

ZONING IN ON BUSINESS

Businesses in the MidCoast support our local economy, providing jobs, goods and services.

Each year, over 10,000 businesses contribute to the MidCoast's \$3 billion Gross Regional Product. They provide employment, along with important goods and services.

We currently have three sets of planning controls – one for each of the three former regions – which can make planning inconsistent across the MidCoast.

That's why we're working to develop a MidCoast wide plan.

We're reviewing our business areas – the centres where we shop, work, access services, dine-out and are entertained in.

The Employment Zone Review proposes a new framework for business in the MidCoast. Our aim is to ensure our business zones support a thriving and growing economy, have controls to encourage vibrant centres and the flexibility to meet our future needs.

KNOW YOUR ZONE

We're now at the point we can check in with you to make sure the foundations in the Employment Zones Review are right, before we move to the next step - writing the new plan.

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

Key business changes:

Six business zones are used across the MidCoast (see the next page for details). To ensure consistency, a centre hierarchy was developed to group centres into neighbourhood, local or commercial core zones. Specialised business zones will apply to business hubs that support these centres.

Key changes relate to the planning controls, like building heights and lot size. We are making them consistent, which in some cases means we have removed them entirely, providing flexibility for new and existing businesses.

Where centres have a range of activities, are close to public transport, or offer a desirable lifestyle (close to the beach or lake), extra height will be considered. The aim is to activate these centres, make them vibrant places which can offer a range of experiences, and be a great place to live and visit.



BUSINESS ZONES

A range of business zones are used to meet our diverse needs. The table below shows the three different zones that are applied to our centres. These range from our neighbourhood shops to our larger town centres, as well as three specialised business zones that encourage similar uses and activities that help to create business hubs that support our centres. By reviewing the business areas and opportunities, zones will be applied to grow our local economy.

| Centre Zones | Specialised Business Zones |
|---|--|
| <p>Neighbourhood Centre zone:</p> <p>We need neighbourhood shops and community uses that serve the day to day needs in easy walking distance to where we live – this is where the Neighbourhood Centre zone will be used. For example, this zone will be located at Fairways Forster and Cundletown shops.</p> | <p>Mixed Use zone:</p> <p>We have locations where a mix of uses will create vibrant places. In these mixed-use zone areas, offices, shops, apartments and entertainment will all be co-located to create hubs of activity where people live, work and play. This will include FIGTREES on the Manning and around the Tuncurry town centre.</p> |
| <p>Local Centre zone:</p> <p>Local centres provide a range of services including retail, business, community and entertainment functions that service a wider catchment than the neighbourhood centres. This zone will be located at some main streets, like Wingham, Gloucester and Forster as well shopping centres like Stocklands Forster and Harrington Waters.</p> | <p>Business Development zone:</p> <p>Often called ‘Home Maker Centres’ they provide for a mix of shops for bigger items like furniture, appliances and hardware, as well as storage facilities and warehouses. They require large floor space areas in locations that are close to transportation networks. These include centres like Enterprise Court in Forster, Manning River Drive Business Park and Mills Close in Taree.</p> |
| <p>Commercial Core zone:</p> <p>Commercial Core zone applies to the largest town centre, with the Taree CBD being the only centre included in this zone. This zone provides for extensive large-scale retail, offices, businesses, entertainment, government and community uses, all of which are in close proximity to public transport.</p> | <p>Enterprise Corridor zone:</p> <p>This zone enables a mix of employment uses including business, motels, car yards as well as bulky goods retailing. The zone applies in a few small areas along main roads. Victoria Street and Manning River Drive in Taree are examples of where this Enterprise Corridor zone will apply.</p> |



Zoning in on our future

We're zoning in on the zones used across the MidCoast to develop a clear, consistent planning framework. It will guide the way we manage land use across the entire region.

Zoning in is an overarching project that reviews our housing, rural, employment, recreation and infrastructure land use zones.

Find out more: midcoast.nsw.gov.au/zoningin