Building a stronger and more vibrant town centre increases quality of life and business prosperity.

Taree Central Business District (CBD) offers great opportunities. With a diverse mix of businesses, an ideal location next to the Manning River and with the hospital/health precinct nearby, we have the foundations to build a stronger and more vibrant town centre.

The Manning Health/Taree CBD Precinct Plan aims to increase the number of businesses, particularly medical related around the hospital. A new planning framework, along with improvements to our main streets will add vibrancy to the Taree town centre.

A big part of this project is looking at our housing. Imagine living in an apartment overlooking the beautiful river or park, with shops, schools, medical facilities and dining experiences only a short walk away. We need to ensure there is housing choice to meet the needs of families, our ageing population and tourists.

This plan is intended to guide the future development of the Taree CBD over the next 15-20 years, to reinforce and showcase Taree as a vibrant, liveable and inclusive community.

KNOW YOUR ZONE

We’re now at the point we can check in with you to make sure the foundations in the Manning Health/Taree CBD Precinct Plan are right, before we move to the next step - writing the MidCoast plan.

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

Key changes in the plan:

Around the hospital, change has already been happening. Medical facilities have replaced houses, taking advantage of the proximity to the hospital. We want to recognise and encourage this transition by using a Mixed Use zone. We are also encouraging more people to live in this precinct by applying a range of residential zones. To find out more about the zones proposed, check out the other fact sheets available on our website.

Building heights can play a positive role in increasing activity and defining the Taree CBD, and are a key change in this precinct. The height of buildings has been carefully considered in relation to the possible negative effects of overshadowing, view interruption and street definition.

Maps on the next page show the precinct area, proposed zones and heights.
MANNING HEALTH/TAREE CBD PRECINCT PLAN

Proposed zones:

- **R1** – General Residential
- **R2** – Low Density Residential
- **R3** – Medium Density Residential
- **R4** – High Density Residential
- **R5** – Medium Density Residential
- **B3** – Commercial Core
- **B4** – Mixed Use
- **B6** – Enterprise Corridor
- **RE1** – Public Recreation
- **RE2** – Private Recreation
- **SP2** – Special Purpose Infrastructure

Proposed building height:

- 2 storey – 8.5m
- 3 storey – 12m
- 4 storey – 17m
- 6 storey – 21m
- 8 storey – 30m

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

Know your zone... for more information visit midcoast.nsw.gov.au/zoningin