs are provided below along with a recommendation for the consolidated MidCoast LEP.

	% Gross Floor Area	Square metres
<i>Standard Instrument</i>	<i>up to max 67%</i>	<i>up to max 400m<sup>2</sup></i>
Greater Taree (GT)	max 25%	max 400m <sup>2</sup>
Great Lakes (GL)	max 10%	max 50m <sup>2</sup>
Gloucester (GS)	max 43%	max 400m <sup>2</sup>
Recommendation	max 43%	max 400m <sup>2</sup>

The recommended maximum of 43% and 400square metres are consistent with maximum controls from the existing LEPs. Applying these controls is expected to provide a reasonable retail space for industrial uses, whilst ensuring industrial areas are not undermined by business and retail uses.

This approach is consistent with the Gloucester LEP 2010 and other NSW LEPs that were examined, including Port Macquarie 2011, Canada Bay 2013, Auburn 2010 and Dungog 2014.

The draft clause is provided below:

### *Industrial retail outlets*

If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

- A 43% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
- B 400 square metres,

whichever is the lesser.

## Artisan food and drink premises

Clause 5.4 of the Standard Instrument LEP for Miscellaneous permissible uses also includes controls for *artisan food and drink premises*, which also limits the retail floor area of an industrial premises. Councils may allow up to: 67% or 400 square metres of retail floor area within the premises. Note that this does not include any café or restaurant area in the same premises.

The existing requirements across the three LEPs are provided below along with a recommendation for the consolidated MidCoast LEP.

	% GFA	Floor area
<i>Standard Instrument</i>	<i>max 67%</i>	<i>max 400m<sup>2</sup></i>
Greater Taree (GT)	max 25%	max 400m <sup>2</sup>
Great Lakes (GL)	max 10%	max 50m <sup>2</sup>
Gloucester (GS)	max 43%	max 400m <sup>2</sup>
Recommendation	max 43%	max 400m <sup>2</sup>

The recommended maximum of 43% and 400square metres are consistent with maximum controls from the existing LEPs. Applying these controls is expected to provide a reasonable retail space, whilst ensuring industrial areas are not undermined by business and retail uses.

*Artisan food and drink industry* premises are seen as an emerging market in the MidCoast area. Importantly, the maximum floor area permitted under this Clause does not include any floor area dedicated for restaurant and cafe purposes.

The draft clause is provided below:

### *Artisan food and drink*

If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any café or restaurant area) must not exceed:

- A 43% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
- B 400 square metres,

whichever is the lesser.

## Northern Gateway Freight Hub, Cundletown

The following existing local provision in the Greater Taree LEP 2010 is to be retained to ensure that the strategic importance of the Northern Gateway Freight Hub is not compromised by non-freight or non-transport/logistical uses.

The existing clause is provided below:

### *Clause 7.10 Use of land at 10, 34 and 44 Emerton Close, Cundletown*

- 1 The objective of this clause is to provide for the development of a freight hub, being development that primarily transports goods, including any supporting development that solely supports the freight hub, such as a kiosk.
- 2 This clause applies to land at 10, 34 and 44 Emerton Close, Cundletown, being Lot 17, DP 856622 and Lots 44 and 46, DP 1191326 (the *freight hub*).
- 3 Before granting development consent for development on land to which this clause applies, the consent authority must consider the following matters:
  - a) whether the proposed development is likely to adversely affect the establishment and ongoing operation of a freight hub,
  - b) whether the development is likely to have any adverse impacts on the surrounding rural interface and residential community,
  - c) whether the development has been designed to minimise any adverse visual impact when viewed from the Pacific Highway and Princes Street.

## Caretaker's residences

It is considered important and appropriate to allow for the erection of a *dwelling* as a caretaker's residence in industrial areas, to provide security for industrial goods and storage facilities.

The following local provision is recommended, to ensure that caretaker's residences ancillary to existing and proposed industrial activities, are permitted in appropriate industrial zones. The draft clause is based on a similar clause in Coffs Harbour LEP 2013.

Caretaker's residences are not defined as a land use in the Standard Instrument LEP but are permitted through the characterisation of development (NSW Planning Circular 13-001). The proposed clause clarifies the primacy of the industrial activity as a gross floor area measure and removes confusion.

The draft clause is provided below:

### *Erection of a dwelling on land in the IN1 General Industrial and IN2 Light Industrial zones*

- 1 The objective of this clause is to permit the erection of a dwelling on land in Zone IN1 General Industrial or Zone IN2 Light Industrial in certain circumstances.
- 2 Despite any other provision of this Plan, development consent may be granted to the erection of a dwelling on a lot in Zone IN1 General Industrial or Zone IN2 Light Industrial, on which there is currently no dwelling, if the consent authority is satisfied that:
  - a) the lot is being used for a purpose permitted in Zone IN1 General Industrial or Zone IN2 Light Industrial, and
  - b) the gross floor area of the dwelling will be no more 40% of the gross floor area of the industry or rural industry located on the same land as the dwelling, or 120 square metres, whichever is the lesser
  - c) the dwelling will not require its own separate access.

## **Business and office premises**

The following local provision is recommended to permit business and office premises and light industries in the arts, technology, production and design sectors in the IN2 Light Industrial zone. This draft clause draws on an example from the Leichardt LEP 2013.

The clause is provided below:

### *Business and office premises in the IN2 Light Industrial zone*

- A The objective of this clause is to promote certain types of business and office premises in Zone IN2 Light Industrial.
- B This clause applies to land in Zone IN2 Light Industrial.
- C Development consent must not be granted to development for the purpose of business premises or office premises on land to which this clause applies, unless the consent authority is satisfied that the development will be used for a creative purpose such as media, advertising, fine arts and craft, design, film and television, music, publishing, performing arts, cultural heritage institutions or other related purposes.

## Strategic network of industrial precincts

A range of industrial areas have been established across the MidCoast. However, with significant changes to this employment sector, there is increasing diversity in specialist activities and investment is reliant upon proximity and availability of significant infrastructure and services (road, rail, gas, electricity).

This review provides an opportunity to ensure that land use zoning is applied consistently at a strategic level and enables future industrial development to be appropriately located.

The table below provides a summary of the existing industrial zones and land areas, across the MidCoast. Towns in the RU5 village zone with identifiable industrial areas are provided for context.

### Existing Industrial Zones and Land Areas

	Industrial Zones Used	IN1 Land Area (ha)	IN2 Land Area (ha)	IN3 Land Area (ha)	IN4 Land Area (ha)	Total Land Area (ha)
<b>Taree</b>	IN1, IN2, N4	126.39	95.94	-	-	<b>222.33</b>
<b>Gloucester</b>	IN1	72.44	-	-	-	<b>72.44</b>
<b>Forster – Tuncurry</b>	IN1, IN2, IN4	18.67	26.75	-	7.5	<b>52.92</b>
<b>Wingham</b>	IN2	-	16.07	-	-	<b>16.07</b>
<b>Tea Gardens – Hawks Nest</b>	IN2	-	14.68	-	0.71	<b>15.39</b>
<b>Old Bar – Wallabi Point</b>	IN2	-	13.35	-	-	<b>13.35</b>
<b>Harrington – Crowdy Head</b>	IN2	-	7.35	-	2.06	<b>9.41</b>
<b>Brimbin</b>	IN1	116.47	-	-	-	<b>116.47</b>
<b>Stratford</b>	IN3	-	-	195.99	-	<b>195.99</b>
		<b>333.97ha</b>	<b>205.67ha</b>	<b>195.99ha</b>	<b>10.27ha</b>	<b>745.9ha</b>

### Towns in the RU5 village zone, with identifiable industrial areas

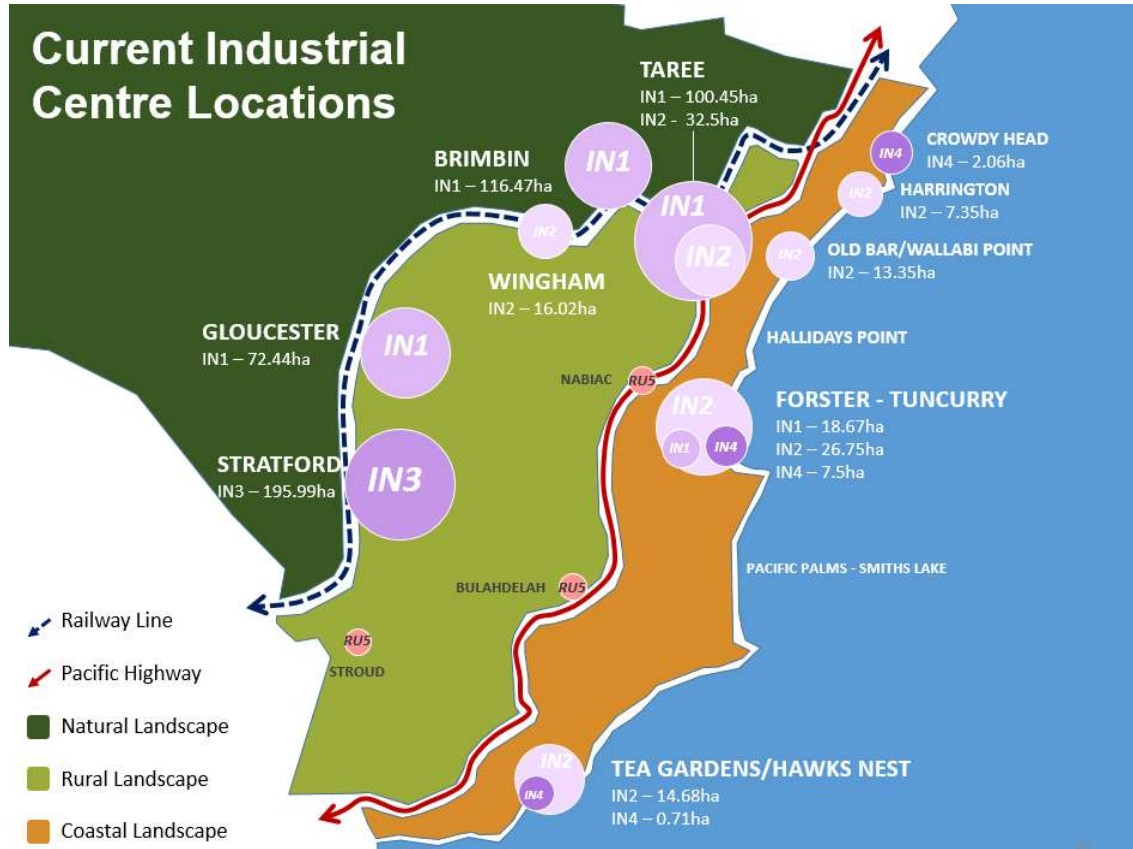
	Bulahdelah	Nabiac	Stroud
<b>Industrial land approx (ha)</b>	16.5	3.0	2.0

### Summary of directions

This data is presented spatially on the adjoining map. Key observations are listed below:

- Light and general industrial areas are predominately located within urban settlements.
- Taree represents the major industrial centre in the MidCoast region. However, there is a considerable quantity of vacant industrial land within the urban area of Taree.
- Although servicing a much greater population, Forster/Tuncurry has less industrial land than Gloucester.
- There is a historical pattern of general and heavy industry zones establishing west of the Pacific Highway.
- The largest industrial areas in the MidCoast - Brimbin and Stratford - are undeveloped.

Current industrial centre locations





## Case Study of Industrial Zones – NSW LEP’s

A summary of industrial zone characteristics is provided below. This is based on a review of other regional New South Wales LEPs with similar demographic and spatial characteristics to the MidCoast.

Zone	Usage Range	Predominant Characteristics
IN1 General Industrial	All regional NSW LEP’s	<ul style="list-style-type: none"> <li>• ‘Default’ industrial zone</li> <li>• Away from coastal tourist areas – rarely within 5 kilometres of coastline</li> <li>• Primarily on arterial roads or highways</li> <li>• Often adjacent to rail corridors</li> <li>• Always separated from residential areas by a buffer which may be a road/rail corridor or an environmental/open space corridor</li> </ul>
IN2 Light Industrial	Rarely used across NSW regional LEP’s	<ul style="list-style-type: none"> <li>• Precinct directly adjacent to residential zones</li> <li>• Preferred industrial zone for coastal locations consisting primarily of service industries (mechanical repair workshops etc.)</li> <li>• Often located on major road corridors</li> <li>• Sometimes historic industrial area closer to town</li> </ul>
IN3 Heavy Industrial	Limited use Spread at strategic locations Rare to find two adjacent LEP areas with IN3 zone	<ul style="list-style-type: none"> <li>• Primarily purpose built and/or master planned</li> <li>• Always on major regional roads and/or highway</li> <li>• Rare for a NSW LEP to have more than one IN3 precinct</li> </ul>
IN4 Working Waterfront	In most NSW regional LEPs with waterfront locations	<ul style="list-style-type: none"> <li>• Often water access achieved via W3 Working Waterways zone (MacLean, Palm Island, Port Macquarie)</li> <li>• Direct water access but not always</li> <li>• Often adjacent to business zones but isolated from other industrial zones</li> </ul>

### Summary of directions

The following directions convey the broad approach recommended for industrial zones, based on the case study analysis and a review of each industrial precinct in the MidCoast:

- Where adjoining residential areas, industrial land should be IN2 Light Industrial and only allow uses with minimal amenity impacts.
- Where adequate separation distances from residential areas exist, (such as environmental, open space, rail or road buffers) industrial land should be IN1 General Industrial and allow uses with some amenity impacts.
- Stratford Industrial Precinct will remain the only land in the IN3 Heavy Industrial zone.
- A range of land uses that require or benefit from direct water access will be permitted in the IN4 Working Waterfront zone, to encourage diversification and activation of waterfront areas.

## Approach to specific challenges in the MidCoast

Specific challenges to industrial development and zones have been identified during the employment zone review for industrial zones and to address these in a strategic manner, three key principles have been established:

- Industrial lands require some flexibility in order to provide a range of critical services and products that support our towns, villages and the broader community;
- Adequate operational certainty for existing industries is required i.e. where possible, land should be rezoned to accommodate established patterns of existing land uses, rather than applying a zone that creates a reliance on existing use rights; and
- Industrial zones and development controls are to be applied to protect the amenity of surrounding land uses.

The following section of this report will address these challenges.

### Intrusion of business uses in IN2 Light Industrial zone

An analysis of the IN2 Light Industrial Zone precincts in Taree (Muldoon/Whitbread Streets) and Forster (Enterprise Court/Breese Parade) have revealed significant intrusion of commercial activities into industrial zones. This is inconsistent with the Ministerial Directions and the Hunter Regional Plan that aim to ensure industrial land is protected from non-industrial development.

Of particular note, *specialised retail premises* (formerly *bulky goods retail*) are permitted with consent in both the GT LEP 2010 and GL LEP 2014, resulting in significant commercial encroachment into these industrial areas.

The EZR recommends that this intrusion be addressed as follows:

- Prohibit *specialised retail premises* (formerly *bulky goods retail*) in the IN1 General Industrial and IN2 Light Industrial zones.
- Rezone industrial areas with significant intrusion of *specialised retail premises* (*bulky goods*) to the B5 Business Development zone.
- Permit *light industries* with consent in the B5 Business Development zone, to allow greater flexibility within this zone.

### Commercial development in the IN2 General Industrial zone, Enterprise Court, Forster



## General industry in the Light Industrial zone

Land use audits carried out in MidCoast IN2 Light Industrial zones indicate that *General industries* are also occurring in these locations, primarily supporting the local construction industry e.g. concrete batching plants and truss manufacturing.

Prohibiting *general industries* in the IN2 Light Industrial Zone becomes increasingly problematic in coastal areas such as Forster/Tuncurry, where the supply of land in the IN1 General Industrial Zone is limited and/or undeveloped.

The EZR recommends addressing this situation by:

- Prohibiting *general industry* in the IN2 Light Industrial zone.
- Rezoning clusters of *general industry* where adequate separation from residential land can be achieved.

## Truss manufacture in IN2 General Industrial zone Condell Place, Forster



## Heavy industry in the IN1 General Industrial zone

*Heavy industries* and *heavy industrial storage establishments*, except for the subgroup of *liquid fuel depots* are to be prohibited in the IN1 General Industrial Zone. This is consistent with the increasing state-wide approach to restrict *Heavy industries* and *Heavy industrial storage establishments* to purpose planned IN3 Heavy Industrial estates such as the Stratford Precinct (Port Macquarie-Hastings LEP 2011).

The following comments are pertinent to this change:

- *Liquid fuel depots* will remain permissible in other industrial areas as they have historically serviced industry clusters. However, the changing nature of fuel supply and distribution is expected to limit the need for small-scale *liquid fuel depots* in the future.
- The MidCoast region, whilst containing many manufacturing *general industries* e.g. Steber International, Orora and Drifta Kitchens, does not contain any *heavy industries* at this time.
- There are no existing *heavy industrial storage establishments* e.g. bulk chemical storage facilities, in the MidCoast at this time.

Note: A greenfield *heavy industry* development with a capital investment of more than \$30 million will be deemed as State Significant Development (SSD) under the provisions of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Therefore, any proposal to establish a *heavy industry* on land outside of the IN3 Heavy Industry zone at Stratford, will require a Planning proposal to rezone the land.

## Industrial zones review

Part B of this report analyses every industrial zone area across the MidCoast. Each parcel is reviewed to ensure it is zoned consistently and in line with the recommendations of this report.

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## 6 Consultation

### Community feedback

This section will capture any community feedback received during the public exhibition of this report.

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## 7 Conclusion and Next Steps

### Conclusion

The following tables summarise the main recommendations of the EZR.

Business Zone Recommendations	
1	Recognise a strategic network of centres and zone accordingly: <ul style="list-style-type: none"> <li>• Taree as the primary centre for the MidCoast (zone B3 Commercial Core)</li> <li>• Forster-Tuncurry, Gloucester and Tea Gardens-Hawks Nest as important regional strategic centres (zone B2 Local Centre)</li> <li>• Wingham, Old Bar, Hallidays Point, Harrington and Pacific Palms as local town centres (zone B2 Local Centre)</li> <li>• Neighbourhoods such as Cundletown, Tinonee and Forster Keys as smaller convenience centres (zone B1 Neighbourhood Centre)</li> </ul>
2	Update objectives and land use permissibility for each zone
3	Remove all <i>minimum lot size</i> (for subdivision) requirements except for the B5 Business Development zone which should be 1,500m <sup>2</sup>
4	Specify new <i>height of building</i> requirements on a site-by-site basis
5	Remove all <i>floor space ratio</i> requirements
6	Apply <i>active street frontages</i> local provision to all B1, B2 and B3 zones
7	Define a new provision relating to unstructured large B1 and B2 zones to ensure they can develop into vibrant commercial, cultural and social hubs
8	One significant zone boundary amendment - changing 4.9ha of the Gloucester town centre B2 zone to residential (as per recommendations in previous strategies)
9	Various minor zoning changes in the majority of business zone precincts – see Part B

Industrial Zone Recommendations	
1	Establish clear principles for industrial zones and apply accordingly: <ul style="list-style-type: none"> <li>• IN1 General Industrial zone will be used where adequate separation exists to mitigate adverse impacts on surrounding sensitive land uses</li> <li>• IN2 Light Industrial zone will be used where inadequate separation exists to mitigate adverse impacts on surrounding sensitive land uses</li> <li>• The Stratford Heavy Industrial precinct shall remain the only IN3 Heavy Industrial zone in the MidCoast</li> </ul>
2	Update objectives and land use permissibility for each zone
3	Remove all <i>minimum lot size</i> (for subdivision) requirements
4	Specify new <i>height of building</i> requirements as follows: <ul style="list-style-type: none"> <li>• IN1 General Industrial: no maximum</li> <li>• IN2 Light Industrial: 10m maximum</li> <li>• IN3 Heavy Industrial: no maximum</li> <li>• IN4 Working Waterfront: 8.5m maximum</li> </ul>
5	Remove all <i>floor space ratio</i> requirements

6	Significant zone amendments - where large floor plan commercial intrusion has occurred within industrial zones, these areas will be rezoned B5 Business Development
7	Various minor zoning changes in some industrial zone precincts – see Part B

## Next steps

The following points outline the next steps for the Employment Zones Review (EZR) in the context of the consolidation of a new MidCoast LEP.

It is important to note that once the final EZR report is endorsed (by June 2020), the recommended changes will not come into effect until the consolidated MidCoast LEP is published on the NSW Legislation website (by December 2022).

### Indicative timeframe for the EZR and MidCoast LEP

	Step	Timing
1	Undertake public exhibition of draft EZR as part of wider community engagement on all urban zones	November – February 2020
2	Update the EZR report based on community and stakeholder feedback	February – March 2020
3	Table final EZR report to Council for consideration and adoption	March – June 2020
4	Complete rural zones consultation and strategy	February – September 2020
5	Draft and consult on Planning Proposal for consolidated MidCoast Local Environmental Plan	July 2020 – December 2021
6	Finalise and adopt on Planning Proposal for consolidated MidCoast Local Environmental Plan	January – December 2022

# Appendices

## **Relating to Introduction**

Appendix A – State and regional policies

Appendix B – Local policies

Appendix C – Local economic/planning strategies

Appendix D – Current projects and strategies

## **Relating to Business Zones**

Appendix E – Purpose of business zones

Appendix F – Analysis of business land use tables

Appendix G – Business zone land use tables

Appendix H – Business centres analysis

## **Relating to Industrial Zones**

Appendix I – Purpose of industrial zones

Appendix J – Analysis of industrial land use tables

Appendix K – Industrial zone land use tables



## Appendix A – State and regional policies

This appendix summarises completed state and regional strategic studies regarding employment lands where they currently include the MidCoast region or the former Great Lakes, Greater Taree or Gloucester LGAs.

### Hunter Regional Plan 2036 (2016)

Ministerial Direction 5.10 requires future changes to planning controls to be consistent with the Hunter Regional Plan. The vision, land use strategy, goals, directions and actions described in the Hunter Regional Plan are considered generally reflective of current Government policy directions at National and State levels. On that basis, the Hunter Regional Plan was used as a platform for identifying top-down considerations for local strategic planning.

The Hunter Regional Plan acknowledges the growing importance of Greater Newcastle and sets a number of regionally focussed goals. Relevant to employment zones in the MidCoast is the following goal:

*“The leading regional economy in Australia.”*

To achieve this goal, the Hunter Regional Plan provides the following 5 directions which are particularly relevant to high-level planning for employment zones within the MidCoast:

- Direction 4: Enhance inter-regional linkages to support economic growth
- Direction 6: Grow the economy of MidCoast and Port Stephens
- Direction 7: Develop advanced manufacturing, defence and aerospace hubs
- Direction 8: Promote innovative small business and growth in the service sectors
- Direction 24: Protect the economic functions of employment land

Relevant actions arising from these directions as they relate to employment zones are provided below with pertinent comments relating to the Employment Zone Review:

*Action 4.6 Investigate opportunities for logistics and freight growth and other complementary land uses around airports, leveraging investments at Taree and Newcastle airports.*

Comment

It is important the MidCoast area continues to encourage industrial and business development in vicinity of the airport.

*Action 6.4 Promote growth of industries that can leverage accessibility provided by the Pacific Highway.*

Comment

The MidCoast Region is recognised as a region where opportunities exist for freight distribution; attracting new and growing existing industries with good access to the Pacific Highway will support this growth.

*Action 7.2 Growing and diversifying the manufacturing sector through local planning and appropriate controls.*

Comment

The Hunter Regional Plan recognises manufacturing as the third-largest employer in the region and stresses that manufacturing will remain important to the region. Keeping pace with emerging trends, innovation and new practices is essential for the MidCoast employment zones. Adaptive re-use of business and industrial spaces is a critical factor.

*Action 7.3 Promote manufacturing business export opportunities and become part of global supply chains.*

Comment

Existing manufacturing should be encouraged where possible to allow growth and flexibility and allow value adding for industries to expand. Land use controls are critical for businesses to contribute to economic development and growth.

*Action 8.1 Implement initiatives to promote small business growth and innovation, particularly in Newcastle City Centre and other strategic centres.*

Comment

The Hunter Regional Plan recognises the contribution of small businesses to the regional economy and the increased likelihood for innovation and introduction of newer or improved goods. The Action suggests that it is critical to encourage diversity of development opportunities to support growth in sectors such as manufacturing, professional services and creative industries.

*Action 8.2 Facilitate opportunities for incubator spaces for technology and non-technology early stage businesses, and ensure opportunities for new and emerging enterprises are encouraged.*

Comment

The Hunter Regional Plan encourages opportunities for new and emerging industries through land use. The emergence of shared business incubator spaces in the MidCoast is one example of this trend.

*Action 8.6 Determine potential to grow allied health services on land around hospitals and health services at Kurri Kurri, Belmont, Cessnock, Gloucester, Muswellbrook, Singleton, Nelson Bay and Dungog.*

Comment

The Hunter Regional Plan aims to ensure that adequate health services are available to support local communities whilst recognising the job creation from the fast growing sector. Whilst the Manning Health Taree CBD Precinct Plan is central to this function, opportunity exists for employment lands to recognise additional precincts and emerging health facility trends.

*Action 24.2 Protect the economic functions of employment land by not permitting non-industrial uses unless:*

- *Opportunities for urban renewal arise through the relocation of industry and in locations well-served by public transport*
- *Contaminated land can be remediated*

Comment

The plan recognises that urban activities and retail uses often encroach upon industrial land which in turn influences where manufacturing, construction,

transport industries and supply chains can locate. It is critical for the MidCoast region to find the appropriate balance of retail uses in industrial areas, particularly considering emerging trends and the decline in manufacturing.

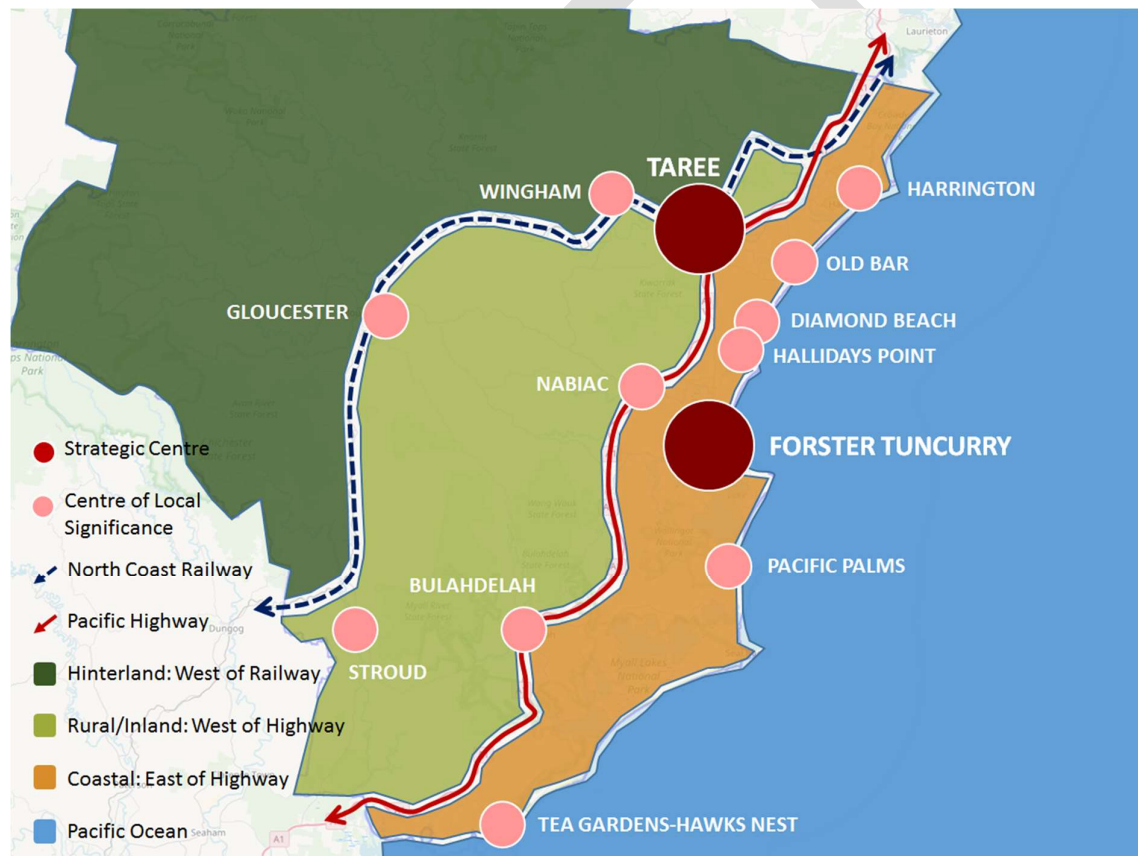
**Action 24.3** *Provide for mixed use opportunities and themed employment precinct in local plans.*

Comment

The Plan recognises the need to local planning to consider a range of uses that do not unnecessarily restrict future businesses; and seek to encourage clustering of similar developments. Land use opportunities are to remain open to encourage new business and investment whilst also considering opportunities where business can be appropriately co-located.

The Hunter Regional Plan recognises a network of centres in the MidCoast as per the figure below.

**Hunter Regional Plan Centre Classification for the MidCoast**



The Hunter Regional Plan contains a number of regional priorities for strategic centres in the MidCoast sub-region. The priorities for these strategic centres, as they relate to employment lands, include:

**Taree**

- Maintain the retail and commercial role of the CBD, centred on Victoria Street.

- Develop opportunities to cluster appropriate economic activities around the Taree Airport and Pacific Highway interchanges (Northern Gateway and Manning River Drive) that support the ongoing commercial and retail role of the Taree CBD.
- Support the continuing role of manufacturing.
- Encourage greater utilisation of the Manning River for tourism, recreation and commercial purposes.

#### *Forster-Tuncurry*

- Consolidate commercial activities in existing precincts.

### **Mid North Coast Regional Strategy 2006-2031 (2009)**

The Mid North Coast Regional Strategy applied to eight local government areas of Greater Taree, Great Lakes, Clarence Valley, Coffs Harbour, Bellingen, Nambucca, Kempsey and Port Macquarie-Hastings.

This strategy has been superseded by the Hunter Regional Plan.

Central to this plan was the designation of Taree as a major regional centre in a regional structure and settlement hierarchy. This hierarchy is described below.

#### *Major Regional Centre*

- Includes: Taree
- Serves the Greater Taree/Great Lakes subregion with major services and some regional functions, notably health care. It has land and infrastructure capacity to accommodate significant industrial and residential growth. Development of taller buildings will be encouraged around the Taree town centre.

#### *Major Town*

- Includes: Forster-Tuncurry
- Major towns have a functional role in serving their subregions with outreaches of regional services. They are self-contained with shopping and business services and may have bulky goods, warehousing, transport logistics, farm support services, health and professional services mixed with some medium density residential.

#### *Town*

- Includes: Wingham, Tea Gardens-Hawks Nest, Old Bar, Bulahdelah
- Like major towns, towns are larger settlements, however their service catchments are limited to major towns. They have small to medium scale concentration of retail, health and other services with lower density residential. They are reliant on major regional centres and major towns for higher order services, retailing and employment.

#### *Village Inland / Village Coastal*

- Includes: Stroud, Nabic, Brimbin, Lansdowne, Coopernook, Harrington, Hallidays Point/Diamond Head, Coomba Park, Green Point, Blueys Beach/Pacific Palms, Smiths Lake, Pindimar and Karuah

- Villages are smaller settlement which have limited local services. Coastal villages are located in the coastal area.

The Plan suggest that any future major commercial development should occur in the confines of the hierarchy described above whilst also providing a number of actions that are aimed at stimulating economic development and employment growth. Among these actions include:

- Local environmental plans (and other planning provisions) will facilitate employment growth in the major regional centres and major towns, as well as facilitate appropriate local jobs in towns and villages and recognise appropriate home-based employment opportunities.
- The opportunities and development potentials of commercial centres will be explored by councils and identified in local growth management strategies, local environmental plans and development control plans.

Councils will identify opportunities for bulky goods style retailing in accessible locations in or near commercial centres and restrict this form of retailing in industrial zones as set out in the NSW Government policy: *The right place for business and services*.

- Planning for commercial uses is to be integrated with transport, public domain and infrastructure opportunities.
- Local environmental plans will ensure that sufficient lands which are zoned industrial and business and currently vacant are protected to accommodate the new jobs required for each local government area until 2031.

### **Draft North Coast Regional Plan (2016)**

The Draft North Coast Regional Plan 2016 was released in March prior to the Council's amalgamation 12 May 2016. Importantly the former Greater Taree City Council was part of the Draft Plan not having been included in development of the Hunter Regional Plan prior to the Draft Strategy release for comment. The former Gloucester Shire Council and Great Lakes Council were included in the Hunter Region.

At the time of drafting, the Greater Taree City area provided comments to the NSW Planning Northern Region which were included in the Draft North Coast Regional Plan. Specific comments primarily relating to former Grater Taree City employment zones included several major projects and employment opportunities which can be briefly described as follows:

- Leveraging development opportunities of the Pacific Highway with freight and logistics.
- Leveraging development of the Taree Airport with a possible aviation and aerospace precinct.
- Development of the Taree CBD for allied health and specialised medical precinct.

### **A 20-Year Economic Vision for Regional NSW (2018)**

The 20-Year Economic Vision for Regional NSW (2018) is a strategic plan to accelerate economic growth in key sectors and attract more investments in regional communities. The Plan is a high level document providing directions and opportunities and is accompanied by a

number of recommendations at a broad regional level. There are no specific recommendations that apply to employment lands in the MidCoast Council area.

### **Upper Hunter Region Diversification Report (2011)**

The New South Wales Government and the six Councils in the Upper Hunter Region commissioned the Upper Hunter Region Diversification Report in 2010. At the time of drafting, this included the former Great Lakes and Gloucester but excluded Greater Taree. The focus of the project was on examining the future of the region and the emerging business and employment opportunities over the next 20 -25 years.

The Report, a high-level document that considered opportunities for economic growth did not include any specific recommendation to existing employment zones other than the proposed development of the Stratford Industrial Park for energy related industries.

### **Upper Hunter Strategic Regional Plan (2012)**

The former Gloucester LGA was included in the Upper Hunter Strategic Regional Plan 2012. Relevant considerations and actions relating to Gloucester employment lands arising from the Plan included:

- Recognition of the Stratford Heavy Industrial precinct as an opportunity and potential economic driver.
- Ensure an adequate supply of employment lands.
- Implement the recommendations of the Upper Hunter Economic Diversification Report.

## Appendix B – Local policies

This appendix summarises completed MidCoast Council strategic policies, as they relate to employment land use zones.

### MidCoast Regional Economic Development Strategy (2018)

The MidCoast Regional Economic Development Strategy 2018-2022, prepared by the NSW Department of Premier & Cabinet.

The Strategy is a high level order document linked with Council's Community Strategic Plan and Destination Management Plan; and provides a strategic platform for community, business and Council to work with the State Government in driving economic growth. The document establishes the following vision:

*The MidCoast Region will have sustainable economic growth, founded on the Region's natural assets, amenity and location, while offering a healthy lifestyle and community connection.*

The main opportunities identified by the strategy are aimed at leveraging:

- 1 Land and water: Agricultural, aquaculture, forestry and mining.
- 2 Infrastructure and location: Freight and logistics, niche manufacturing.
- 3 Lifestyle and amenity: Tourism, retirees and sea/tree changers.

The primary strategies are:

- A Strengthening the Region as a location of choice (including the provision of adequate and well serviced employment lands)
- B Creating a supportive environment for businesses to invest and grow (including reducing uncertainty over land-use, removing barriers that hinder business growth, and resolving potential land-use conflicts through completion of a land-use strategy)
- C Marketing the MidCoast Region

Strategies and actions from the RED's that directly relate to employment lands include:

- A Strengthening the Region as a location of choice
  - Renewal of maritime facilities, particularly in Forster Tuncurry. This action particularly relates to encouraging renewal of IN4 Working Waterfront Zones and associated infrastructure and facilities.
  - Develop the Northern Gateway Project, on the Pacific Highway entrance to Taree.
  - Develop employment lands for commercial and light industrial activities.

## Community Strategic Plan

The EZR aligns with the following aims of the Community Strategic Plan 2018-2030:

Value	Where do we want to be?	How will we get there?
<b>We value... our thriving and growing economy</b>	Our region is a popular place to visit, live, work and invest	Develop and promote our region as an attractive visitor destination offering products and experiences that meet the needs of our visitors and residents.
		Provide an environment to grow and strengthen local businesses, and attract new business.
	Our villages and business precincts are vibrant commercial, cultural and social hubs.	Ensure strategies and processes recognise, maintain and support sustainable economic growth.
<b>We value... our environment</b>	We balance the needs of our natural and built environments	Optimise land use to meet our environmental, social, economic and development needs.
<b>We value... strong leadership and shared vision</b>	We make opportunities available for the community to inform decisions that shape our future	Empower community members to participate in decision-making by providing a broad range of engagement opportunities.

The draft Review will assist Council in meeting the following performance criteria within the Community Strategic Plan:

- The community is satisfied with land use planning decisions.
- The community is satisfied with the level of engagement by Council



## Delivery Program and Operational Plan

The EZR aligns with the following objectives, strategies and actions in the 2018-2021 Delivery Program and 2019-2020 Operational Plan:

Objective	Strategy	3 year focus	1 year actions
<b>11: Our villages and business precincts are vibrant commercial, cultural and social hubs.</b>	11.3: Ensure strategies and processes recognise, maintain and support sustainable economic growth	11.3.1: Develop a suite of industrial and business land use zones and other planning controls to facilitate economic growth.	Complete an Employment Zone Review to provide a consistent framework for the application of business and industrial zones and development controls in the MidCoast Local Environmental Plan and Development Control Plan.
<b>9: We balance the needs of our natural and built environments</b>	9.1: Ensure growth and new development complements our existing natural assets, cultural assets and heritage sites	9.1.4: Prepare a MidCoast Local Environmental Plan and Development Control Plan that includes provisions to manage and protect our natural and heritage values	
	9.2: Optimise land use to meet out environmental, social, economic and developmental needs	9.2.3: Develop consistent land use planning controls for the MidCoast LGA that reflect the aspirations of the community, recognise the differences in our settlements and which strike a balance between protecting our environment while catering for social, development and employment needs	Review of various zones completed to inform the development MidCoast LEP and DCP's
<b>15: We make opportunities available for the community to inform decisions that shape our future</b>	15.3: Empower community members to participate in decision-making by providing a broad range of engagement opportunities	15.3.1: Facilitate channels for engagement with community service target groups	
		15.3.4: Develop and deliver an engagement strategy for council to ensure we are engaging with the community and providing opportunities for participating in decision making where appropriate	

## Appendix C – Local economic/planning strategies

The appendix outlines key findings of completed local economic/planning strategies.

Strategy work was undertaken independently by each of the former Great Lakes, Greater Taree and Gloucester Shire Councils.

### **Greater Taree Council**

#### *Harrington Development Strategy 1998*

A strategy concerning urban expansion and primarily residential land growth, demand and supply in Harrington. The study recommended reinforcing the Pilot Hill Precinct as the main retail and business commercial centre, by only allowing convenience shop-type uses in other locations.

#### *Wingham Development Strategy 1999*

This strategy makes no specific recommendations for business zones in Wingham but does recommend the extension of sewer infrastructure to existing industrial land in south-west (Viscount Road).

#### *Hallidays Point Development Strategy 2000*

Primarily concerned with urban residential land growth and supply in the Hallidays Point area. Also provided a specific recommendation regarding a light industrial facility on Blackhead Road. This rezoning has not been investigated further.

#### *Old Bar/Wallabi Point Development Strategy 2003*

A strategy primarily focussed on residential release areas - demand, supply and growth. Among its recommendations was an additional commercial area in Old Bar (rezoning completed) and identifying provisions for additional neighbourhood shops.

#### *Hallidays Point Conservation and Development Strategy Review 2006*

A review of the 2000 strategy to confirm levels of residential growth demand and supply. There were no specific recommendations for employment lands in the review.

#### *Draft Manning Valley Local Strategy 2016 (not adopted)*

Draft Strategy that covered the former Greater Taree LGA identifying priority projects and recommendations resulting from projected growth identifying the need for strong economic precincts. Recommendations (many completed or currently being completed) included:

- Northern Gateway (High Priority) – Stage 1 completed
- Taree Medical Precinct (High Priority) – Strategy part of MidCoast LEP work
- Manning River Drive Precinct (High) – partially completed (Southern Gateway proposal being prepared)
- Muldoon Street Precinct (Medium) – existing industrial hub (proposed rezoning from industry back to residential in western High Street)
- Taree Regional Airport Precinct (Medium) – proposed business park for aviation industries

## Great Lakes Council

### *South Forster Structure Plan 2006*

The plan investigated the supply of employment lands, to support anticipated residential growth areas in South Forster. Recommendations and findings included:

- Stocklands Forster Village and Forster Keys neighbourhood shops were capable of providing larger services.
- Recommending a neighbourhood centre incorporating commercial and community facilities at the juncture of Carmona Drive and The Southern Parkway as part of proposed “Village Centre” (rezoning complete).
- Opportunity for an expanded industrial employment area as sand mining in Sweet Pea Road concludes or moves further east.
- Identification of an opportunity for an industrial/commercial ‘gateway’ building on the corner of Sweet Pea Road and The Lakes Way.

### *Great Lakes Employment Land Strategy 2006 (not endorsed)*

The strategy was extensive, covering the former Great Lakes area. The strategy was not endorsed or implemented, but included a number of priority recommendations:

- Specifically indicates that due to proximity to residential areas, all industry will exclusively be for light industrial uses (except for the area in the Sweet Pea Road quarry).
- Indicates that it is highly unlikely that large scale warehousing and distribution operations would require land area greater than 1-25ha in Great Lakes LGA.
- Recommendations for employment land expansion in Village Zone areas i.e. Nabic and Bulahdelah, primarily based on proximity to Pacific Highway; and Stroud/Booral for rural industries. Recommended review of permissible uses in Village zones to allow mixed residential-commercial.
- Stroud Road identified for further heavy Industry (possible IN3) close to heavy rail.
- Potential expansion Nabic Town Centre with possible highway business and showroom type uses. Additional employment lands adjacent to Highway.
- Recommends to ensure bulky goods, retail do not compromise existing industrial land. Preference for bulky goods and quasi-retail on primary road frontages.
- Recommendation for separate light and general industry uses that exclude core retail, office and commercial premises. High priority to prevent intrusion of commercial activities within industrial zones.
- Recommends clear definition and “hierarchy” to define role and function of commercial centres – distinction between “main”, “support” and “peripheral” centres.

### *Forster – Tuncurry Employment Land Implementation Strategy (2009)*

Extending upon the findings from the 2006 study, this document provided a recommended hierarchy with proposed zonings, floor space ratio and maximum building heights, including:

- Stocklands Forster Village B3 Commercial Core Zone with B5 Business Development Zone adjacent (not implemented).
- B2 Local Centre Zone in Tuncurry/Forster with adjacent B4 Mixed Use Zone (rezoning complete).
- Remaining neighbourhood shops transition to the B1 Neighbourhood Centre Zone, including Crown land in North Tuncurry (complete with the exception of North Tuncurry – a state significant development site).
- Predominant IN1 General Industrial Zone in Sweet Pea Road.
- Tuncurry Waste Depot to IN2 Light Industrial Zone (not implemented).

- Medical precinct surrounding public hospital in South Street Forster.

*Stroud and District Strategic Action Plan 2004*

A Community Strategic Plan with significant local community input and participation. There were no specific recommendations for employment lands.

*Forster/Tuncurry & Tea Gardens/Hawks Nest Urban Design and Density Review 2008*

An Urban Design and Density Review focussing on the advanced utilisation of density in land use planning decisions. Recommendations primarily targeted toward Development Control Plan (DCP) amendments. Employment land recommendations included:

- Recommended local environmental plan amendments in accordance with Standard Instrument provisions, via concept diagrams for Forster, Tuncurry, Tea Gardens and Hawks Nest – most implemented in Great Lakes LEP 2014.
- Town Vision and Objective statements for Forster and Tuncurry including: An active and revitalised working waterfront; and Business zones in town centres being refined.
- Town Vision and Objective statements for Tea Gardens and Hawks Nest including improvements to zoning for business precincts.

*Nabiac Community Strategic Plan 2012*

A Community Strategic Plan with extensive local community consultation and input. Opportunities were identified for freight distribution and additional industry with access to highway as advantages.

*Community Strategic Plan 2012*

Coolongolook, Wang Wauk & Wallingat River Catchment Communities. There were no specific recommendations for employment lands.

## **Gloucester Shire Council**

### *Gloucester Local Environmental Study 2006*

The study did not offer any specific recommendations for employment zones.

### *Stratford Industrial Park Structure Plan 2009*

This is the principal document underpinning establishment of the IN3 Heavy Industrial Zone on the eastern side of the Bucketts Way South, at the Stratford Mining complex access. Development of this precinct was to cater for opportunities curated through coal seam gas and related mining developments, to capitalise on access to the heavy coal rail at this location.

### *Development Employment Land & Commercial/Retail Strategy: Business Study Gloucester CBD 2006*

This document informed the Gloucester LEP 2010, focussing on all business and industrial zoned land in Gloucester. Recommendations included:

- Reducing the town centre business zone (not implemented to extent recommended).
- A Structure Plan specifying:
  - a retail core along Church Street, with mixed use/professional service area up to Barrington Street
  - potential car park/open space areas separating the commercial core close to Church Street from the mixed use businesses occurring on Queen, Denison, King and Hume Streets.
  - a commercial core at the Hume and Church Street intersection.
  - amendments to the business areas as outlined above would still cater for projected retail and commercial space for 2005-2021.
  - That available industrial land exceeds projected demands, but however recommended further industrial land in Cemetery Road. Such rezoning did not include the adequate open space zone as recommended (most probably E2).

These recommendations were not carried out.

### *Gloucester Shire Council Development Strategy 2014-2017*

A specific study that focussed on residential release areas, there are no specific recommendations for employment zones.

### *Gloucester Town Centre Study 2012*

An urban design study which focussed on revitalising the Gloucester Town Centre, no specific recommendations for employment zones were offered in the study.

### *Gloucester Shire Council Economic Development Strategy 2010*

No specific recommendations for employment zones despite being a broad study of the former Gloucester Shire Council economy and economic opportunities.

## Appendix D – Current projects and strategies

### Planning Proposals

Detailed below are any considerations from current (at the time of writing) MidCoast Council planning proposals (where a Gateway determination has been received) that are relevant to the Employment Zones Review:

- *Northern Gateway Stage 2 Planning Proposal* – proposes approximately 55 hectare IN1 General Industrial Zone in addition to the existing Stage 6.8 hectare IN1 General Industrial land intended for freight and logistics purposes. Leveraging access to the Pacific Highway and potential aviation and aerospace opportunities in close proximity to Taree Airport.

### Major Projects

Detailed below are any considerations from current (at the time of writing) major projects that are relevant to the Employment Zones Review.

- *Draft MidCoast Council Housing Strategy* – makes recommendations to provide a consistent approach to residential zones across the LGA. The EZR and the Housing Strategy have considerable overlap to ensure primary business centres are supported by increased residential densities.
- *Draft Manning Health and Taree CBD Precinct Plan* – developed by MidCoast Council to provide a 20-year vision for the area. This precinct includes the only B3 Commercial Core area as well as a number of other business zones. The EZR and the Precinct Plan will be consistent with each other.
- *North Tuncurry State Significant Project* – has been identified by the NSW Government as a site of State Significance and the NSW Department of Planning and Environment is the authority responsible for overseeing and approving the rezoning. This rezoning may include employment lands.

## Appendix E – Purpose of business zones

The purpose, objectives and prescribed permissible uses for each of the business zones is provided below. Noting that the *purpose* is as described by the NSW Department of Planning Practice Note PN 11-002; and the *objectives* and *prescribed uses* are as detailed in the NSW Standard Instrument – Principal Local Environmental Plan (as of 1 July 2019).

Purpose	Objectives	Prescribed Uses
<p><b>B1 Neighbourhood Centre</b></p> <p>The zone is for neighbourhood centres that include small-scale convenience retail premises ('neighbourhood shops'), 'business premises,' 'medical centres' and community uses that serve the day-to-day needs of residents in easy walking distance. 'Shop top housing' is permitted in the zone, and other mixed use development may be considered appropriate.</p> <p>This zone should not be used for single 'neighbourhood shops,' as these can generally be permitted within the residential zones.</p> <p>In areas where there is increasing housing density and demand for local retail and business services, a B2 or B4 zone should be considered instead of a B1 zone to cater for expansion.</p>	<p>To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</p>	<p><i>Residential Uses:</i> Boarding houses; Shop top housing</p> <p><i>Business &amp; Retail Uses:</i> Business premises; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Tank-based aquaculture</p> <p><i>Community Uses:</i> Centre-based child care facilities; Community facilities; Respite day care centres;</p> <p><i>Medical Uses:</i> Medical centres;</p>
<p><b>B2 Local Centre</b></p> <p>This zone is generally intended for centres that provide a range of commercial, civic, cultural and residential uses that typically service a wider catchment than a neighbourhood centre.</p> <p>This zone provides for residential accommodation in the form of 'shop top housing,' and other uses such as 'educational establishments,' 'entertainment facilities,' 'function centres,' 'information and education facilities,' 'office premises,' and 'tourist and visitor accommodation.'</p> <p>Such a mix of uses will increase walking, cycling and public transport options for more people by making more activities available in one location. It is expected that this will be the most appropriate zone for most local and town centres across NSW.</p>	<p>To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</p> <p>To encourage employment opportunities in accessible locations.</p> <p>To maximise public transport patronage and encourage walking and cycling.</p>	<p><i>Residential Uses:</i> Boarding houses; Shop top housing; Tourist and visitor accommodation</p> <p><i>Business &amp; Retail Uses:</i> Commercial premises; Service stations; Oyster aquaculture; Tank-based aquaculture</p> <p><i>Community Uses:</i> Centre-based child care facilities; Community facilities; Educational establishments; Information and education facilities; Respite day care centres;</p> <p><i>Medical Uses:</i> Medical centres;</p> <p><i>Entertainment Uses:</i> Entertainment facilities; Function centres; Recreation facilities (indoor); Registered clubs; Restricted premises;</p> <p><i>Transport Uses:</i> Passenger transport facilities;</p>

Purpose	Objectives	Prescribed Uses
<b>B3 Commercial Core</b>		
<p>This zone is for major centres that provide a wide range of uses including large-scale retail, office, businesses, entertainment and community uses directly linked to major transport routes.</p> <p>These centres are intended to meet the needs of a wider region as well as those of the local community. The zone should be applied in major metropolitan or regional centres only where the focus is on the provision of employment and services.</p> <p>In some areas inclusion of higher density residential accommodation that would activate the area outside of working hours, may be appropriate depending on the scale, role and location of the commercial core.</p> <p>Land which is zoned Commercial Core might be surrounded by other business zones such as Mixed Use (zone B4) or Business Development (zone B5) where a variety of supporting uses provide a transition from the major centre.</p>	<p>To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.</p> <p>To encourage appropriate employment opportunities in accessible locations.</p> <p>To maximise public transport patronage and encourage walking and cycling.</p>	<p><i>Residential Uses:</i> Hotel or motel accommodation;</p> <p><i>Business &amp; Retail Uses:</i> Commercial premises; Oyster aquaculture; Tank-based aquaculture</p> <p><i>Community Uses:</i> Centre-based child care facilities; Community facilities; Educational establishments; Information and education facilities; Respite day care centres;</p> <p><i>Medical Uses:</i> Medical centres;</p> <p><i>Entertainment Uses:</i> Entertainment facilities; Function centres; Recreation facilities (indoor); Registered clubs; Restricted premises</p> <p><i>Transport Uses:</i> Passenger transport facilities.</p>
<b>B4 Mixed Use</b>		
<p>This zone is generally used where a wide range of land uses are to be encouraged, including commercial, residential, tourist and visitor and community uses. The residential development component in this zone can form an important element in revitalising and sustaining the area, and increasing housing diversity close to Commercial Cores and major transport routes.</p>	<p>To provide a mixture of compatible land uses.</p> <p>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</p>	<p><i>Residential Uses:</i> Boarding houses; Hotel or motel accommodation; Seniors housing; Shop top housing</p> <p><i>Business &amp; Retail Uses:</i> Commercial premises; Oyster aquaculture; Tank-based aquaculture</p> <p><i>Community Uses:</i> Centre-based child care facilities; Community facilities; Educational establishments; Information and education facilities; Respite day care centres;</p> <p><i>Medical Uses:</i> Medical centres;</p> <p><i>Entertainment Uses:</i> Entertainment facilities; Function centres; Recreation facilities (indoor); Registered clubs; Restricted premises;</p> <p><i>Transport Uses:</i> Passenger transport facilities;</p>



Purpose	Objectives	Prescribed Uses
<b>B5 Business Development</b>		
<p>This zone is to provide for business, warehouse and bulky goods retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres.</p> <p>This zone provides for employment generating uses such as 'warehouses or distribution centres,' 'bulky goods premises,' 'hardware and building supplies,' 'landscaping material supplies' and 'garden centres.' The zone supports the initiatives set out in the Metropolitan Plan for Sydney 2036 (2010) and other regional strategies.</p> <p>The zone may be applied to areas that are located close to existing or proposed centres, and which will support (and not detract from) the viability of those centres.</p>	<p>To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.</p>	<p><b>Business &amp; Retail Uses:</b> Specialised retail premises; Garden centres; Hardware and building supplies; Landscaping material supplies; Warehouse or distribution centres; Oyster aquaculture; Tank-based aquaculture</p> <p><b>Community Uses:</b> Centre-based child care facilities; Respite day care centres;</p> <p><b>Transport Uses:</b> Passenger transport facilities;</p>
<b>B6 Enterprise Corridor</b>		
<p>The zone is generally intended to be applied to land where commercial or industrial development is to be encouraged along main roads such as those identified by the metropolitan, regional and subregional strategies. The zone provides for uses such as 'business premises,' 'hotel or motel accommodation', 'light industries,' 'hardware and building supplies,' 'garden centres' and 'warehouse or distribution centres.' Retail activity needs to be limited to ensure that Enterprise Corridors do not detract from the activity centre hierarchy that has been identified or planned.</p> <p>Opportunities for urban consolidation along busy roads may be pursued and some residential accommodation uses may be included in this zone, if considered appropriate. In 2011, a zone Direction was included to clarify that where any type of residential is included in the Land Use Table, an additional zone objective must also be included relating to the provision of residential uses 'only as part of a mixed use development'.</p>	<p>To promote businesses along main roads and to encourage a mix of compatible uses.</p> <p>To provide a range of employment uses (including business, office, retail and light industrial uses).</p> <p>To maintain the economic strength of centres by limiting retailing activity.</p>	<p><b>Residential Uses:</b> Hotel or motel accommodation;</p> <p><b>Business &amp; Retail Uses:</b> Business premises; Garden centres; Hardware and building supplies; Landscaping material supplies; Plant nurseries; Warehouse or distribution centres; Oyster aquaculture; Tank-based aquaculture</p> <p><b>Community Uses:</b> Community facilities;</p> <p><b>Transport Uses:</b> Passenger transport facilities;</p> <p><b>Industrial Uses:</b> Light industries;</p>

Purpose	Objectives	Prescribed Uses
B7 Business Park		
<p>This zone is generally intended for land that primarily accommodates office and light industrial uses, including high technology industries. Business Parks perform vital economic and employment roles in a certain region. Specialised functions must be protected for the long term and competing uses must not override the core activities in these centres.</p> <p>The zone also permits a range of ancillary facilities and services to support the day-to-day needs of workers, such as 'child care centres,' 'respite day care centres' and 'neighbourhood shops.' This zone should mainly be used for larger campus-style business parks, not isolated office buildings.</p>	<p>To provide a range of office and light industrial uses.</p> <p>To encourage employment opportunities.</p> <p>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</p>	<p><i>Business &amp; Retail Uses:</i> Garden centres; Hardware and building supplies; Neighbourhood shops; Office premises; Warehouse or distribution centres; Oyster aquaculture; Tank-based aquaculture</p> <p><i>Community Uses:</i> Centre-based child care facilities; Respite day care centres;</p> <p><i>Transport Uses:</i> Passenger transport facilities;</p> <p><i>Industrial Uses:</i> Light industries;</p>

## Appendix F – Analysis of business land use tables

The business zones across each LEP permit or prohibit land uses through their corresponding land use tables. An analysis of each zone is provided below.

### **B1 Neighbourhood Centre**

*Application:* Used in Greater Taree and Great Lakes LEPs only.

*Objectives:* The land use tables in the Greater Taree and Great Lakes LEPs support the objective for the B1 zone (as described previously), but also allow for many more uses that would be beyond the neighbourhood scale.

*Comparison to other B zones:* In general, the B1 land use table permissions are very similar to the B2, B3 and B4 zones – with main differences between these zones being how recreation facilities and registered clubs are prescribed.

*Comparison between LEPs:* The zone is used by both LEPs in a fairly similar way. However, the B1 zone for Greater Taree is slightly more restrictive as the LEP prohibits hardware and building supplies, vehicle sales or hire premises, entertainment facilities, recreation facilities, registered clubs, and seniors housing. The Great Lakes LEP prohibits vehicle body repair workshop and warehouse/distribution centres whereas Greater Taree does not.

### **B2 Local Centre**

*Application:* Used in Greater Taree, Great Lakes and Gloucester LEPs.

*Objectives:* The land use table permissions support the overall B2 zone objectives (outlined previously) to the extent that they allow for a range of retail, business, entertainment and community uses.

*Comparison to other B zones:* In general, the B2 land use table permissions are very similar to the B1, B3 and B4 zones.

*Comparison between LEPs:* The zone is used by all LEPs in a very similar way with no major permissibility differences.

### **B3 Commercial Core**

*Application:* Used in Greater Taree LEP only.

*Objectives:* The land use table permissions support the overall B3 zone objectives (outlined previously) to the extent that they allow for a range of retail, business, office, entertainment, residential and community uses.

*Comparison to other B zones:* In general, the B3 land use table permissions are very similar to the B1, B2 and B4 zones.

*Comparison between LEPs:* Not applicable as only used by one LEP.

## **B4 Mixed Use**

*Application:* Used in Greater Taree, Great Lakes and Gloucester LEPs.

*Objectives:* The land use table permissions support the overall B4 zone objectives (outlined previously) to the extent that they allow for a mixture of uses such as business, office, residential and retail.

*Comparison to other B zones:* The B4 zone is used in a similar way to the B1, B2, and B3 zones across the LEPs. As such, B4 zones are generally able to include all centre type uses and not necessarily just operate as a support area for a primary business/retail area.

*Comparison between LEPs:* The main difference between how the B4 zone is used across the LEPs include: greater permissibility in Greater Taree (including dwellings and light industry); and, far less permissibility in general in Gloucester as it is a closed zone.

## **B5 Business Development**

*Application:* Used in Greater Taree and Great Lakes LEPs only.

*Objectives:* The land use table permissions support the overall B5 zone objectives (outlined previously) to the extent that they allow for a mix of business and warehouse uses, and bulky goods premises that require a large floor area. However, some large floor area uses are currently prohibited in the LEPs such as garden centre, plant nursery and rural supplies. Additionally, some uses are permitted which would not necessarily suit a primarily bulky goods environment (such as business premises, community facilities, educational establishments and school based child care) and could detract from a nearby centre.

*Comparison to other B zones:* The B5 zone has most land use permissibility similarity with the B6 zone which is used in Greater Taree. The key differences being that the B6 zone in Greater Taree LEP allows for office, freight transport facility, depot, light industry, shop top housing, some tourist accommodation and resource recovery facility.

*Comparison between LEPs:* The zone is used by both LEPs in a similar way with some minor differences relating to the range of commercial uses allowed in each LEP and also greater permissibility in Greater Taree with amusement centres, registered clubs, function centres, vehicle body repair workshops, and vehicle repair stations allowed.

## **B6 Enterprise Corridor**

*Application:* Used in Greater Taree LEP only.

*Objectives:* The land use table permissions support the overall B6 zone objectives (outlined previously) to the extent that they allow for a range of employment uses (including business, office, retail and light industrial uses).

*Comparison to other B zones:* The B6 zone has most land use permissibility similarity with the B5 zone as noted above.

*Comparison between LEPs:* Not applicable as only used by one LEP.

## **B7 Business Park**

*Application:* Not used in the MidCoast at this time and is not proposed.

## Appendix G – Business zone land use tables

### Zone B1 Neighbourhood Centre – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.	NA	To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.	To provide a range of small-scale retail, business and community uses which serve the needs of people who live and work in the surrounding neighbourhood.	To provide a range of small-scale retail, business and community uses which serve the needs of people who live and work in the surrounding neighbourhood.
<b>Additional objectives</b>				
	NA	To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses to promote housing diversity and community activity within the business centre.	To allow residential and tourist and visitor accommodation above retail, business and office uses to bring a higher level of vibrancy to the centre.	To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses.
		To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.		To encourage walking and cycling.
			To strengthen the local community and support the role of the local centres.	To support vibrant neighbourhood centres that activate the street.

## Zone B1 Neighbourhood Centre – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
	NA	Home occupations	Home occupations	Home occupations
<b>3 Permitted with consent</b>				
				Amusement centres;
Boarding houses;	NA	Boarding houses;	Boarding houses;	Boarding houses;
				Boat sheds;
				Building identification sign;
				Business identification sign;
Business premises;		Business premises;	Business premises;	Business premises;
				Car parks;
				Cellar door premises;
Centre-based child care facilities;		Centre-based child care facilities;	Centre-based child care facilities;	Centre-based child care facilities;
				Charter & tourism boating facilities;
Community facilities;		Community facilities;	Community facilities;	Community facilities;
				Early education and care facility;
				Educational establishments;
				Flood mitigation works;
				Food & drink premises;
				Function centres;
				Health services facilities;
				Helipad;
				Home business;
			Home industries;	Home industry;
				Information and education facilities;
				Jetties;
				Kiosks;
				Marinas;
				Markets;
Medical centres;		Medical centres;	Medical centres;	Medical centres;
				Mooring pens;
Neighbourhood shops;		Neighbourhood shops;	Neighbourhood shops;	Neighbourhood shops;

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
Neighbourhood supermarket;		Neighbourhood supermarket;	Neighbourhood supermarket;	Neighbourhood supermarket;
				Office premises;
Oyster aquaculture;		Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;
				Passenger transport facilities;
				Places of public worship;
				Port facilities;
				Public administration building;
				Recreation areas;
				Recreation facilities (indoor);
				Recreation facilities (major);
				Recreation facilities (outdoor);
				Registered clubs;
Respite day care centres;		Respite day care centres;	Respite day care centres;	Respite day care centres;
				Restricted premises;
		Roads;	Roads;	Roads;
				Roadside stalls;
				School-based child care;
		Seniors housing;		
				Service stations;
Shop top housing;		Shop top housing;	Shop top housing;	Shop top housing;
Tank-based aquaculture;		Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;
				Tourist and visitor accommodation;
				Veterinary hospitals;
				Water recreation structures;
				Water supply systems;
				Wharf or boating facilities;
		Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	
<b>4 Prohibited</b>				
	NA	Agriculture;	Agriculture;	Any other development not

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
				specified in item 2 or 3
		Air transport facilities;		
		Airstrips;		
		Animal boarding or training establishments;	Animal boarding or training establishments;	
		Boat building and repair facilities;	Boat building and repair facilities;	
		Boat launching ramps;		
		Boat sheds;		
			Bulky goods premises;	
		Camping grounds;	Camping grounds;	
		Caravan parks;	Caravan parks;	
		Cemeteries;	Cemeteries;	
			Charter and tourism boating facilities;	
		Correctional centres;		
		Crematoria;		
		Depots;	Depots;	
		Eco-tourist facilities;	Eco-tourist facilities;	
		Electricity generating works;	Electricity generating works;	
			Entertainment facilities;	
		Exhibition villages;		
		Extractive industries;		
		Farm buildings;	Farm buildings;	
		Farm stay accommodation;		
		Forestry;	Forestry;	
		Freight transport facilities;	Freight transport facilities;	
			Funeral homes;	
			Hardware and building supplies;	
		Heavy industrial storage establishments;		
			Helipads;	
		Highway service centres;		
			Home occupations (sex services);	



Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
		Industrial retail outlets;		
		Industrial training facilities;	Industrial training facilities;	
		Industries;	Industries;	
			Marinas;	
		Mooring pens;	Mooring pens;	
		Moorings;		
		Mortuaries;	Mortuaries;	
		Open cut mining;		
Pond-based aquaculture;		Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;
			Recreation facilities (indoor);	
		Recreation facilities (major);	Recreation facilities (major);	
			Recreation facilities (outdoor);	
			Registered clubs;	
		Residential accommodation;	Residential accommodation;	
		Resource recovery facilities;		
		Rural industries;	Rural industries;	
			Sex services premises;	
		Storage premises;		
			Timber yards;	
		Transport depots;	Transport depots;	
		Truck depots;	Truck depots;	
		Vehicle body repair workshops;		
		Vehicle repair stations;	Vehicle repair stations;	
			Vehicle sales or hire premises;	
		Warehouse or distribution centres;		
		Waste disposal facilities;	Waste disposal facilities;	
			Waste or resource management facilities;	
		Wharf or boating facilities	Wharf or boating facilities	

## Zone B2 Local Centre – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.	To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.	To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.	To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.	To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
To encourage employment opportunities in accessible locations.	To encourage employment opportunities in accessible locations.	To encourage employment opportunities in accessible locations.	To encourage employment opportunities in accessible locations.	To encourage employment opportunities in accessible locations.
To maximise public transport patronage and encourage walking and cycling	To maximise public transport patronage and encourage walking and cycling	To maximise public transport patronage and encourage walking and cycling	To maximise public transport patronage and encourage walking and cycling	To maximise public transport patronage and encourage walking and cycling
<b>Additional objectives</b>				
		To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses to promote housing diversity and community activity within the business centre.	To allow residential and tourist and visitor accommodation above retail, business and office uses to bring a higher level of vibrancy to the centre.	To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses.
		To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.		
			To support the role of the Taree central business district.	
			To ensure quality of design of buildings and public spaces to achieve a locality that is safe and accessible.	To support vibrant local centres that activate the street and the public domain whilst providing a safe and accessible place for community engagement and interaction.

## Zone B2 Local Centre – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
	Home businesses;			
	Home industries;			
	Home occupations;	Home occupations;	Home occupations;	Home occupations;
	Roads;			
<b>3 Permitted with consent</b>				
				Amusement centres;
				Artisan food and drink industry;
Boarding houses;	Boarding houses;	Boarding houses;	Boarding houses;	Boarding houses;
				Boat sheds;
				Building identification sign;
				Business identification sign;
	Car parks;			Car parks;
				Charter and tourism boating facilities;
Centre-based child care facilities;	Centre-based child care facilities;	Centre-based child care facilities;	Centre-based child care facilities;	Centre-based child care facilities;
Commercial premises;	Commercial premises;	Commercial premises;	Commercial premises;	Commercial premises;
Community facilities;	Community facilities;	Community facilities;	Community facilities;	Community facilities;
				Early education and care facility;
Educational establishments;	Educational establishments;	Educational establishments;	Educational establishments;	Educational establishments;
Entertainment facilities;	Entertainment facilities;	Entertainment facilities;	Entertainment facilities;	Entertainment facilities;
	Flood mitigation works;			Flood mitigation works;
Function centres;	Function centres;	Function centres;	Function centres;	Function centres;
				Health services facilities;
				Helipad;
				High technology industries;
	Home-based child care;			
				Home business;
				Home industry
	Hostels;		Hostels;	Hostels;
Information and education facilities;	Information and education facilities;	Information and education facilities;	Information and education facilities;	Information and education facilities;
				Jetties;

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
				Marinas;
Medical centres;	Medical centres;	Medical centres;	Medical centres;	Medical centres;
				Mooring pens;
Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;
Passenger transport facilities;	Passenger transport facilities;	Passenger transport facilities;	Passenger transport facilities;	Passenger transport facilities;
				Places of public worship;
				Port facilities;
				Public administration building;
				Recreation areas;
Recreation facilities (indoor);	Recreation facilities (indoor);	Recreation facilities (indoor);	Recreation facilities (indoor);	Recreation facilities (indoor);
				Recreation facilities (major);
				Recreation facilities (outdoor);
Registered clubs;	Registered clubs;	Registered clubs;	Registered clubs;	Registered clubs;
Respite day care centres;	Respite day care centres;	Respite day care centres;	Respite day care centres;	Respite day care centres;
Restricted premises;	Restricted premises;	Restricted premises;	Restricted premises;	Restricted premises;
		Roads;	Roads;	Roads;
	School-based child care;	School-based child care;	School-based child care;	School-based child care;
		Seniors housing;		Seniors housing;
Service stations;	Service stations;	Service stations;	Service stations;	Service stations;
Shop top housing;	Shop top housing;	Shop top housing;	Shop top housing;	Shop top housing;
Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;
Tourist and visitor accommodation	Tourist and visitor accommodation;	Tourist and visitor accommodation;	Tourist and visitor accommodation;	Tourist and visitor accommodation;
				Veterinary hospitals;
				Water recreation structures;
				Water supply systems;
				Wharf or boating facilities;
	Wholesale supplies;			
	Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	
<b>4 Prohibited</b>				
Nil				Any other development not

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
				specified in item 2 or 3
	Agriculture;	Agriculture;	Agriculture;	
		Air transport facilities;		
		Airstrips;		
	Animal boarding or training establishments;	Animal boarding or training establishments;	Animal boarding or training establishments;	
	Boat building and repair facilities;	Boat building and repair facilities;	Boat building and repair facilities;	
		Boat launching ramps;		
		Boat sheds;		
	Camping grounds;	Camping grounds;	Camping grounds;	
	Caravan parks;	Caravan parks;	Caravan parks;	
	Cemeteries;	Cemeteries;	Cemeteries;	
		Correctional centres;		
		Crematoria;		
	Depots;	Depots;	Depots;	
	Eco-tourist facilities;	Eco-tourist facilities;	Eco-tourist facilities;	
	Electricity generating works;	Electricity generating works;	Electricity generating works;	
		Exhibition villages;		
		Extractive industries;		
	Farm buildings;	Farm buildings;	Farm buildings;	
	Forestry;	Forestry;	Forestry;	
	Freight transport facilities;	Freight transport facilities;	Freight transport facilities;	
		Heavy industrial storage establishments;		
	Helipads;		Helipads;	
		Highway service centres;		
	Home occupations (sex services);		Home occupations (sex services);	
		Industrial retail outlets;		
	Industrial training facilities;	Industrial training facilities;	Industrial training facilities;	
	Industries;	Industries;	Industries;	
	Liquid fuel depots;		Liquid fuel depots;	
			Marinas;	
		Mooring pens;	Mooring pens;	
		Moorings;		
	Mortuaries;	Mortuaries;	Mortuaries;	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
	Offensive storage establishments;			
		Open cut mining;		
Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;
	Recreation facilities (major);	Recreation facilities (major);	Recreation facilities (major);	
	Recreation facilities (outdoor);		Recreation facilities (outdoor);	
	Residential accommodation;	Residential accommodation;	Residential accommodation;	
	Resource recovery facilities;	Resource recovery facilities;		
	Rural industries;	Rural industries;	Rural industries;	
	Sex services premises;		Sex services premises;	
		Storage premises;		
	Transport depots;	Transport depots;	Transport depots;	
	Truck depots;	Truck depots;	Truck depots;	
		Vehicle body repair workshops;		
	Vehicle repair stations;	Vehicle repair stations;	Vehicle repair stations;	
		Warehouse or distribution centres;		
	Waste disposal facilities	Waste disposal facilities;	Waste disposal facilities;	
			Waste or resource management facilities;	
		Wharf or boating facilities	Wharf or boating facilities	

## Zone B3 Commercial Core – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.	NA	NA	To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.	To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
To encourage appropriate employment opportunities in accessible locations.			To encourage appropriate employment opportunities in accessible locations.	To encourage appropriate employment opportunities in accessible locations.
To maximise public transport patronage and encourage walking and cycling.			To maximise public transport patronage and encourage walking and cycling.	To maximise public transport patronage and encourage walking and cycling.
<b>Additional objectives</b>				
	NA	NA	To encourage residential accommodation above retail, business and office uses to bring a higher level of vibrancy to the centre.	To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses.
			To reinforce the role of the Taree central business district as the major regional centre.	To maximise development potential of the Taree central business district as the major regional centre in the MidCoast.
				To support a vibrant local and regional centre that activates the street and the public domain whilst providing a safe and accessible place for community engagement and interaction.

## Zone B3 Commercial Core – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
	NA	NA	Home occupations;	Home occupations;
<b>3 Permitted with consent</b>				
				Amusement centres;
				Artisan food and drink industry;
				Boarding houses;
				Boat sheds;
				Building identification sign;
				Business identification sign;
				Car parks;
Centre-based child care facilities;	NA	NA	Centre-based child care facilities;	Centre-based child care facilities;
				Charter and tourism boating facilities;
Commercial premises;			Commercial premises;	Commercial premises;
Community facilities;			Community facilities;	Community facilities;
			Early education and care facility;	Early education and care facility;
Educational establishments;			Educational establishments;	Educational establishments;
Entertainment facilities;			Entertainment facilities;	Entertainment facilities;
				Flood mitigation works;
Function centres;			Function centres;	Function centres;
				Health services facilities;
				Helipad;
				High technology industries;
				Home business;
				Home industry;
				Hostels;
Hotel or motel accommodation;			Hotel or motel accommodation;	Hotel or motel accommodation;
Information and education facilities;			Information and education facilities;	Information and education facilities;
				Jetties;
				Marinas;
Medical centres;			Medical centres	Medical centres;
				Mooring pens;



Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
Oyster aquaculture;			Oyster aquaculture;	Oyster aquaculture;
Passenger transport facilities;			Passenger transport facilities;	Passenger transport facilities;
				Places of public worship;
				Port facilities;
				Public administration building;
				Recreation areas;
Recreation facilities (indoor);			Recreation facilities (indoor);	Recreation facilities (indoor);
Registered clubs;			Registered clubs;	Registered clubs;
Respite day care centres;			Respite day care centres;	Respite day care centres;
Restricted premises			Restricted premises;	Restricted premises;
			Roads;	Roads;
				School-based child care;
				Seniors housing;
			Shop top housing;	Shop top housing;
Tank-based aquaculture;			Tank-based aquaculture;	Tank-based aquaculture;
				Tourist and visitor accommodation;
				Veterinary hospitals;
				Water recreation structures;
				Water supply systems;
				Wharf or boating facilities;
			Any other development not specified in items 2 or 4	
<b>4 Prohibited</b>				
Nil	NA	NA	Agriculture;	Any other development not specified in item 2 or 3
			Animal boarding or training establishments;	
			Bed and breakfast accommodation;	
			Camping grounds;	
			Caravan parks;	
			Cemeteries;	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
			Depots;	
			Eco-tourist facilities;	
			Electricity generating works;	
			Farm buildings;	
			Forestry;	
			Freight transport facilities;	
			Home occupations (sex services);	
			Industrial training facilities;	
			Industries;	
			Liquid fuel depots;	
			Mortuaries;	
Pond-based aquaculture;			Pond-based aquaculture;	Pond-based aquaculture;
			Recreation facilities (outdoor);	
			Residential accommodation;	
			Rural industries;	
			Sex services premises;	
			Transport depots;	
			Truck depots;	
			Vehicle repair stations;	
			Waste disposal facilities;	
			Waste or resource management facilities;	
			Wharf or boating facilities	

## Zone B4 Mixed Use – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To provide a mixture of compatible land uses.	To provide a mixture of compatible land uses.	To provide a mixture of compatible land uses.	To provide a mixture of compatible land uses.	To provide a mixture of compatible land uses.
To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling	To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling	To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling	To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling	To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling
<b>Additional objectives</b>				
		To encourage development that does not prejudice the established business and industrial centres.		To ensure development complements and does not detract from the core retail function and performance of Zone B2 Local Centre and Zone B3 Commercial Core.
		To ensure that traffic generation from development can be managed in a way that avoids conflict with the desired pedestrian environment.		
		To ensure the inclusion and integration of housing to promote housing diversity and community activity within the business centre.		
		To enable a range of tourism-related uses that support the business centre.		To provide tourist and visitor accommodation that supports the business centre.

## Zone B4 Mixed Use – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
Nil	Home businesses;			
	Home industries;			
	Home occupations;	Home occupations;	Home occupations;	Home occupations;
	Roads;			
<b>3 Permitted with consent</b>				
				Amusement centres;
				Artisan food and drink industry;
Boarding houses;	Boarding houses;	Boarding houses;	Boarding houses;	Boarding houses;
				Boat sheds;
				Building identification sign;
				Business identification sign;
				Car parks;
Centre-based child care facilities;	Centre-based child care facilities;	Centre-based child care facilities;	Centre-based child care facilities;	Centre-based child care facilities;
				Charter & tourism boating facilities;
Commercial premises;	Commercial premises;	Commercial premises;	Commercial premises;	Commercial premises;
Community facilities;	Community facilities;	Community facilities;	Community facilities;	Community facilities;
				Correctional centres;
				Early education and care facility;
Educational establishments;	Educational establishments;	Educational establishments;	Educational establishments;	Educational establishments;
				Emergency services facilities;
Entertainment facilities;	Entertainment facilities;	Entertainment facilities;	Entertainment facilities;	Entertainment facilities;
	Exhibition homes;			
	Flood mitigation works;			Flood mitigation works
Function centres;	Function centres;	Function centres;	Function centres;	Function centres;
		Group homes;		Group homes;
				Group homes (permanent);
				Group homes (transitional);
				Health services facilities;
				Helipad;

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
				High technology industries;
	Home-based child care;			
				Home business;
				Home occupation (sex services);
				Home industry;
				Hostels;
Hotel or motel accommodation;	Hotel or motel accommodation;	Hotel or motel accommodation;	Hotel or motel accommodation;	Hotel or motel accommodation;
Information and education facilities;	Information and education facilities;	Information and education facilities;	Information and education facilities;	Information and education facilities;
		Jetties;	Jetties;	Jetties;
		Marinas;	Marinas;	Marinas;
			Mooring pens;	Mooring pens;
	Landscaping material supplies;			
			Light industries;	
Medical centres;	Medical centres;	Medical centres;	Medical centres;	Medical centres;
				Multi-dwelling housing;
Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;
Passenger transport facilities;	Passenger transport facilities;	Passenger transport facilities;	Passenger transport facilities;	Passenger transport facilities;
				Places of public worship;
	Plant nurseries;			
				Port facilities;
				Public administration building;
				Recreation areas;
Recreation facilities (indoor);	Recreation facilities (indoor);	Recreation facilities (indoor);	Recreation facilities (indoor);	Recreation facilities (indoor);
				Recreation facilities (major);
				Recreation facilities (outdoor);
Registered clubs;	Registered clubs;	Registered clubs;	Registered clubs;	Registered clubs;
	Residential flat buildings;	Residential flat buildings;		Residential flat buildings;
Respite day care centres;	Respite day care centres;	Respite day care centres;	Respite day care centres;	Respite day care centres;
Restricted premises;	Restricted premises;	Restricted premises;	Restricted premises;	Restricted premises;
		Roads;	Roads;	Roads;
				School-based child care;

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
Seniors housing;	Seniors housing;	Seniors housing;	Seniors housing;	Seniors housing;
	Service stations;			Service stations;
Shop top housing	Shop top housing;	Shop top housing;	Shop top housing;	Shop top housing;
Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;
				Tourist and visitor accommodation;
				Veterinary hospitals;
				Water recreation structures;
				Water supply systems;
				Wharf or boating facilities;
	Wholesale supplies			
		Any other development not specified in item 2 or 4	Any other development not specified in item 2 or 4	
<b>4 Prohibited</b>				
Nil	Any development not specified in item 2 or 3			Any development not specified in item 2 or 3
		Agriculture;	Agriculture;	
		Air transport facilities;		
		Airstrips;		
		Animal boarding or training establishments;	Animal boarding or training establishments;	
		Boat building and repair facilities;		
		Boat launching ramps;		
		Boat sheds;		
		Camping grounds;	Camping grounds;	
		Caravan parks;	Caravan parks;	
		Cemeteries;	Cemeteries;	
		Crematoria;		
		Depots;	Depots;	
		Eco-tourist facilities;	Eco-tourist facilities;	
		Electricity generating works;	Electricity generating works;	
		Exhibition villages;		
		Extractive industries;		

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
		Farm buildings;	Farm buildings;	
		Farm stay accommodation;		
		Forestry;	Forestry;	
		Freight transport facilities;	Freight transport facilities;	
		Heavy industrial storage establishments;		
			Home occupations (sex services);	
		Highway service centres;		
		Industrial retail outlets;		
		Industrial training facilities;	Industrial training facilities;	
		Industries;	Industries;	
			Liquid fuel depots;	
		Mooring pens;		
		Moorings;		
		Mortuaries;	Mortuaries;	
		Open cut mining;		
Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;
		Recreation facilities (major);		
		Residential accommodation;		
		Resource recovery facilities;		
		Rural industries;	Rural industries;	
			Rural workers' dwellings;	
			Sex services premises;	
		Storage premises;		
		Transport depots;	Transport depots;	
		Truck depots;	Truck depots;	
		Vehicle body repair workshops;		
		Vehicle repair stations;		
		Warehouse or distribution centres;	Warehouse or distribution centres;	
		Waste disposal facilities;	Waste disposal facilities;	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
			Waste or resource management facilities;	
		Wharf or boating facilities	Wharf or boating facilities	

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## Zone B5 Business Development – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To enable a mix of business, warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.	NA	To enable a mix of business, warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.	To enable a mix of business, warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.	To enable a mix of business, warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
<b>Additional objectives</b>				
	NA		To enable commercial and retail uses that require a large floor area for handling, display or storage and maintain the economic strength of centres by limiting the retailing of food and clothing.	

## Zone B5 Business Development – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
	NA	Home occupations		Home occupations
<b>3 Permitted with consent</b>				
				Amusement centres;
				Building identification sign;
				Business identification sign;
		Business premises;		Business premises;
				Car parks;
				Cellar door premises;
Centre-based child care facilities;		Centre-based child care facilities;	Centre-based child care centres;	Centre-based child care centres;
				Community facilities;
				Early education and care facility;
				Educational establishments;
				Emergency services facilities;
				Entertainment facilities;
				Flood mitigation works;
Garden centres;		Garden centres;	Garden centres;	Garden centres;
Hardware and building supplies;		Hardware and building supplies;	Hardware and building supplies;	Hardware and building supplies;
				Health services facilities;
				Helipad;
				Industrial retail outlets;
				Industrial training facilities;
				Information and education facilities;
		Kiosks;		Kiosks;
Landscaping material supplies;		Landscaping material supplies;	Landscaping material supplies;	Landscaping material supplies;
				Light industries;
				Markets;
Oyster aquaculture;		Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;
Passenger transport facilities;		Passenger transport facilities;	Passenger transport facilities;	Passenger transport facilities;

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
				Places of public worship;
			Plant nurseries;	Plant nurseries;
				Public administration building;
				Recreation areas;
				Recreation facilities (indoor);
				Recreation facilities (major);
				Recreation facilities (outdoor);
				Registered clubs;
Respite day care centres;		Respite day care centres;	Respite day care centres;	Respite day care centres;
				Restricted premises;
				Restaurants or cafes;
		Roads;	Roads;	Roads;
				Roadside stalls;
			Rural supplies;	Rural supplies;
				School-based child care;
				Service stations;
Specialised retail premises;		Specialised retail premises;	Specialised retail premises;	Specialised retail premises;
		Take away food and drink premises;		Take away food and drink premises;
Tank-based aquaculture;		Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;
		Timber yards;	Timber yards;	Timber yards;
				Vehicle repair stations;
		Vehicle sales or hire premises;	Vehicle sales or hire premises;	Vehicle sales or hire premises;
				Veterinary hospitals;
Warehouse or distribution centres		Warehouse or distribution centres;	Warehouse or distribution centres;	Warehouse or distribution centres;
				Water recreation structures;
				Water supply systems;
				Wharf or boating facilities;
				Wholesale supplies;
		Any other development not	Any other development not	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
		specified in item 2 or 4	specified in item 2 or 4	
<b>4 Prohibited</b>				
				Any development not specified in item 2 or 3;
-	NA	Agriculture;	Agriculture;	
		Air transport facilities;		
		Airstrips;		
		Amusement centres;		
		Animal boarding or training establishments;	Animal boarding or training establishments;	
		Boat building and repair facilities;	Boat building and repair facilities;	
		Boat launching ramps;		
		Boat sheds;		
		Camping grounds;	Camping grounds;	
		Caravan parks;	Caravan parks;	
		Cemeteries;	Cemeteries;	
			Charter and tourism boating facilities;	
		Commercial premises;		
		Correctional centres;		
		Crematoria;		
			Depots;	
		Eco-tourist facilities;	Eco-tourist facilities;	
			Electricity generating works;	
		Exhibition homes;		
		Exhibition villages;		
		Extractive industries;		
		Farm buildings;	Farm buildings;	
		Forestry;	Forestry;	
		Freight transport facilities;	Freight transport facilities;	
		Function centres;		
		Heavy industrial storage establishments;		
		Highway service centres;		
			Home-based child care;	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
			Home occupations (sex services);	
		Industrial retail outlets;		
		Industrial training facilities;	Industrial training facilities;	
		Industries;	Industries;	
			Liquid fuel depots;	
			Marinas;	
		Mooring pens;	Mooring pens;	
		Moorings;		
		Mortuaries;	Mortuaries;	
			Office premises;	
		Open cut mining;		
			Places of public worship;	
Pond-based aquaculture;		Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;
		Recreation facilities (major);	Recreation facilities (major);	
			Recreation facilities (outdoor);	
		Registered clubs;		
		Residential accommodation;	Residential accommodation;	
		Restricted premises;	Retail premises;	
		Rural industries;	Rural industries;	
			Sex services premises;	
		Tourist and visitor accommodation;	Tourist and visitor accommodation;	
			Transport depots;	
			Truck depots;	
		Vehicle body repair workshops;		
		Vehicle repair stations;		
		Waste disposal facilities	Waste disposal facilities;	
			Waste or resource management facilities;	
			Wharf or boating facilities	

## Zone B6 Enterprise Corridor – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To promote businesses along main roads and to encourage a mix of compatible uses.	NA	NA	To promote businesses along main roads and to encourage a mix of compatible uses.	To promote businesses along main roads and to encourage a mix of compatible uses.
To provide a range of employment uses (including business, office, retail and light industrial uses).			To provide a range of employment uses (including business, office, retail and light industrial uses).	To provide a range of employment uses (including business, office, retail and light industrial uses).
To maintain the economic strength of centres by limiting retailing activity.			To maintain the economic strength of centres by limiting retailing activity.	To maintain the economic strength of centres by limiting retailing activity.
<b>Additional objectives</b>				
	NA	NA	To provide for residential uses, but only as part of a mixed use development	To enable residential accommodation above commercial uses and tourist and visitor accommodation.

## Zone B6 Enterprise Corridor – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
	NA	NA	Home occupations;	Home occupations;
<b>3 Permitted with consent</b>				
	NA	NA		
				Amusement centre;
			Backpackers' accommodation;	
				Boarding houses;
				Boat sheds;
				Building identification sign;
				Business identification sign;
			Bulky goods premises;	
Business premises;			Business premises;	Business premises;
				Car parks;
				Cellar door premises;
				Centre-based child care facility;
				Charter & tourism boating facilities;
Community facilities;			Community facilities;	Community facilities;
				Early education and care facility;
				Educational establishments;
				Emergency services facilities;
				Entertainment facilities;
				Flood mitigation works;
				Food & drink premises;
				Function centres;
Garden centres;			Garden centres;	Garden centres;
				Group homes;
				Group homes (permanent);
				Group homes (transitional);
Hardware and building supplies;			Hardware and building supplies;	Hardware and building supplies;

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
				Health services facilities;
				Helipad;
				Home-based child care;
				Home business;
				Home occupation (sex services);
				Hostels;
Hotel or motel accommodation;			Hotel or motel accommodation;	Hotel or motel accommodation;
				Industrial retail outlets;
				Industrial training facilities;
				Information and education facilities;
				Jetties;
				Kiosks;
Landscaping material supplies;			Landscaping material supplies;	Landscaping material supplies;
Light industries;			Light industries;	Light industries;
				Marinas;
				Markets;
				Mooring pens;
				Neighbourhood shops;
				Office premises;
Oyster aquaculture			Oyster aquaculture	Oyster aquaculture
Passenger transport facilities;			Passenger transport facilities;	Passenger transport facilities;
				Places of public worship;
Plant nurseries;			Plant nurseries;	Plant nurseries;
				Port facilities;
				Public administration building;
				Recreation areas;
				Recreation facilities (indoor);
				Recreation facilities (major);
				Recreation facilities (outdoor);
				Registered clubs;
			Roads;	Roads;



Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
			Roadside stalls;	Roadside stalls;
			Rural supplies;	Rural supplies;
				School-based child care;
				Seniors housing;
				Service stations;
				Sex service premises;
			Shop top housing;	Shop top housing;
				Specialized retail premises;
Tank-based aquaculture			Tank-based aquaculture	Tank-based aquaculture
			Timber yards;	Timber yards;
				Tourist and visitor accommodation;
				Vehicle repair stations;
			Vehicle sales or hire premises;	Vehicle sales or hire premises;
				Veterinary hospitals;
Warehouse or distribution centres			Warehouse or distribution centres;	Warehouse or distribution centres;
				Water recreation structures;
				Water supply systems;
				Wharf or boating facilities;
				Wholesale supplies;
			Any other development not specified in item 2 or 4	
<b>4 Prohibited</b>				
				Any other development not specified in item 2 or 3
			Agriculture;	
			Animal boarding or training establishments;	
			Boat building and repair facilities;	
			Camping grounds;	
			Caravan parks;	
			Cemeteries;	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
			Eco-tourist facilities;	
			Electricity generating works;	
			Farm buildings;	
			Forestry;	
			Home occupations (sex services);	
			Industrial training facilities;	
			Industries;	
			Liquid fuel depots;	
			Marinas;	
			Mooring pens;	
Pond-based aquaculture;			Pond-based aquaculture;	Pond-based aquaculture;
			Recreation facilities (outdoor);	
			Registered clubs;	
			Residential accommodation;	
			Retail premises;	
			Rural industries;	
			Sex services premises;	
			Tourist and visitor accommodation;	
			Transport depots;	
			Truck depots;	
			Waste disposal facilities;	
			Waste or resource management facilities;	
			Wharf or boating facilities	

## Appendix H – Business centres analysis

An overview of each centre is provided below with consideration of: population growth; local and strategic population catchments; employment statistics; access to major transport infrastructure; and guidance from regional strategies.

### Taree

Taree is the primary centre for MidCoast with B3 zoning and 139.6 hectares of business zone land (includes Cundletown and Taree South). It is identified as a Strategic Centre by the Hunter Regional Plan and as a Major Regional Town by the Mid North Coast Regional Strategy. Taree employs 40% of the full time MidCoast workforce. It has direct access to the Pacific Highway, regional rail and a small scale domestic airport. Taree has a large local population of approximately 18,000 people (ABS, 2016) and a considerable wider catchment within a 30-minute drive (approximately 29,000 additional people).

Given these characteristics, the EZR recommends that Taree continues to be considered as the primary centre for the MidCoast which includes the only B3 zoning for the LGA.

### Forster-Tuncurry

Forster-Tuncurry has 51.41 hectares of business zone land (including 22.85ha of B2). It is identified as a Strategic Centre by the Hunter Regional Plan and as a Major Town by the Mid North Coast Regional Strategy. The centre employs 25% of the full time MidCoast workforce. Forster-Tuncurry is located on a major route, The Lakes Way and is approximately 15 minutes from the highway. It has a significant local population of approximately 20,000 people and a wider catchment including 8,000 additional people within 30 minutes.

Given these characteristics, the EZR recommends that Forster – Tuncurry continues to be considered as a strategic centre for the MidCoast (which includes large portions of predominately B2 zoning).

### Gloucester

Gloucester has 20.3 hectares of business zone land (including 14.05ha of B2). It is identified as a Centre of Local Significance by the Hunter Regional Plan and as a Town by the Mid North Coast Regional Strategy. It is serviced by the regional railway. Although it has a small local population (2,390 – 2016 ABS) it has a strategic role for MidCoast, servicing the western rural population catchment (approximately 2,600 additional people).

Given these characteristics, the EZR recommends that Gloucester continues to be considered as a strategic centre for the MidCoast (which includes large portions of predominately B2 zoning).

### Tea Gardens – Hawks Nest

Tea Gardens – Hawks Nest has 19.73 hectares of business zone land (including 7.34ha of B2). It is identified as a Centre of Local Significance by the Hunter Regional Plan and as a Town by the Mid North Coast Regional Strategy. Tea Gardens – Hawks Nest is located approximately 10 minutes from the highway and has proximity to Sydney (2.5hrs) and Newcastle (1hr). It has a local population of approximately 3,500 people and a wider catchment including an additional 5,500 people within a 30-minute drive.

Given these characteristics, the EZR recommends that Tea Gardens – Hawks Nest continues to be considered as a strategic centre for the MidCoast (which includes large portions of predominately B2 zoning).

## **Wingham**

Wingham has 10.96 hectares of business zone land (including 10.12ha of B2). It is identified as a Centre of Local Significance by the Hunter Regional Plan and as a Town by the Mid North Coast Regional Strategy. Wingham is serviced by the regional railway. It has a local population of approximately 4,500 people and sits within the Taree wider catchment area.

Given these characteristics, the EZR recommends that Wingham is considered as a local township for the MidCoast and have a predominate zoning of B2.

## **Coastal Towns**

Harrington, Old Bar-Wallabi Point and Hallidays Point each have between 3.86 to 6.13 hectares of business zone land (mainly B2 or B1) with only Harrington having a small portion of secondary business zone land (B4). Each locality is recognised as a Centre of Local Significance by the Hunter Regional Plan and as a Village by the Mid North Coast Regional Strategy. The centres are between 10-20 minutes from the highway, have growing coastal populations and sit within the Taree wider catchment area.

Given these characteristics, the EZR recommends that Harrington, Old Bar-Wallabi Point and Hallidays Point continue to be considered as coastal townships for the MidCoast and have a predominate zoning of B2.

## **Pacific Palms – Smiths Lake**

Pacific Palms – Smiths Lake (including Charlotte Bay) is considered as one locality given the close proximity of these three residential villages and that business uses in each of these areas service all three communities. Pacific Palms has a small area of B1 (0.76ha) while Smiths Lake and Charlotte Bay both have business uses but within the RU5 Village zone. It is recommended that these localities are zoned consistently.

Given their lack of proximity to a B2 or B3 scale centre, EZR recommends that Pacific Palms – Smiths Lake be considered as coastal townships for the MidCoast and have a predominate zoning of B2.

## **Tinonee**

Tinonee has 0.59 hectares of B1 business zone land. It is not identified by the Hunter Regional Plan. However, it is recognised as a Village (Inland) by the Mid North Coast Regional Strategy. Tinonee has a local population of approximately 750 people and sits within the Taree wider catchment area.

Given these characteristics, the EZR recommends that Tinonee is considered as a village for the MidCoast and have a predominate zoning of B1.

## **Brimbin**

Brimbin has a large B4 mixed use zone at present. Future master planning of this area will help to clarify its role in the MidCoast hierarchy.

## **Rural villages**

Bulahdelah, Nabic and Stroud are communities zoned RU5 village. The extent of existing business areas has been identified, but have not been analysed as part of the EZR.

## Appendix I – Purpose of industrial zones

The purpose, objectives and prescribed permissible uses for each of the industrial zones is provided below. Noting that: the *purpose* is as described by the NSW Department of Planning Practice Note PN 11-002; and the *objectives* and *prescribed uses* are as detailed in the NSW Standard Instrument – Principal Local Environmental Plan (as of 1 July 2019).

Purpose	Objectives	Prescribed Uses
<p><b>IN1 General Industrial</b></p> <p>This zone is generally intended to accommodate a wide range of industrial and warehouse uses and includes 'general industry,' 'high technology industries,' 'industrial training facilities' and 'depots.'</p> <p>This zone would be suitable where a council wishes to have a range of industrial land uses and other compatible land uses generally catered for in an industrial zone.</p> <p>In 2011, a new objective was added to highlight that the purpose of industrial zones is to support and protect industrial land for industrial uses.</p>	<p>To provide a wide range of industrial and warehouse land uses.</p> <p>To encourage employment opportunities.</p> <p>To minimise any adverse effect of industry on other land uses.</p> <p>To support and protect industrial land for industrial uses.</p>	<p><i>Residential Uses:</i> Ancillary caretaker's residences only</p> <p><i>Industrial uses:</i> Depots, Freight transport facilities, Heavy industries, General industries, Light industries</p> <p><i>Business &amp; Retail Uses:</i> Garden centres, Hardware and building supplies, Neighbourhood shops</p> <p><i>Other:</i> Industrial training facility, Places of public worship, Warehouse and distribution centres</p>
<p><b>IN2 Light Industrial</b></p> <p>This zone is for land that provides a range of 'light industry', 'warehouse or distribution centres' and 'depots.' Vehicle trade and other service industries may also be considered appropriate.</p> <p>The types of uses need to be 'light' in nature, meaning they will not cause nuisance or adversely affect the surrounding amenity for example by way of noise or emissions.</p> <p>It is important that bulky goods retailing occurs in a business zone and not in an industrial zone. Such an outcome would ease pressure on employment lands.</p> <p>In 2011, a new objective was added to highlight that the purpose of industrial zones is to support and protect industrial land for industrial uses.</p>	<p>To provide a wide range of light industrial, warehouse and related land uses.</p> <p>To encourage employment opportunities and to support the viability of centres.</p> <p>To minimise any adverse effect of industry on other land uses.</p> <p>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</p> <p>To support and protect industrial land for industrial uses.</p>	<p><i>Residential Uses:</i> Ancillary caretaker's residences only</p> <p><i>Industrial uses:</i> Depots, General; industries, Light industries</p> <p><i>Business &amp; Retail Uses:</i> Garden centres, Hardware and building supplies, Neighbourhood shops</p> <p><i>Other:</i> Industrial training facility, Places of public worship, Warehouse and distribution centres</p>

Purpose	Objectives	Prescribed Uses
<b>IN3 Heavy Industrial</b>		
<p>This zone should be used where it is necessary to designate particular land for heavy industrial uses that require separation from other land uses, due to their potential risk to human health or the biophysical environment.</p> <p>The need for such a zone will depend on the type and nature of industrial uses that exist or that are likely to take place in the area. Other forms of industry might also be permitted in the zone if appropriate.</p> <p>To highlight the purpose of the zone, a new core objective was included in 2011.</p>	<p>To provide suitable areas for those industries that need to be separated from other land uses.</p> <p>To encourage employment opportunities.</p> <p>To minimise any adverse effect of heavy industry on other land uses.</p> <p>To support and protect industrial land for industrial uses.</p>	<p><i>Residential Uses:</i> Ancillary caretaker's residences only</p> <p><i>Industrial uses:</i> Heavy industries, Depots, Freight transport facilities, General industries, Hazardous storage establishments, Heavy industries, Offensive storage establishments</p> <p><i>Other:</i> Warehouse and distribution centres</p>
<b>IN4 Working Waterfront</b>		
<p>This zone is generally intended for industrial and maritime uses that require waterfront access. The zone could be applied to small commercial fishing or other ports, as well as other maritime industrial uses.</p> <p>A special purpose zoning may be more appropriate for large commercial port facilities.</p>	<p>To retain and encourage waterfront industrial and maritime activities.</p> <p>To identify sites for maritime purposes and for activities that require direct waterfront access.</p> <p>To ensure that development does not have an adverse impact on the environmental and visual qualities of the foreshore.</p> <p>To encourage employment opportunities.</p> <p>To minimise any adverse effect of development on land uses in other zones.</p>	<p><i>Residential Uses:</i> Ancillary caretaker's residences only</p> <p><i>Industrial uses:</i> Light industries,</p> <p><i>Other:</i> Charter and tourist boating, Boat building and repair facilities, Boat launching ramps, Jetties</p>

## Appendix J – Analysis of industrial land use tables

The industrial zones across each LEP permit or prohibit land uses through their corresponding land use tables. An analysis of each zone is provided below.

### IN1 General Industrial

*Application:* Used in Greater Taree, Gloucester and Great Lakes LEPs.

*Objectives:* The Greater Taree, Gloucester and Great Lakes LEPs support the objective for the IN1 zone in that they allow for a wide range of industrial and warehouse uses with limited business uses except those that would support industrial workers.

*Comparison to other IN zones:* In general, the IN1 land use table permissions are very similar to the IN2 zone. The land uses tables also support heavier industries necessary to support business in major regional towns.

*Comparison between LEPs:* In general, the IN1 land use table permissions are generally very similar. The Gloucester LEP permits offices with consent whilst offices in the Great Lakes and Greater Taree LEPs are prohibited.

### IN2 Light Industrial

*Application:* Used in Greater Taree and Great Lakes LEPs.

*Objectives:* The Greater Taree and Great Lakes LEPs generally support the objective for the IN2 zone in that they allow for a wide range of industrial and warehouse uses that would have minimal adverse impacts on adjacent residential land uses. However, there are a number of land uses, specifically “specialised retail premises” permissible with consent in both LEP’s that are inconsistent with the objective by allowing non-industrial intrusion into industrial land.

*Comparison to other IN zones:* In general, the IN2 land use table permissions are similar to the IN1 zone but however there are a number of business uses such as “specialised retail premises” that are permitted with consent that are prohibited in the IN1 Zone. The land uses tables also include general industries necessary to support growth and construction.

*Comparison between LEPs:* In general, the IN2 land use table permissions are generally very similar.

### IN3 Heavy Industrial

*Application:* Used in the Gloucester LEP only.

*Objectives:* The Gloucester LEP generally supports the objective for the IN3 zone in that it supports a wide range of heavy industrial uses within the Stratford Industrial park which has adequate separation distances for adjacent land uses. It also discourages any non-industrial uses.

*Comparison to other IN zones:* In general, the IN3 land use table permissions are different to the IN1 and IN2 zones in that all non-industrial uses are prohibited. It is generally considered uses that would otherwise support a major employment generator in the Stratford Precinct would be ancillary to the primary use.

*Comparison between LEPs:* Nil.

## **IN4 Working Waterfront**

*Application:* Used in the Greater Taree and Great Lakes LEP's.

*Objectives:* The land use tables in the Greater Taree and Great Lakes LEPs support the objective for the IN4 zone (as described previously). The Great Taree LEP however allows for many more uses that do not require waterfront access or frontage.

*Comparison to other IN zones:* In general, the IN4 land use table permissions are different to the IN1 and IN2 (and IN3) zones in that industries that require or would benefit from access to the waterfront are permitted with consent.

*Comparison between LEPs:* The zone is used by both LEPs in a fairly similar way. However, the IN4 zone for Greater Taree allows many uses such as would be permissible in the IN2 zone.



## Appendix K – Industrial zone land use tables

### Zone IN1 General Industrial – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To provide a wide range of industrial and warehouse land uses.	To provide a wide range of industrial and warehouse land uses.	To provide a wide range of industrial and warehouse land uses.	To provide a wide range of industrial and warehouse land uses.	To provide a wide range of industrial and warehouse land uses.
To encourage employment opportunities.	To encourage employment opportunities.	To encourage employment opportunities.	To encourage employment opportunities.	To encourage employment opportunities.
To minimise any adverse effect of industry on other land uses.	To minimise any adverse effect of industry on other land uses.	To minimise any adverse effect of industry on other land uses.	To minimise any adverse effect of industry on other land uses.	To minimise any adverse effect of industry on other land uses.
To support and protect industrial land for industrial uses.	To support and protect industrial land for industrial uses.	To support and protect industrial land for industrial uses.	To support and protect industrial land for industrial uses.	To support and protect industrial land for industrial uses.
<b>Additional objectives</b>				
	To conserve biological diversity and native vegetation corridors, and their scenic qualities, in an industrial setting.	To enable other land uses that provide facilities or services to meet the day-to-day needs of workers in the area.	To encourage innovation and sustainability in industry.	To enable land uses that provide facilities or services to meet the day-to-day needs of workers in the area that do not compromise the land being used for industrial purposes

## Zone IN1 General Industrial – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
		Home occupations;		Home occupations;
<b>3 Permitted with consent</b>				
	Animal boarding and training establishments;			Animal boarding and training establishments;
		Boat building and repair facilities;		Boat building and repair facilities;
		Boat launching ramps;		Boat launching ramps;
		Boat sheds;		Boat sheds;
		Car parks;		Car parks;
		Charter and tourism boating facilities;		
		Crematoria;		Crematoria;
Depots;	Depots;	Depots;	Depots;	Depots;
				Electricity generating works;
				Emergency services facilities;
		Environmental facilities;		Environmental facilities;
		Environmental protection works;		Environmental protection works;
	Flood mitigation works;	Flood mitigation works;		Flood mitigation works;
Freight transport facilities;	Freight transport facilities;	Freight transport facilities;	Freight transport facilities;	Freight transport facilities;
	Funeral homes;			
Garden centres;	Garden centres;	Garden centres;	Garden centres;	Garden centres;
General industries;	General industries;	General industries;	General industries;	General industries;
Hardware and building supplies;	Hardware and building supplies;	Hardware and building supplies;	Hardware and building supplies;	Hardware and building supplies;
	Heavy industrial storage establishments;	Heavy industrial storage establishments;		
		Heavy industries;		
		Helipads;		Helipads;
		Home-based child care;		
		Home businesses;		
		Home occupations (sex services);		
	Industrial retail outlets;	Industrial retail outlets;		Industrial retail outlets;

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
Industrial training facilities;	Industrial training facilities;	Industrial training facilities;	Industrial training facilities;	Industrial training facilities;
		Information and education facilities;		
	Industries;			
		Jetties;		Jetties;
	Kiosks;	Kiosks;		Kiosks;
	Landscaping material supplies;	Landscaping material supplies;	Landscaping material supplies;	Landscaping material supplies;
Light industries;	Light industries;	Light industries;	Light industries;	Light industries;
				Liquid fuel depots;
	Mortuaries;	Marinas;		Marinas;
		Mortuaries;		Mortuaries;
Neighbourhood shops;	Neighbourhood shops;	Neighbourhood shops;	Neighbourhood shops;	Neighbourhood shops;
	Office premises;			
Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;
				Passenger transport facilities;
Places of public worship;	Places of public worship;	Places of public worship;	Places of public worship;	Places of public worship;
	Plant nurseries;	Plant nurseries;	Plant nurseries;	Plant nurseries;
				Port facilities;
		Public administration buildings;		
				Recreation areas;
	Recreation facilities (indoor);	Recreation facilities (indoor);		Recreation facilities (indoor);
		Recreation facilities (outdoor);		
		Research stations;		Research stations;
		Restaurants or cafes;		Restaurants or cafes;
		Restricted premises;		Restricted premises;
	Roads	Roads;		Roads;
	Rural industries;	Rural industries;	Rural industries;	Rural industries;
	Rural supplies;	Rural supplies;		Rural supplies;
	Service stations;	Service stations;	Service stations;	Service stations;
		Sewerage systems;		Sewerage systems;
	Sex services premises;	Sex services premises;		Sex services premises;
		Signage;		Signage;
	Storage premises;	Storage premises;		
	Take away food and drink premises;	Take away food and drink premises;	Takeaway food and drink premises;	Takeaway food and drink premises;
Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
	Timber yards;	Timber yards;	Timber yards;	Timber yards;
		Transport depots;		Transport depots;
		Truck depots;		Truck depots;
	Vehicle body repair workshops;	Vehicle body repair workshops;		Vehicle body repair workshops;
	Vehicle repair stations;	Vehicle repair stations;		Vehicle repair stations;
	Vehicle sales or hire premises;	Vehicle sales or hire premises;		Vehicle sales or hire premises;
		Veterinary hospitals;		
Warehouse or distribution centres	Warehouse or distribution centres;	Warehouse or distribution centres;	Warehouse or distribution centres;	Warehouse or distribution centres;
		Waste or resource management facilities;		Waste or resource management facilities;
		Water recreation structures;		Water recreation structures;
		Water supply systems;		Water supply systems;
		Wholesale supplies		Wholesale supplies
	Any other development not specified in item 2 or 4		Any other development not specified in item 2 or 4	
<b>4 Prohibited</b>				
		Any development not specified in item 2 or 3		Any development not specified in item 2 or 3
	Agriculture;		Agriculture;	
			Animal boarding or training establishments;	
	Camping grounds;		Camping grounds;	
	Caravan parks;		Caravan parks;	
			Charter and tourism boating facilities;	
	Dwelling house	Dwelling house	Dwelling house	Dwelling house
	Eco-tourist facilities;		Eco-tourist facilities;	
	Entertainment facilities;		Entertainment facilities;	
	Farm buildings;		Farm buildings;	
	Forestry;		Forestry;	
	Function centres;		Function centres;	
	Home-based child care;		Home-based child care;	
	Hospitals;		Hospitals;	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
	Information and education facilities;		Information and education facilities;	
			Marinas;	
	Medical centres;		Medical centres;	
			Mooring pens;	
			Office premises;	
Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;
	Recreation facilities (major);		Recreation facilities (major);	
	Recreation facilities (outdoor);		Recreation facilities (outdoor);	
	Registered clubs;		Registered clubs;	
	Residential accommodation;		Residential accommodation;	
	Retail premises;		Retail premises;	
	Schools;		Schools;	
	Tourist and visitor accommodation		Tourist and visitor accommodation;	

## Zone IN2 Light Industrial – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To provide a wide range of light industrial, warehouse and related land uses.	NA	To provide a wide range of light industrial, warehouse and related land uses.	To provide a wide range of light industrial, warehouse and related land uses.	To provide a wide range of light industrial, warehouse and related land uses.
To encourage employment opportunities and to support the viability of centres.		To encourage employment opportunities and to support the viability of centres.	To encourage employment opportunities and to support the viability of centres.	To encourage employment opportunities and to support the viability of centres.
To minimise any adverse effect of industry on other land uses.		To minimise any adverse effect of industry on other land uses.	To minimise any adverse effect of industry on other land uses.	To minimise any adverse effect of industry on other land uses.
To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.		To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
To support and protect industrial land for industrial uses.		To support and protect industrial land for industrial uses.	To support and protect industrial land for industrial uses.	To support and protect industrial land for industrial uses.
<b>Additional objectives</b>				
	NA		To encourage innovation and sustainability in industry.	To provide for certain business and office premises and light industries in the arts, technology, production and design sectors.

## Zone IN2 Light Industrial – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
	NA	Home occupations;		Home occupations;
<b>3 Permitted with consent</b>				
Nil	NA	Boat building and repair facilities;		Boat building and repair facilities;
		Boat launching ramps;		Boat launching ramps;
		Boat sheds;		Boat sheds;
		Bulky goods premises;		
		Business premises;		
		Car parks;		Car parks;
		Charter and tourism boating facilities;		Charter and tourism boating facilities;
				Community facilities;
		Crematoria;		
Depots;		Depots;	Depots;	Depots;
				Educational establishments;
				Emergency services facilities;
		Environmental facilities;		Environmental facilities;
		Environmental protection works;		Environmental protection works;
		Flood mitigation works;		Flood mitigation works;
			Food and drink premises;	Food and drink premises;
		Freight transport facilities;		
				Funeral homes;
Garden centres;		Garden centres;	Garden centres;	Garden centres;
		General industries;		
Hardware and building supplies;		Hardware and building supplies;	Hardware and building supplies;	Hardware and building supplies;
		Helipads;		Helipads;
		Home-based child care;		Home-based child care;
		Home businesses;		Home businesses;
		Home occupations (sex services);		Home occupations (sex services);
		Industrial retail outlets;		Industrial retail outlets;

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
Industrial training facilities;		Industrial training facilities;	Industrial training facilities;	Industrial training facilities;
		Information and education facilities;		
		Jetties;		Jetties;
		Kiosks;		Kiosks;
		Landscaping material supplies;	Landscaping material supplies;	Landscaping material supplies;
Light industries;		Light industries;	Light industries;	Light industries;
		Marinas;		Marinas;
				Mooring pens;
		Mortuaries;		Mortuaries;
Neighbourhood shops;		Neighbourhood shops;	Neighbourhood shops;	Neighbourhood shops;
				Office premises;
Oyster aquaculture;		Oyster aquaculture;	Oyster aquaculture;	Oyster aquaculture;
				Passenger transport facilities;
Places of public worship;		Places of public worship;	Places of public worship;	Places of public worship;
		Plant nurseries;	Plant nurseries;	Plant nurseries;
		Public administration buildings;		Public administration buildings;
			Recreation areas;	Recreation areas;
		Recreation facilities (indoor);		Recreation facilities (indoor);
		Recreation facilities (outdoor);		
		Research stations;		Research stations;
		Restaurants or cafes;		Restaurants or cafes;
		Restricted premises;		Restricted premises;
		Roads;	Roads;	Roads;
		Rural industries;	Rural industries;	Rural industries;
		Rural supplies;	Rural supplies;	Rural supplies;
		Service stations;		Service stations;
		Sewerage systems;		Sewerage systems;
		Sex services premises;		Sex services premises;
		Signage;		Signage;
		Storage premises;		Storage premises;
		Take away food and drink premises;		Take away food and drink premises;
Tank-based aquaculture;		Tank-based aquaculture;	Tank-based aquaculture;	Tank-based aquaculture;
		Timber yards;	Timber yards;	Timber yards;
		Transport depots;		Transport depots;



Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
		Truck depots;		Truck depots;
		Vehicle body repair workshops;		Vehicle body repair workshops;
		Vehicle repair stations;		Vehicle repair stations;
		Vehicle sales or hire premises;	Vehicle sales or hire premises;	Vehicle sales or hire premises;
		Veterinary hospitals;		Veterinary hospitals;
Warehouse or distribution centres		Warehouse or distribution centres;	Warehouse or distribution centres;	Warehouse or distribution centres
		Waste or resource management facilities;		
		Water recreation structures;		Water recreation structures;
		Water supply systems;		Water supply systems;
		Wholesale supplies		Wholesale supplies
<b>4 Prohibited</b>				
	NA	Any development not specified in item 2 or 3		Any development not specified in item 2 or 3
			Agriculture;	
			Animal boarding or training establishments;	
			Camping grounds;	
			Caravan parks;	
			Cemeteries;	
			Child care centres;	
			Commercial premises;	
			Depots;	
		Dwelling house	Dwelling house	Dwelling house
			Eco-tourist facilities;	
			Electricity generating works;	
			Entertainment facilities;	
			Farm buildings;	
			Forestry;	
			Function centres;	
			Home-based child care;	
			Hospitals;	
			Industries;	
			Mooring pens;	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
			Mortuaries;	
			Places of public worship;	
Pond-based aquaculture;		Pond-based aquaculture;	Pond-based aquaculture;	Pond-based aquaculture;
			Recreation facilities (indoor);	
			Recreation facilities (major);	
			Residential accommodation;	
			Respite day care centres;	
			Rural industries;	
			Schools;	
			Sex services premises;	
			Tourist and visitor accommodation;	
			Truck depots;	
			Waste disposal facilities;	
			Waste or resource management facilities;	
			Wharf or boating facilities	

## Zone IN3 Heavy Industrial – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To provide suitable areas for those industries that need to be separated from other land uses.	To provide suitable areas for those industries that need to be separated from other land uses.	NA	NA	To provide suitable areas for those industries that need to be separated from other land uses.
To encourage employment opportunities.	To encourage employment opportunities.			To encourage employment opportunities.
To minimise any adverse effect of heavy industry on other land uses.	To minimise any adverse effect of heavy industry on other land uses.			To minimise any adverse effect of heavy industry on other land uses.
To support and protect industrial land for industrial uses.	To support and protect industrial land for industrial uses.			To support and protect industrial land for industrial uses.
<b>Additional objectives</b>				
		NA	NA	To support and create opportunity for development in close proximity to heavy transport networks

## Zone IN3 Heavy Industrial – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
	Roads;	NA	NA	
<b>3 Permitted with consent</b>				
Depots;	Depots;	NA	NA	Depots;
				Electricity generating works;
				Emergency services facilities
				Extractive industries;
	Flood mitigation works;			Flood mitigation works
Freight transport facilities;	Freight transport facilities;			Freight transport facilities
General industries;	General industries;			General industries;
Hazardous storage establishments;	Hazardous storage establishments;			Hazardous storage establishments;
				Heavy industrial storage establishment
Heavy industries;	Heavy industries;			Heavy industries;
	Light industries;			
	Neighbourhood shops;			
Offensive storage establishments;	Offensive storage establishments;			Offensive storage establishments
Oyster aquaculture;	Oyster aquaculture;			Oyster aquaculture;
				Roads;
Tank-based aquaculture;	Tank-based aquaculture;			Tank-based aquaculture;
Warehouse or distribution centres	Warehouse or distribution centres			Warehouse or distribution centres
<b>4 Prohibited</b>				
Pond-based aquaculture;	Pond-based aquaculture;	NA	NA	Pond-based aquaculture;
	Any development not specified in item 2 or 3			Any development not specified in item 2 or 3

## Zone IN4 Working Waterfront – Zone Objectives

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>Standard Instrument objectives that cannot be changed</b>				
To retain and encourage waterfront industrial and maritime activities.	NA	To retain and encourage waterfront industrial and maritime activities.	To retain and encourage waterfront industrial and maritime activities.	To retain and encourage waterfront industrial and maritime activities.
To identify sites for maritime purposes and for activities that require direct waterfront access.		To identify sites for maritime purposes and for activities that require direct waterfront access.	To identify sites for maritime purposes and for activities that require direct waterfront access.	To identify sites for maritime purposes and for activities that require direct waterfront access.
To ensure that development does not have an adverse impact on the environmental and visual qualities of the foreshore.		To ensure that development does not have an adverse impact on the environmental and visual qualities of the foreshore.	To ensure that development does not have an adverse impact on the environmental and visual qualities of the foreshore.	To ensure that development does not have an adverse impact on the environmental and visual qualities of the foreshore.
To encourage employment opportunities.		To encourage employment opportunities.	To encourage employment opportunities.	To encourage employment opportunities.
To minimise any adverse effect of development on land uses in other zones.		To minimise any adverse effect of development on land uses in other zones.	To minimise any adverse effect of development on land uses in other zones.	To minimise any adverse effect of development on land uses in other zones.
<b>Additional objectives</b>				
	NA			To encourage complementary activities to revitalise waterfront areas

## Zone IN4 Working Waterfront – Land Use Permissibility

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
<b>2 Permitted without consent</b>				
	NA	Home occupations;		Home occupations;
<b>3 Permitted with consent</b>				
	NA			
Aquaculture;		Aquaculture;	Aquaculture;	Aquaculture;
Boat building and repair facilities;		Boat building and repair facilities;	Boat building and repair facilities;	Boat building and repair facilities;
Boat launching ramps;		Boat launching ramps;	Boat launching ramps;	Boat launching ramps;
		Boat sheds;		Boat sheds;
			Bulky goods premises;	
		Car parks;		Car parks;
		Charter and tourism boating facilities;		Charter and tourism boating facilities;
				Emergency services facilities;
		Environmental facilities;		Environmental facilities;
		Environmental protection works;		Environmental protection works;
		Flood mitigation works;		Flood mitigation works;
			Food and drink premises;	Food and drink premises;
				Freight transport facilities;
			Garden centres;	
				General industries;
		Home-based child care;		
		Home businesses;		
			Hardware and building supplies;	
				Helipad;
				Industrial retail outlets;
		Industrial training facilities;		Industrial training facilities;
		Information and education facilities;		Information and education facilities;
Jetties;		Jetties;	Jetties;	Jetties;
		Kiosks;		Kiosks;
			Landscaping material supplies;	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
Light industries		Light industries;	Light industries;	Light industries;
		Marinas;		Marinas;
		Mooring pens;		Mooring pens;
		Moorings;		Moorings;
				Neighbourhood shops;
				Passenger transport facilities;
			Plant nurseries;	
				Recreation areas;
				Research stations;
		Restaurants or cafes;		
		Roads;	Roads;	Roads;
			Rural supplies;	
		Sewerage systems;		Sewerage systems;
		Signage;		Signage;
			Timber yards;	
				Water recreation structures;
		Water supply systems;		Water supply systems;
		Wharf or boating facilities;		Wharf or boating facilities;
		Wholesale supplies		
			Vehicle sales or hire premises;	Vehicle sales or hire premises;
			Any other development not specified in item 2 or 4	
<b>4 Prohibited</b>				
-	NA			
		Any development not specified in item 2 or 3		Any development not specified in item 2 or 3
			Agriculture;	
			Animal boarding or training establishments;	
			Camping grounds;	
			Caravan parks;	
			Cemeteries;	
			Child care centres;	
			Commercial premises;	
			Depots;	

Standard Instrument LEP	Gloucester LEP 2010	Great Lakes LEP 2014	Greater Taree LEP 2010	MidCoast LEP Draft
			Eco-tourist facilities;	
			Electricity generating works;	
			Entertainment facilities;	
			Farm buildings;	
			Forestry;	
			Function centres;	
			Home-based child care;	
			Hospitals;	
			Industries;	
			Mooring pens;	
			Mortuaries;	
			Places of public worship;	
			Recreation facilities (indoor);	
			Recreation facilities (major);	
			Residential accommodation;	
			Respite day care centres;	
			Rural industries;	
			Schools;	
			Sex services premises;	
			Tourist and visitor accommodation;	
			Truck depots;	
			Waste disposal facilities;	
			Waste or resource management facilities;	
			Wharf or boating facilities	